EDINBURG CITY COUNCIL
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

Location: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78539

REGULAR MEETING AGENDA
AUGUST 18, 2026
6:00 PM

1. CALL TO ORDER, ESTABLISH QUORUM

A. Prayer.

B. Pledge of Allegiance.

2. CERTIFICATION OF PUBLIC NOTICE

3. DISCLOSURE OF CONFLICT OF INTEREST

4. CITY HIGHLIGHTS

A. City Events:

- Edinburg Parks and Recreation Community Garage Sale, Saturday, August 22, 2026 at 8:00 a.m. at Parks and Recreation Center, 315 Mark S. Peña Dr.
- South Texas International Film Festival, September 10-12, 2026 at Edinburg Arts, Culture, and Events (ACE) Center, 315 W. McIntyre St.

5. MAYOR'S REPORT

6. PROCLAMATIONS/RECOGNITIONS

A. Presentation of Proclamation Recognizing August 19, 2026, as National Aviation Day in the City of Edinburg. [Eddie Velarde, Director of Aviation]

7. PUBLIC COMMENTS

The Mayor and City Council allow for a specific portion of the City Council Meeting to be dedicated to public comments. Public Comments are limited to three (3) minutes. Please note that this public comment period is not interactive. The City Council may not respond to public comments.

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

8. PRESENTATION AND REPORT

A. Presentation of the MedCare EMS Semi-Annual Review. [Omar Garza, Fire Chief]

9. PUBLIC HEARINGS

All members of the public who appear before the City of Edinburg City Council to be heard during Public Hearings shall have a maximum of three (3) minutes to make his/her remarks.

A. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lots 47, 48, and 49, Block 4, Town of Lull, Located at 3709 Tagle Street, as Requested by Blanca Garcia and Roberto Garcia. [Jaime Acevedo, Director of Planning and Zoning]

B. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, Located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc. [Jaime Acevedo, Director of Planning and Zoning]

C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering. [Jaime Acevedo, Director of Planning and Zoning]

D. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Height, Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2, Located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying. [Jaime Acevedo, Director of Planning and Zoning]

E. Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, to Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, Located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]

10. PUBLIC HEARINGS - ROUTINE ITEMS

All members of the public who appear before the City of Edinburg City Council to be heard during Public Hearings-Routine Items shall have a maximum of three (3) minutes to make his/her remarks. All Matters Listed Under Public Hearing(s)-Routine Items Will Be Enacted By One Motion. If Discussion Is Desired, That Item Will Be Removed And Will Be Considered Separately.

A. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being a 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, Located at 3400 N. Closner Boulevard, as Requested by SAMES. [Jaime Acevedo, Director of Planning and Zoning]

B. Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, Located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]

C. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, Located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia. [Jaime Acevedo, Director of Planning and Zoning]

D. Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lot 1, Unrecorded Map of Promise Land Subdivision No. 2, Located at 2213 E. Trenton Road, as Requested by Javier Hernandez. [Jaime Acevedo, Director of Planning and Zoning]

11. ORDINANCE

A. Consider Ordinance Amending the Code of Ordinances of the City of Edinburg at Title IX, General Regulations, Chapter 93, Fire Protection and Prevention, adopting the International Fire Code, 2024 Edition, including Appendices B, C, and D; and amending Title XV, Land Usage Chapter 151, Building Regulations by adopting the following 2024 Codes: International Building Code including Appendices A, C, D, F, G, H, and J; thereof: International Existing Building Code, International Fuel Gas Code, International Residential Code, adding Appendices BB and BC thereof; the 2023 National Electrical Code, International Mechanical Code, International Plumbing Code, International Swimming Pool and Spa Code, International Property Maintenance Code, International Private Sewage Disposal Code, and the International Energy Code, as promulgated by the International Code Council (ICC) [Natalia Velasquez, MCP, CBO, Chief Building Official]

12. VARIANCE

A. Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the Proposed Jackson Estates Phase II Subdivision, Being Lot 1, Dr. Carl R. Love Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]

B. Consider Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, Townhouse Lot Area and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood Lot Area for the Proposed The Town homes at Ebony Subdivision, Being a 0.68 Acre Tract of Land, Out of Lot 1, lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Ave., as Requested by Eliseo Garza. [Jaime Acevedo, Director of Planning and Zoning]

13. AWARDING OF BIDS

A. Consider Awarding RFQ No. 2026-2, Right of Way Acquisition Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

B. Consider Awarding RFQ No. 2026-3, Real Estate Appraisal Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

C. Consider Awarding RFQ No. 2026-4, Geotechnical Engineering and Construction Materials Testing Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

D. Consider Awarding RFQ No. 2026-5, Architectural Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

E. Consider Awarding RFQ No. 2026-6, Land Surveying Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

F. Consider Awarding RFQ No. 2026-7, Professional Engineering Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

G. Consider Awarding RFQ No. 2026-8, Project Management Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s), as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

H. Consider Rejecting RFP No. 2026-018, Group Employee Medical Insurance FY 2026-2027 and Authorize the City Manager to Negotiate a Renewal with Blue Cross Blue Shield and Enter Into an Agreement Related Thereto. [Erica A. Balli, Director of Human Resources]

I. Consider Awarding RFP No. 2026-013, Prescription Personal Importation Program and Authorize the City Manager to Negotiate and Enter Into an Agreement Related Thereto. [Erica A. Balli, Director of Human Resources]

14. BUDGET

A. Discuss and Consider Proposed Tax Rate for the City of Edinburg for Fiscal Year Beginning October 1, 2026 through September 30, 2027 and Setting Public Hearing. [Ascencion Alonzo, Director of Finance]

15. CONSENT AGENDA

All Matters Listed Under Consent Agenda Are Considered To Be Routine By The Governing Body And Will Be Enacted By One Motion. If Discussion Is Desired, That Item Will Be Removed From The Consent Agenda And Will Be Considered Separately.

A. Consider and Accept the Statutory Certification of the 2026 Anticipated Collection Rate and 2025 Excess Debt Collections Submitted by the Hidalgo County Tax Assessor Collector. [Ascencion Alonzo, Director of Finance]

B. Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund and Utility Fund. [Ascencion Alonzo, Director of Finance]

C. Consider Awarding Bid No. 2026-14, Fountain Pool Filtration Improvements – Rebid to South Texas Pools, the Lowest Aggregate Bidder, Meeting Specifications in the Amount of $67,000 and Authorize the City Manager to Enter Into an Agreement Related Thereto. [Javier Garza, Director of Parks & Recreation]

D. Consider Authorizing the Renewal of the City's Servers Warranty Via Waypoint Solutions Through

Department of Information Resources (DIR), Contract Numbers DIR-DELL EMC and DIR-CPO-5792, in the Amount of $41,033.43. [Daniel Vera, Director of Information Technology]

E. Consider Authorizing the City Manager to Enter into a Waterline Access Agreement with North Alamo Water Supply Corporation to provide Fire Protection services to Tesoro Phase I Subdivision. [Gerardo Carmona Jr, P.E., Director of Utilities]

16. OTHER BUSINESS

A. Future Items Requested by City Council. [Myra L. Ayala, City Manager]

17. EXECUTIVE SESSION

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

A. Consultation with City Attorney. (§551.071 Consultation with Attorney; Closed Meeting §551.087)

B. Consultation with City Attorney Regarding Personnel Matters. (§552.074 Personnel Matters; §551.071 Consultation with Attorney; Closed Meeting.)

C. Discussion and Possible Action Regarding the Conveyance, Exchange, or Lease of Real Property. (§551.071 Consultation with Attorney; §551.072 Deliberation Regarding Real Property; Closed Meeting.; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)

D. Discussion and Possible Action Regarding Economic Development Matters. (§551.071 Consultation with Attorney; §551.087 Deliberation Regarding Economic Development Negotiations; Closed Meeting.)

OPEN SESSION

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

18. ADJOURNMENT

I hereby certify this Notice of a City Council Meeting was posted in accordance with the Open Meetings Act, at the City Offices of the City of Edinburg, located at the 415 West University entrance outside bulletin board, visible and accessible to the general public during and after regular working hours. This notice was posted on August 12, 2026 at 7:20 p.m.

By: /s/ Clarice Y. Balderas
Clarice Y. Balderas, City Secretary
City of Edinburg, Texas

Disability Access Statement

Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the City Secretary Department at (956) 388-8204 at least two business days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at Edinburg City Hall, 415 West University.

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PROCLAMATIONS/RECOGNITIONS
Agenda Item No: 6.A.
National Aviation Day

1. **Agenda Item:**
   Presentation of Proclamation Recognizing August 19, 2026, as National Aviation Day in the City of Edinburg. [Eddie Velarde, Director of Aviation]

2. **Description:**
   National Aviation Day was established in 1939 by Franklin Delano Roosevelt's presidential proclamation designating the birthdate of aviation pioneer Orville Wright, every August 19th. The National Aviation Day annual observance aims to recognize the significance and impact aeronautics has had on the world. Aviation takes Edinburg to the world, and it brings the world to Edinburg, all through transportation, commerce, education, and continuing development. Remember: A mile of road will take you a mile, but a mile of runway will take you anywhere.

   The Edinburg City Council would like to recognize August 19, 2026, as National Aviation Day in the City of Edinburg.

3. **Staff's Recommendation:**
   Present Proclamation recognizing August 19, 2026, as National Aviation Day in the City of Edinburg.

Reviewed by:
Clarice Balderas, City Secretary

Prepared by:
Maria Ortiz, Administrative Assistant

Attachments:
A. National Aviation Day 2026

PROCLAMATION



NATIONAL AVIATION DAY
AUGUST 19, 2026

WHEREAS, aviation has transformed global transportation, commerce, national defense, and connectivity. Aviation has also fostered cultural exchange, economic growth, and scientific collaboration while connecting communities across the United States and the world; and,

WHEREAS, the spirit of innovation and discovery has been integral to the advancement of our society, and aviation stands as a testament to human ingenuity, perseverance, and the pioneering spirit of American aviators, engineers, and aerospace workers who continue to push the boundaries of flight; and,

WHEREAS, August 19 marks the anniversary of the birth of Orville Wright, who, alongside his brother Wilbur, successfully designed, built, and flew the world's first successful motor-operated airplane; and,

WHEREAS, President Franklin D. Roosevelt first established National Aviation Day by presidential proclamation in 1939 to honor Orville Wright's birthday and to inspire public interest in aviation worldwide; and,

WHEREAS, the enduring impact of aviation upon local communities, alongside the profound economic and cultural contributions of aerospace professionals, merits nationwide recognition; and,

WHEREAS, the City of Edinburg commends the dedication, expertise, and professionalism of pilots, air traffic controllers, mechanics, aircraft manufacturers, airport operators, and all those who ensure the safety and efficiency of the skies, enabling millions to travel safely each day.

NOW, THEREFORE, THE, MAYOR AND CITY COUNCIL OF THE CITY OF EDINBURG, TX: By the power vested in them by law, do hereby proclaim August 19, 2026, as:

NATIONAL AVIATION DAY

in the City of Edinburg and encourage all residents to join in honoring the legacy of flight and celebrating the boundless possibilities of aviation.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Edinburg, Texas, a Municipal Corporation, to be affixed on this the 18th day of August, 2026.

CITY OF EDINBURG, TEXAS

By: _____
Omar Ochoa, Mayor

By: _____
David Salazar, Jr., Mayor Pro Tem

By: _____
Daniel "Dan" Diaz, Councilmember Place 1

By: _____
Jason De Leon, Councilmember Place 2

By: _____
Gerardo "Gerry" Lozano, Councilmember Place 4

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PRESENTATION AND REPORT
Agenda Item No: 8.A.
Presentation: MedCare EMS

1. **Agenda Item:**
   Presentation of the MedCare EMS Semi-Annual Review. [Omar Garza, Fire Chief]

2. **Description:**
   MedCare EMS will present the Semi-Annual Review regarding the organization's performance for the preceding six-month period. It will show total calls per month, response times and call demand analysis.

3. **Staff's Recommendation:**
   Present the MedCare EMS Semi-Annual Review.

Reviewed by:
Jesus Saenz, Assistant City Manager
Omar Garza, Fire Chief

Final Approval - 8/12/2026

Prepared by:
Maricruz Tovar, Emergency Management Planner

Attachments:
A. City of Edinburg - Presentation



Med Care EMS Semi-Annual Review

August 18, 2026

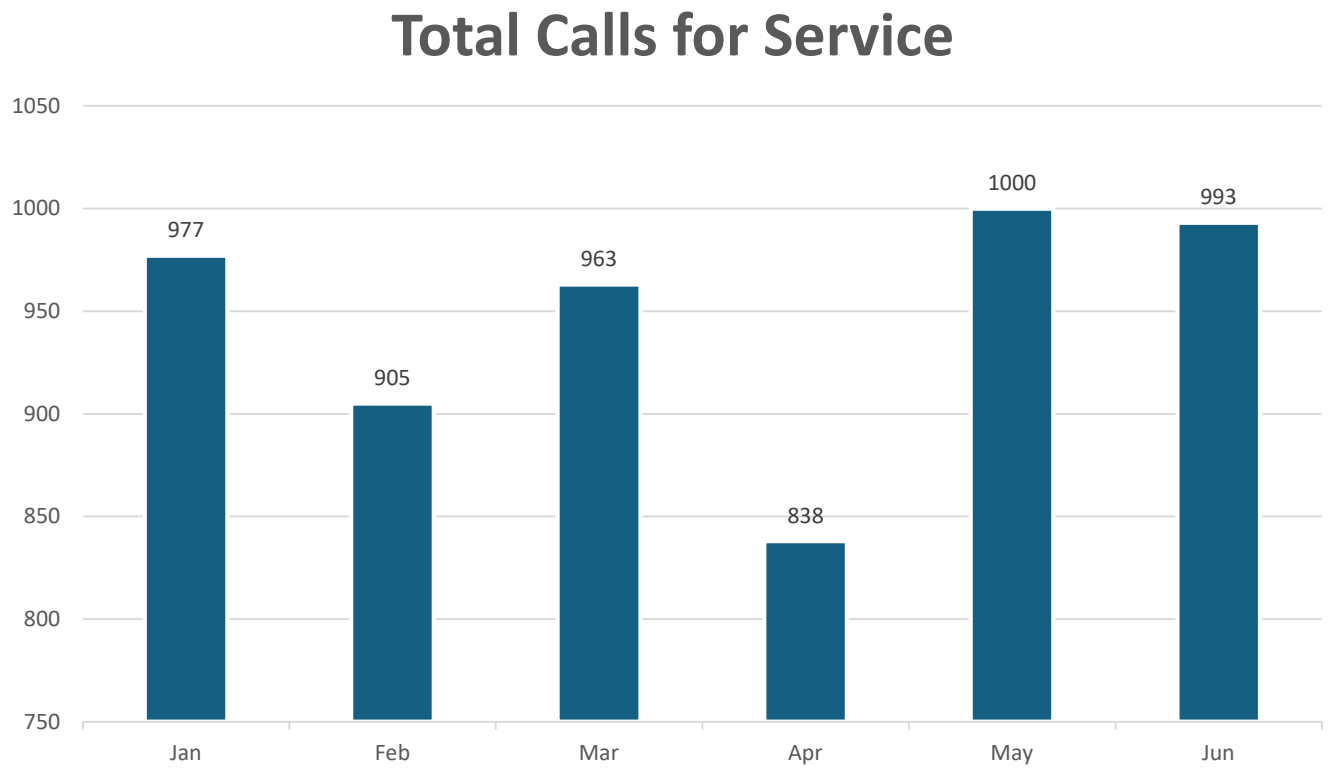
Fleet Operations

- Your Fleet Includes:
  - Five dedicated Mobile Intensive Care Units (MICU)
  - One Critical Care Paramedic First Responder
  - One unit of Low Titer O Whole Blood (LTOWB)
  - Six Zoll Xenix Monitors
  - Six automatic compression devices
  - Six portable ventilators
  - Six video laryngoscopes



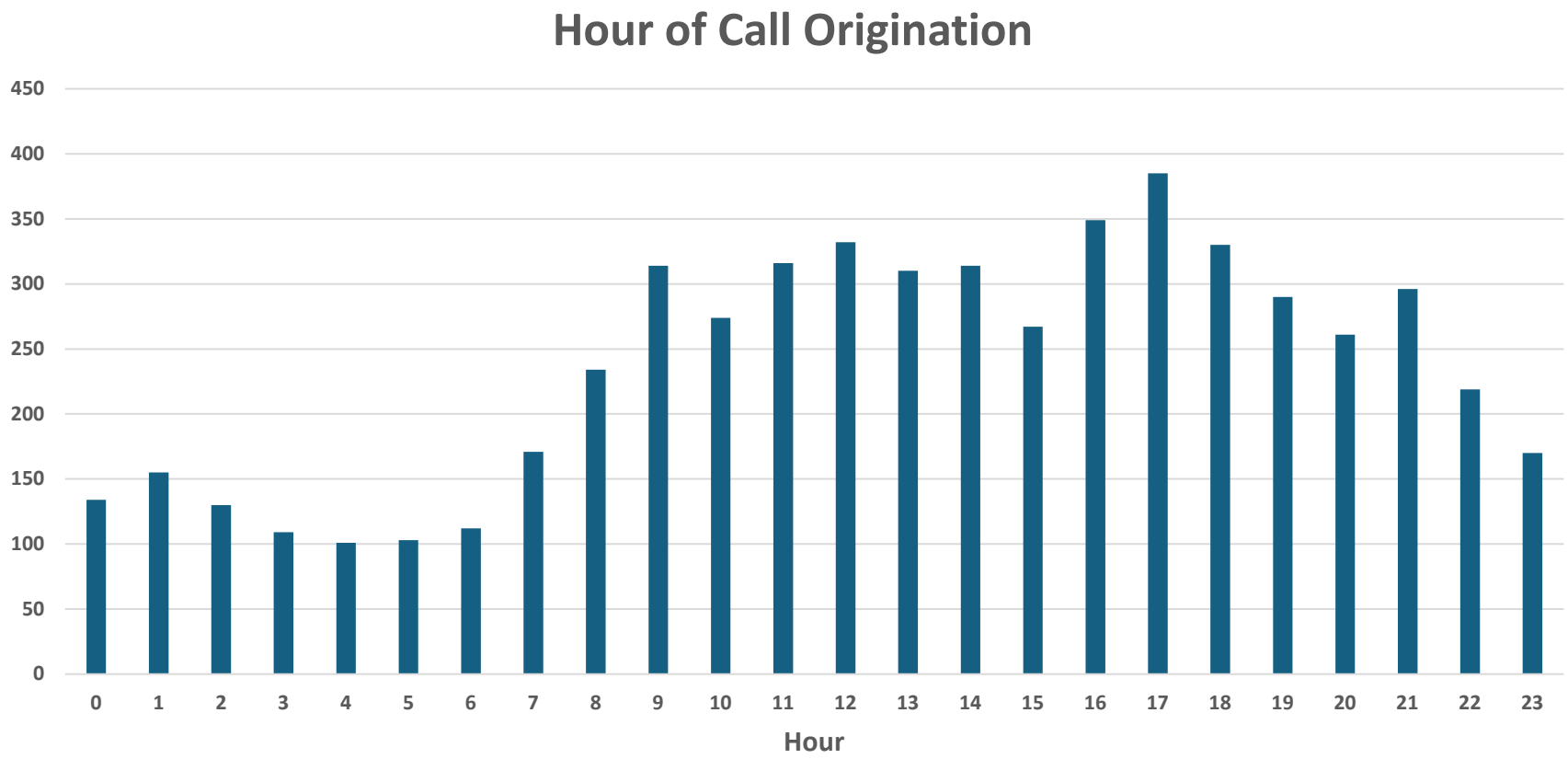
Total Calls (January – June 2026)

Call Type by Month	Number of Calls
Priority – 1	**4417**
Jan	768
Feb	711
Mar	760
Apr	635
May	778
Jun	765
Priority – 2	**1259**
Jan	209
Feb	194
Mar	203
Apr	203
May	222
Jun	228
Grand Total	**5676**



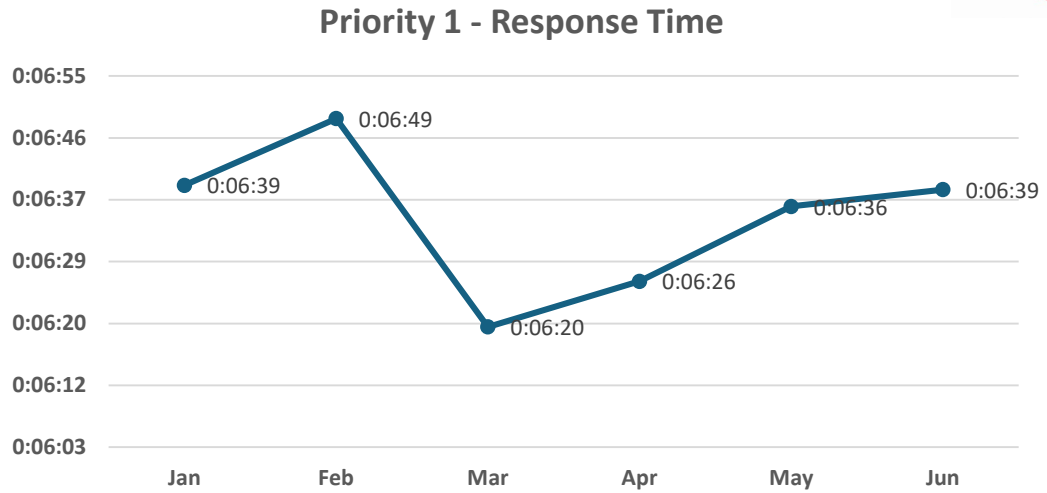
Call Demand Analysis

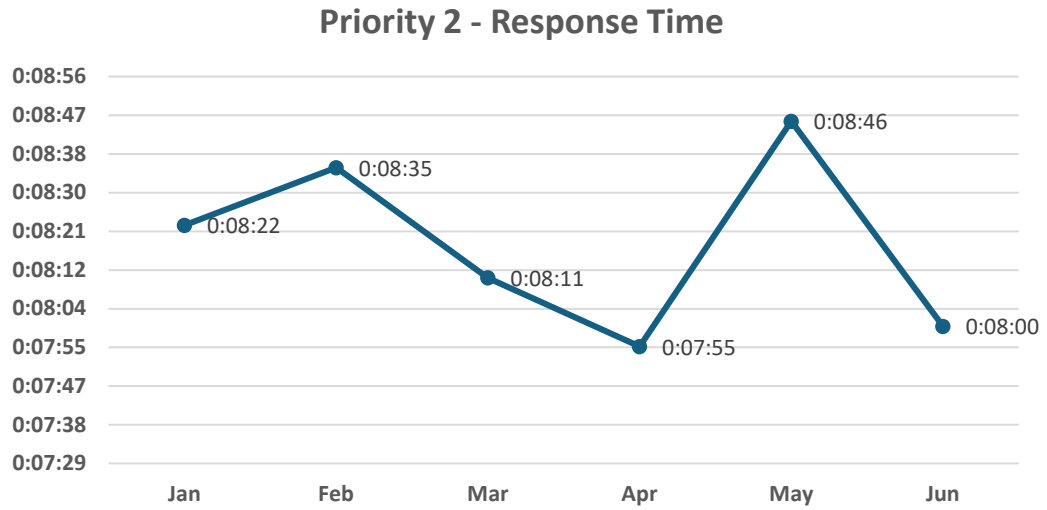
Hour of Call Origination	Volume of Calls
0	134
1	155
2	130
3	109
4	101
5	103
6	112
7	171
8	234
9	314
10	274
11	316
12	332
13	310
14	314
15	267
16	349
17	385
18	330
19	290
20	261
21	296
22	219
23	170
Grand Total	**5676**



Response Time (H:MM:SS)

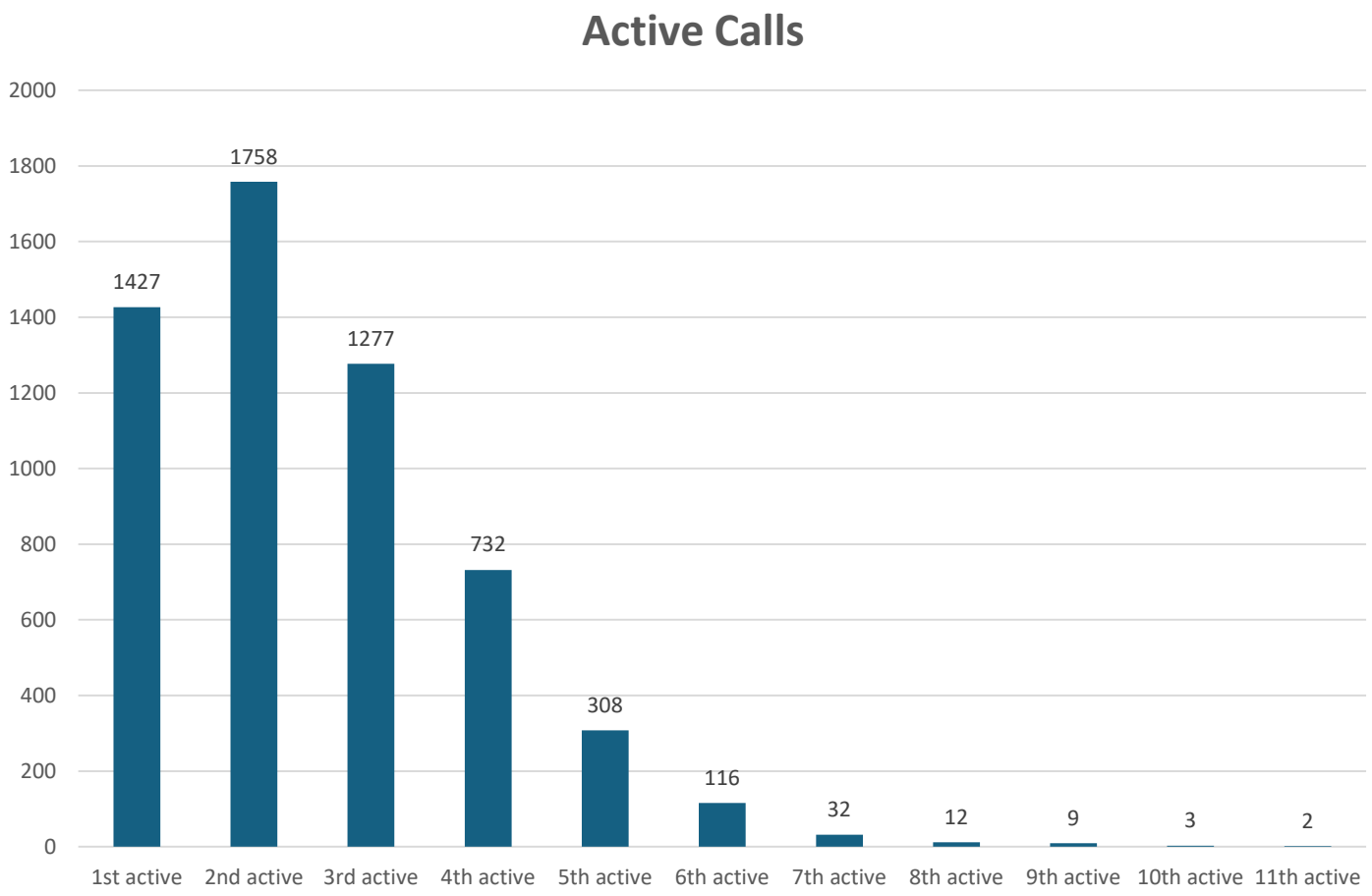
Volume of Calls by Month	Average of Response Time
Priority 1	**0:06:35**
Jan	0:06:39
Feb	0:06:49
Mar	0:06:20
Apr	0:06:26
May	0:06:36
Jun	0:06:39
Priority 2	**0:08:18**
Jan	0:08:22
Feb	0:08:35
Mar	0:08:11
Apr	0:07:55
May	0:08:46
Jun	0:08:00
Grand Total	**0:06:58**



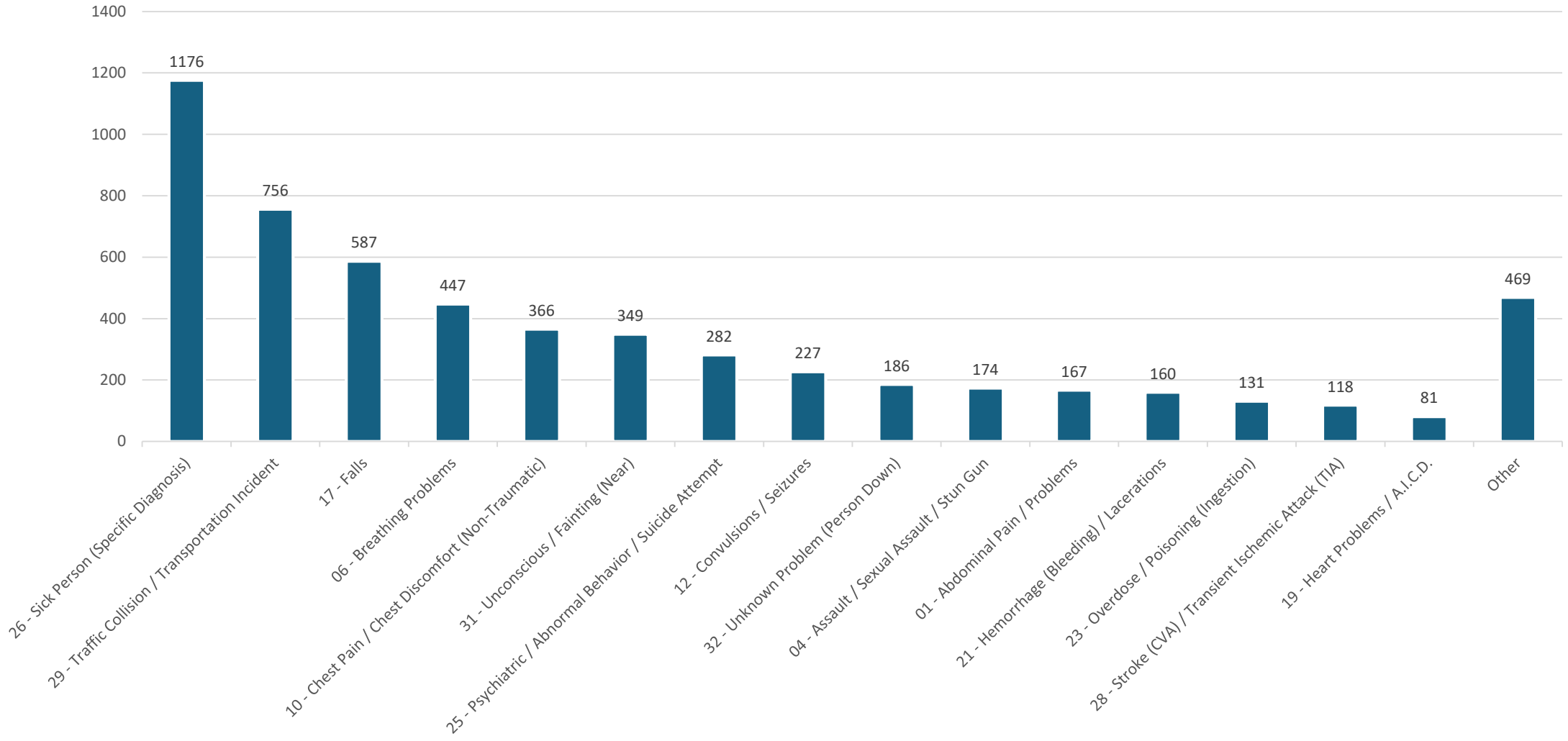


Total Active Calls

Active Calls	Number of Calls
1st active	1427
2nd active	1758
3rd active	1277
4th active	732
5th active	308
6th active	116
7th active	32
8th active	12
9th active	9
10th active	3
11th active	2
Grand Total	**5676**



Nature of Calls



Busiest Days of the Year

- **52 Calls for Service**
  - February 19, 2026
- **50 Calls for Service**
  - February 6, 2026
- **49 Calls for Service**
  - January 28, 2026
- **47 Calls for Service**
  - April 10, 2026
- **47 Calls for Service**
  - February 14, 2026



Thank you!

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS
Agenda Item No: 9.A.
Comprehensive Plan Amendment and Rezoning Request - Blanca Garcia and Roberto Garcia

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, Being Lots 47, 48, and 49, Block 4, Town of Lull, Located at 3709 Tagle Street, as Requested by Blanca Garcia and Roberto Garcia. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located at the west side of Tagle Street, approximately 145 feet north of the intersection of W. Monte Cristo Road and Tagle Street. The property is currently zoned Residential, Primary (RP) District. This district has a predominantly auto-urban character. The requested zoning is Residential, Multifamily (RM) District. This district is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot). This property has a total frontage of 150 feet and a lot depth of 148.2 feet for a total area of approximately 0.5 acres. Currently, the property has a residential home on the lot. The applicant wants to utilize the property to develop an apartment complex.

Adjacent zoning is Residential, Primary (RP) District to the north and east, Commercial, General (CG) District to the west and Commercial, Neighborhood (CN) District to the south and east. Surrounding land uses consist of commercial uses, and single-home residential. The Future Land Use designation for this property is for Auto-Urban Uses.

On Friday, June 26, 2026, staff mailed public hearing notices to 33 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff had received two comments in opposition and none in favor. During the Planning and Zoning Meeting, one public comment was made in support of the request.

June 29, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

On July 9, 2026, the Planning and Zoning Commission recommended, with a vote of 3-1, to deny the Comprehensive Plan Amendment and the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/09/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 06/29/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District.

APPLICANT: Blanca Garcia and Roberto Garcia

AGENT: N/A

LEGAL: Lots 47, 48, and 49, Block 4, Town of Lull.

LOCATION: Located at 3709 Tagle Street

LOT/TRACT SIZE: Lots 47, 48 and 49

CURRENT USE: Residential home

PROPOSED USE: Residential, Multifamily (RM) District

EXISTING ZONING: Residential, Primary (RP) District

ADJACENT ZONING:
North – Residential, Primary (RP) District
South – Commercial, Neighborhood (CN) District
East – Residential, Primary (RP) District and Commercial, Neighborhood (CN) District
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
BLANCA GARCIA AND ROBERTO GARCIA

EVALUATION

The following is the staff's evaluation of the request:

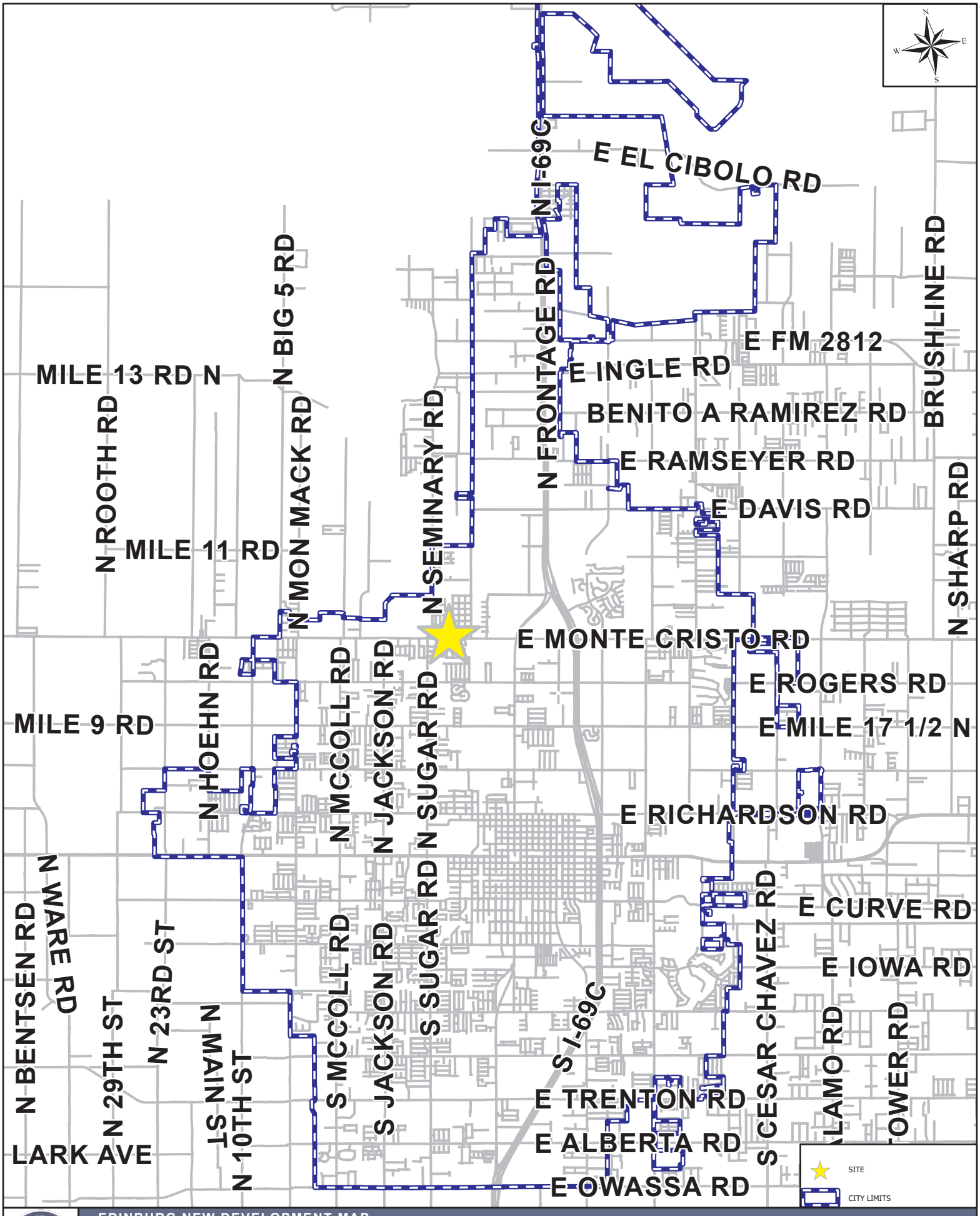
1. The property is currently a vacant land.

2. Surrounding land consists of commercial uses, and residential homes.

3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to Multi-Family Residential Uses and Rezoning Request from Residential, Primary (RP) District to Residential, Multifamily (RM) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 33 neighboring property owners on Friday, June 26, 2026, and received no comments in favor and 2 comments against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



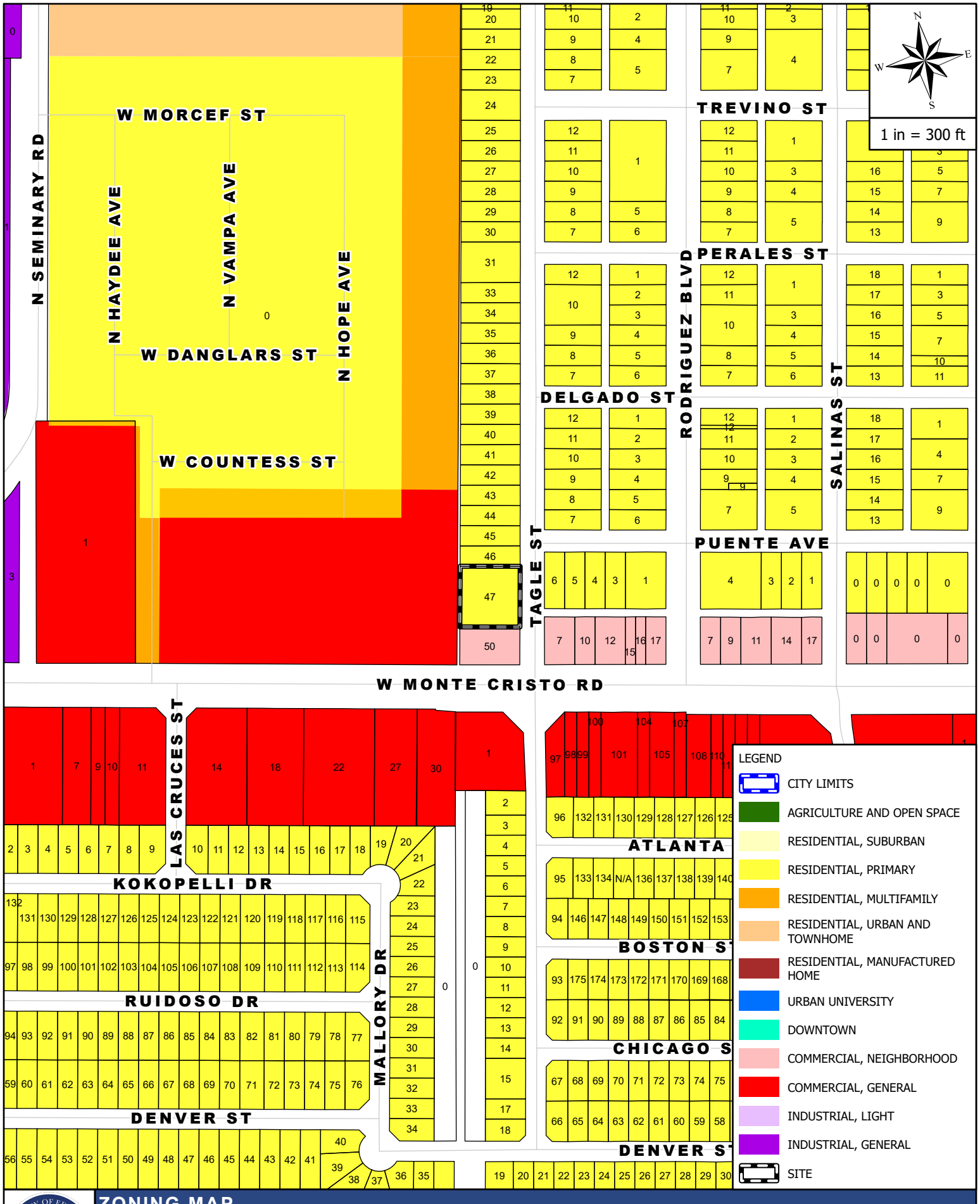
EDINBURG NEW DEVELOPMENT MAP

3709 TAGLE ST



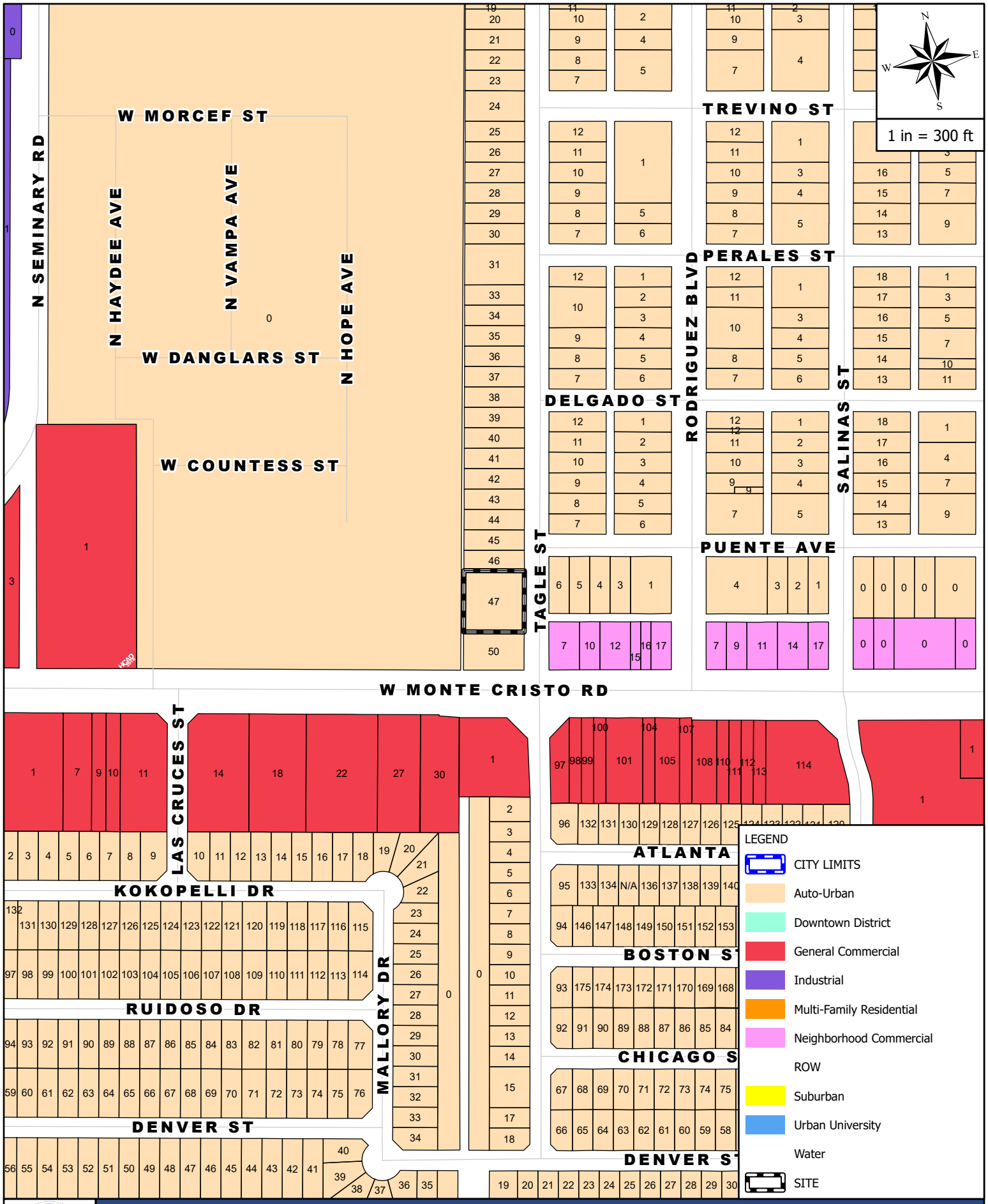
AERIAL MAP

3709 TAGLE ST



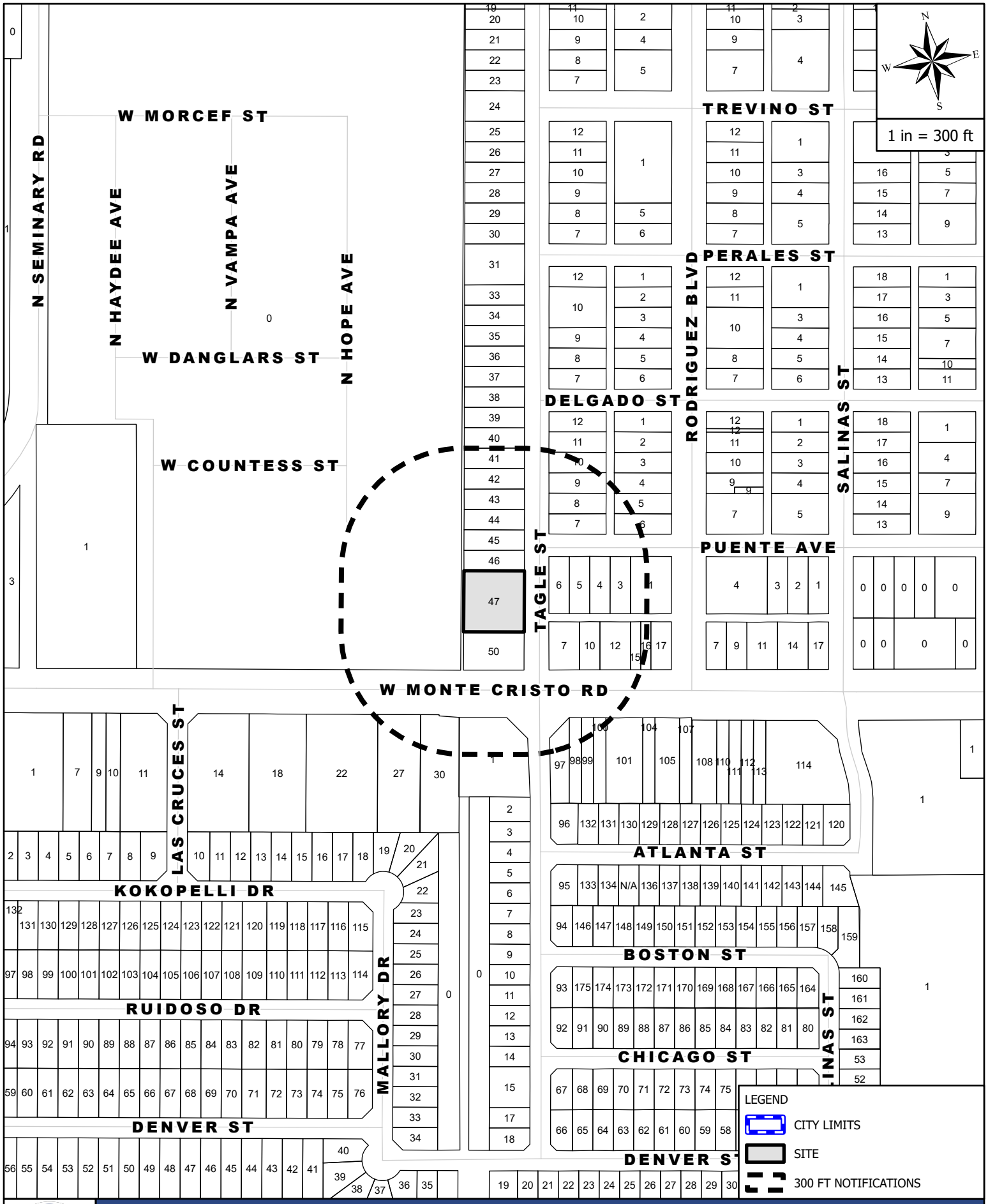
ZONING MAP

3709 TAGLE ST



FUTURE LANDUSE MAP

3709 TAGLE ST



MAILOUT AND SITE MAP

3709 TAGLE ST

Rezoning Request Site Photo

Blanca Garcia and Roberto Garcia
3709 Tagle Street





STATE OF TEXAS
COUNTY OF HIDALGO.

I. H. E. Wilcox, Civil Engineer and Surveyor do hereby certify that the foregoing map or plat of LULL, HIDALGO CO. TEX. is a full true and correct map or plat, as caused to be surveyed by me, and a true representation of the survey made upon the ground.

H. E. Wilcox
Civil Engineer & Surveyor.

Subscribed and sworn to before me this 12th day of Oct. A.D. 1927

Santos Gerens
Notary Public, Hidalgo County, Texas

(Seal)

STATE OF TEXAS
COUNTY OF HIDALGO

I. W. G. Miller owner of LULL, Hidalgo Co. Tex. hereby dedicates for Public use the streets, roadway and alleys shown on this map, designated "LULL HIDALGO CO. TEXAS, out of the Retama Pasture of the San Salvador Del Tule Grant of Hidalgo Co. Texas. With the expressed reservation to himself his successors, and assigns of the right to use and occupy all roads, streets and alleys for the purpose of constructing, erecting and operating Pipe lines, Poles and lines of wire for the distribution of light, heat, water and Power.

Witness my hand this 12th day of March. A.D. 1927

W. G. Miller
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

Before me the undersigned authority on this day personally appeared W. G. Miller, owner of LULL, Hidalgo Co. Texas. Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of Office this 12th day of March A.D. 1927.

Juana Barrera
Notary Public Hidalgo County, Texas.

(Seal)

Filed for Record this day. Oct. 12. 1927 At 8:00 O'clock A. M.
Cam E. Nill
Clerk County Court, Hidalgo Co. Texas.
By C. E. Rupp, Deputy.

Recorded. Oct 12th. 1927 At 4:00 P. M.

LULL

HIDALGO CO. TEXAS

OUT OF

THE RETAMA PASTURE

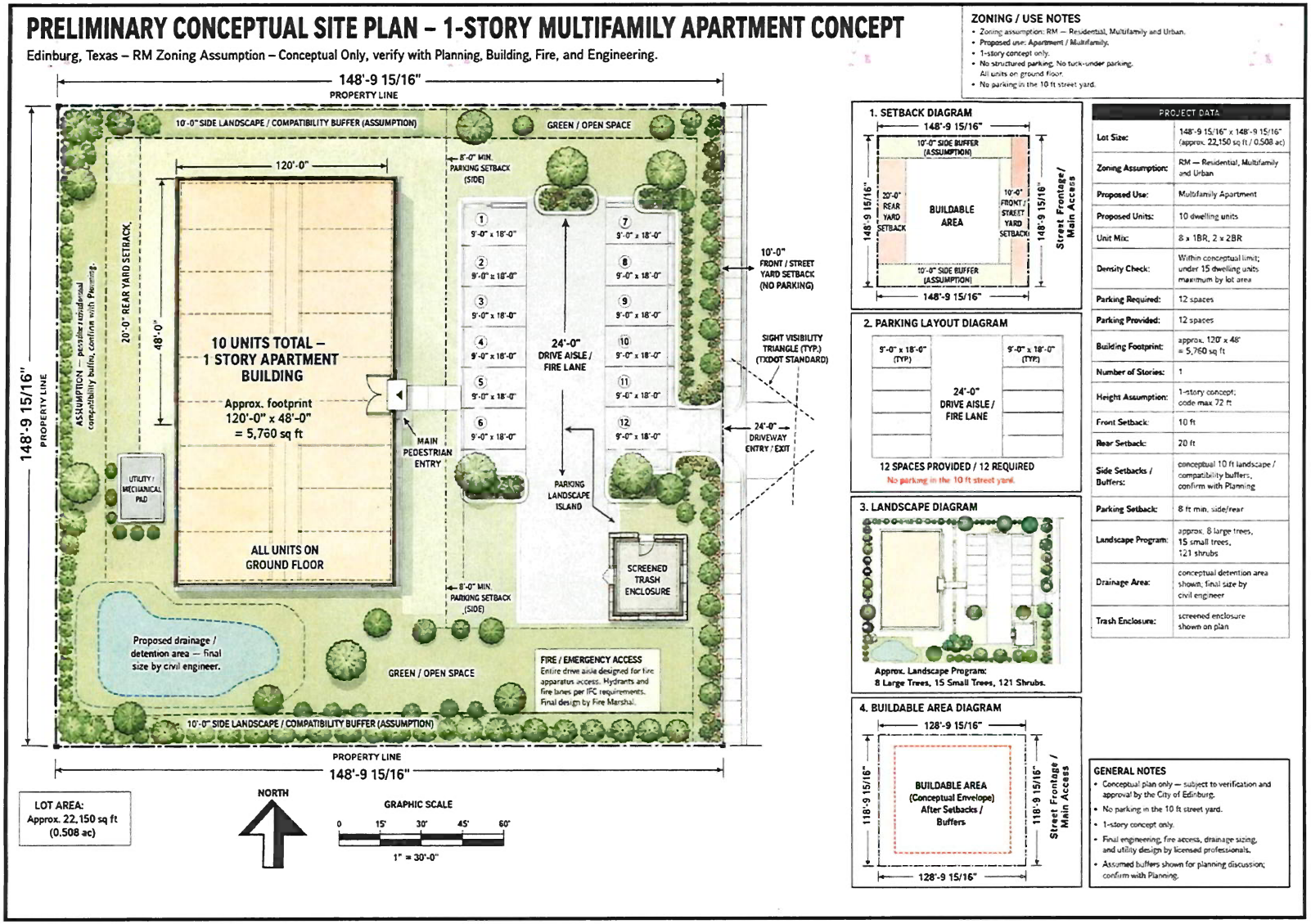
OF THE

SAN SALVADOR DEL TULE GRANT

H. E. WILCOX, CIVIL ENGINEER.
EDINBURG, TEXAS MARCH 12, 1927

4. Conceptual Site Plan - 1-Story / Surface Parking Only

East side is Tagle Street / main access. North is up. Dimensions and layout are conceptual and must be verified by survey and civil engineering.



Descriptive site plan note: The plan illustrates one single-story apartment building, 12 surface parking stalls, a 24 ft drive aisle/fire lane, pedestrian connection, drainage/detention area, screened trash enclosure, utility/mechanical area, and landscape buffers.

THE CITY OF Edinburg

Eduardo Huerta <ehmartinez@cityofedinburg.com>

[UNKNOWN SENDER] Opposition to Rezoning Case – 3709 Tagle Street (Lots 47, 48, 49, Block 4)

1 message

Adauto Robles <aerobles95@gmail.com> Mon, Jun 29, 2026 at 7:53 PM
To: planning@cityofedinburg.com

Dear Planning and Zoning Department,

I am writing to formally express my opposition to the rezoning request filed by Blanca Garcia and Roberto Garcia for Lots 47, 48, and 49, Block 4, Town of Lull, located at 3709 Tagle Street, Edinburg, TX.

My name is Adauto Robles and I am a property owner residing directly across the street from the subject property. I received notification of this request and wish to go on record as being Against this rezoning.

My concerns are as follows:

1. Neighborhood Character – The surrounding area is an established single-family residential neighborhood. Rezoning to Residential, Multifamily (RM) is inconsistent with the character of the street and would set a precedent for further high-density development in the area.

2. Traffic and Parking – Three combined lots rezoned to RM could accommodate a sizeable multi-unit building, significantly increasing vehicle traffic and on-street parking demand on Tagle Street, which is a quiet residential road.

3. Comprehensive Plan Amendment – I am also opposed to the accompanying amendment to the city's Comprehensive Plan. Changing the long-term land use designation for this property from Auto-Urban to Multi-Family Residential represents a significant policy shift that affects the entire surrounding neighborhood.

4. Direct Impact – As a resident living directly across from this property, I and my household would bear the most immediate and lasting effects of this change.

I respectfully request that the Planning and Zoning Commission deny this rezoning request and preserve the residential character of our neighborhood. I intend to attend the public hearing on July 9, 2026 to speak further on this matter.

Thank you for your time and consideration.

Sincerely,
Adauto Robles & Gilda Salazar
[1020 W Puente St, Edinburg, TX]
[(972)670-4233/(956)274-8082]

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, July 9, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM AUTO-URBAN USES TO MULTI-FAMILY RESIDENTIAL USES AND THE REZONING REQUEST FROM RESIDENTIAL, PRIMARY (RP) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING LOTS 47, 48, AND 49, BLOCK 4, TOWN OF LULL, LOCATED AT 3709 TAGLE STREET, AS REQUESTED BY BLANCA GARCIA AND ROBERTO GARCIA.

This district is a high intensity residential district intended to accommodate various multifamily residential uses (2 or more dwelling units on a single lot).

This request is scheduled to be heard by the **City Council on Tuesday, August 18, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, July 8, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, July 8, 2026

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☒ Against/En Contra ☐ No Comments/No Comentario

Comments: I AM A PROPERTY OWNER RESIDING DIRECTLY ACROSS FROM THIS PROPERTY. I STRONGLY OPPOSE THIS REZONING. IT IS INCONSISTENT WITH THE SINGLE FAMILY CHARACTER OF OUR NEIGHBORHOOD.

Print Name: GILDA SALAZAR + ADAUTO ROBLES Phone No.(956)274-8082 / (972)670-4233

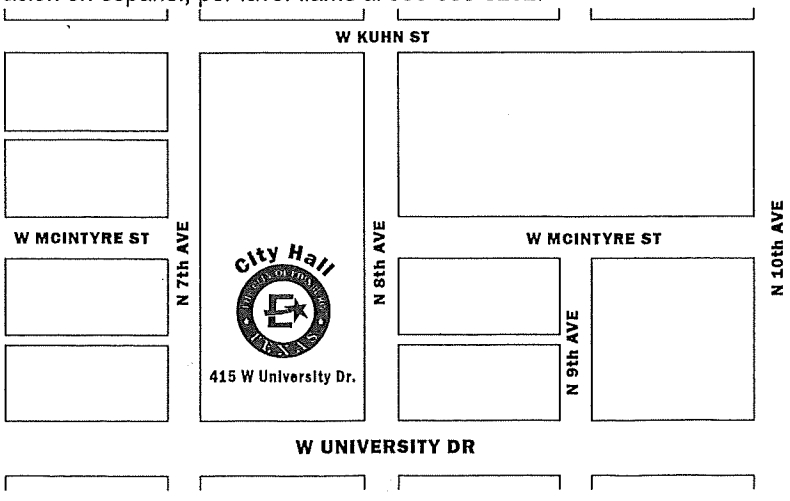
Address: 1020 W. PUENTE STREET. City: EDINBURG State: TX Zip: 78541

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079

COMMENTS CONTINUED: THIS R.Z. WILL NEGATIVELY IMPACT TRAFFIC, PARKING, and QUALITY OF OVERALL LIFE ON TAGLE ST.



ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES RESIDENTIAL, PRIMARY (RP) DISTRICT TO RESIDENTIAL, MULTIFAMILY (RM) DISTRICT, BEING LOTS 47, 48, AND 49, BLOCK 4, TOWN OF LULL, LOCATED AT 3709 TAGLE STREET, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Primary (RP) District, and Residential, Multifamily (RM) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of Lots 47, 48, and 49, Block 4, Town of Lull, located at 3709 Tagle Street**,** from Residential, Primary (RP) District to Residential, Multifamily (RM) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 9, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they denied the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Primary (RP) District and Residential, Multifamily (RM) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Primary (RP) District and added to the Residential, Multifamily (RM) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF EDINBURG COMPREHENSIVE PLAN BY DETERMINING THAT THE DEVELOPMENT FACTORS WITHIN THE CITY HAVE ADJUSTED SUCH THAT THE PROPOSED USE, ALL OF BEING LOTS 47, 48, AND 49, BLOCK 4, TOWN OF LULL, LOCATED AT 3709 TAGLE STREET, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SHOULD BE FOR MULTI-FAMILY RESIDENTIAL USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING A WAIVER OF THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, the Comprehensive Plan designation of the property herein described needs to be amended to provide a transition from Auto-Urban Uses to Multi-Family Residential Uses and,

WHEREAS, it appears that the development will proceed, if allowed; and,

WHEREAS, such development is not detrimental to the Auto-Urban Uses in the surrounding area; and

WHEREAS, in order to avoid exceptions to the Comprehensive Plan, it is appropriate that the Plan be changed to reflect conditions as they actually exist in Edinburg.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All Requirements To The Law Have Been Met In The Passing Of This Ordinance.

SECTION II. The Comprehensive Plan for the development of Edinburg adopted by Ordinance No. 2024-5022 on October 15, 2024 is hereby amended to provide that the property in question, would best be used and developed, because of changing conditions for Multi-Family Residential Uses. The conditions that exist are:

(1) Population growth requiring more Multi-Family Residential Uses ;
(2) Expansion and development of Multi-Family Residential Uses .

This area, because of Edinburg's growth, should be included in those portions of the city providing support to and being compatible with other similar uses, all of which are in close proximity to one another.

SECTION III. REPEALER CLAUSE: This ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the city council in passing this ordinance that its parts shall be severable and all other parts of this ordinance shall be severable and all other parts of this ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS
Agenda Item No: 9.B.
Comprehensive Plan Amendment and Rezoning Request - Quintanilla, Headley & Associates, Inc.

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, Being a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, Located at 725 W. Rogers Road, as Requested by Quintanilla, Headley & Associates, Inc. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located at the north side of W. Rogers Road, approximately 2,260 feet east of the intersection of N. Sugar Road and W. Rogers Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a total frontage of 99.88 feet and a lot depth of 1,324.86 feet for a total area of approximately 3.03 acres. Currently, the property is used as a parking area. The applicant is proposing to develop a storage unit facility.

Adjacent zoning is Commercial, General (CG) District to the north, Agriculture and Open Space (AO) District to the south, Residential, Suburban (RS) District to the east and Residential, Primary (RP) District to the west. Surrounding land uses consist of single-family residential, vacant land and a school district facility. The Future Land Use designation for this property is for Auto-Urban Uses.

On Friday, July 10, 2026, staff mailed public hearing notices to 84 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff had received no comments in opposition or in favor. However, during the Planning and Zoning Meeting, two public comments were made in support of the request.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

On July 23, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 5-0, to approve the Comprehensive Plan Amendment and the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with

subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

APPLICANT: Mauricio Paredes

AGENT: Quintanilla, Headley & Associates, Inc.

LEGAL: A 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey

LOCATION: Located at 725 W. Rogers Road

LOT/TRACT SIZE: A 3.03 Acre

CURRENT USE: Parking Area

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Commercial, General (CG) District
South – Agriculture and Open Space (AO) District
East – Residential, Suburban (RS) District
West – Residential, Primary (RP) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
QUINTANILLA, HEADLEY & ASSOCIATES, INC

EVALUATION

The following is the staff's evaluation of the request:

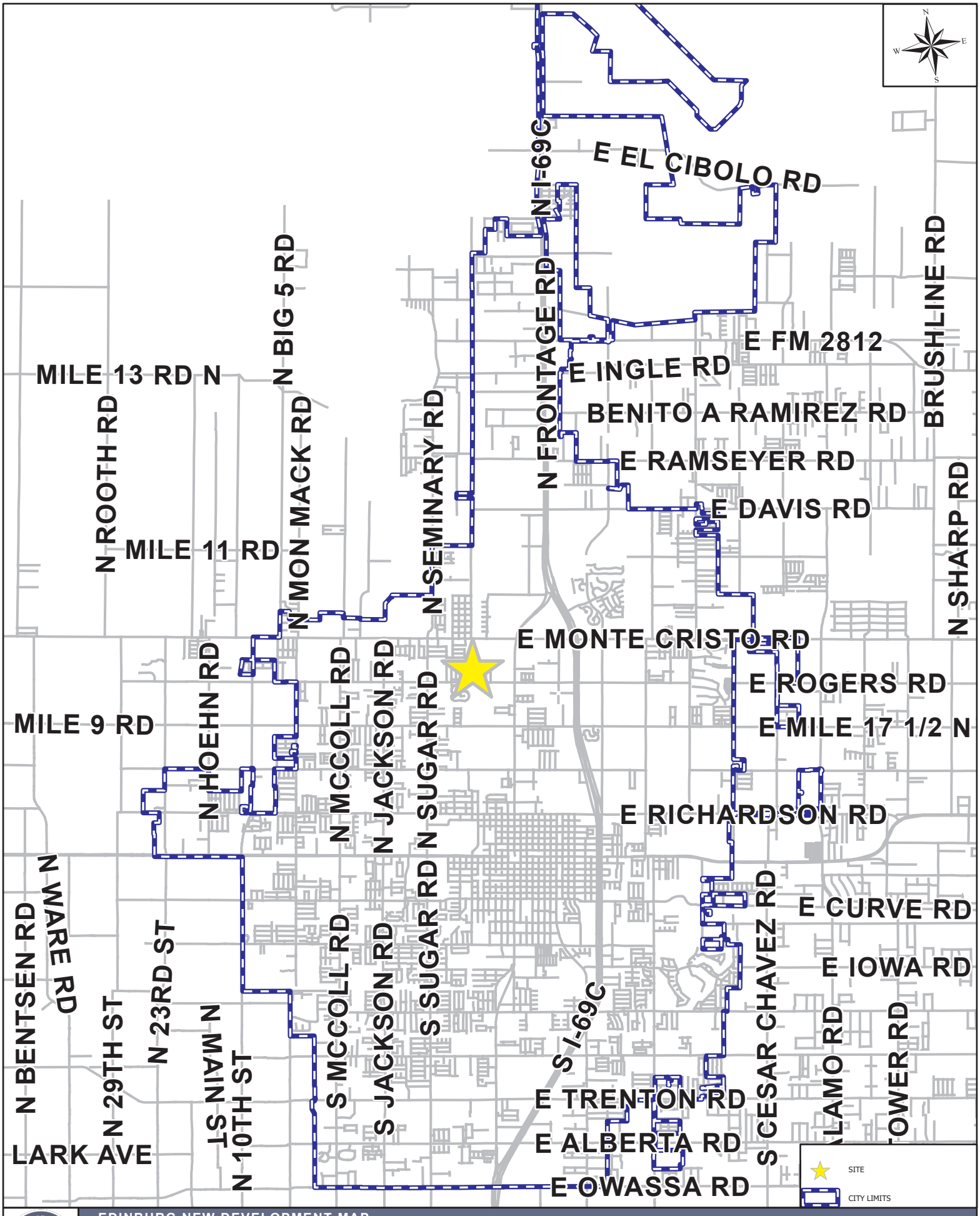
1. The property is currently a parking area.

2. Surrounding land consists of single-family residential, vacant land and school district facility.

3. The proposed zoning is not consistent with the Future Land Use Plan.

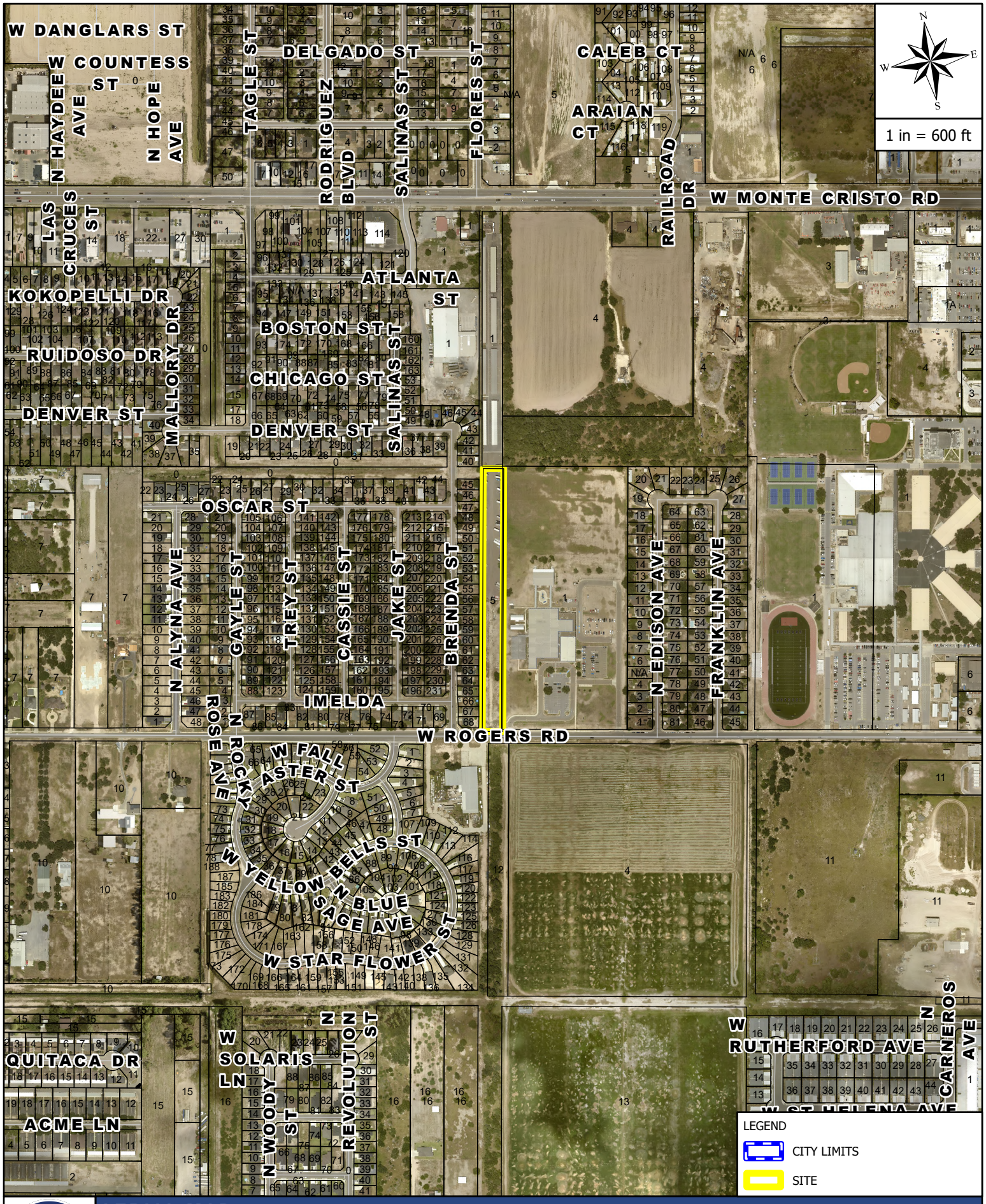
Staff recommends denial of the Comprehensive Plan Amendment from Auto-Urban Uses to General Commercial Uses and the Rezoning Request from Residential, Suburban (RS) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 84 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



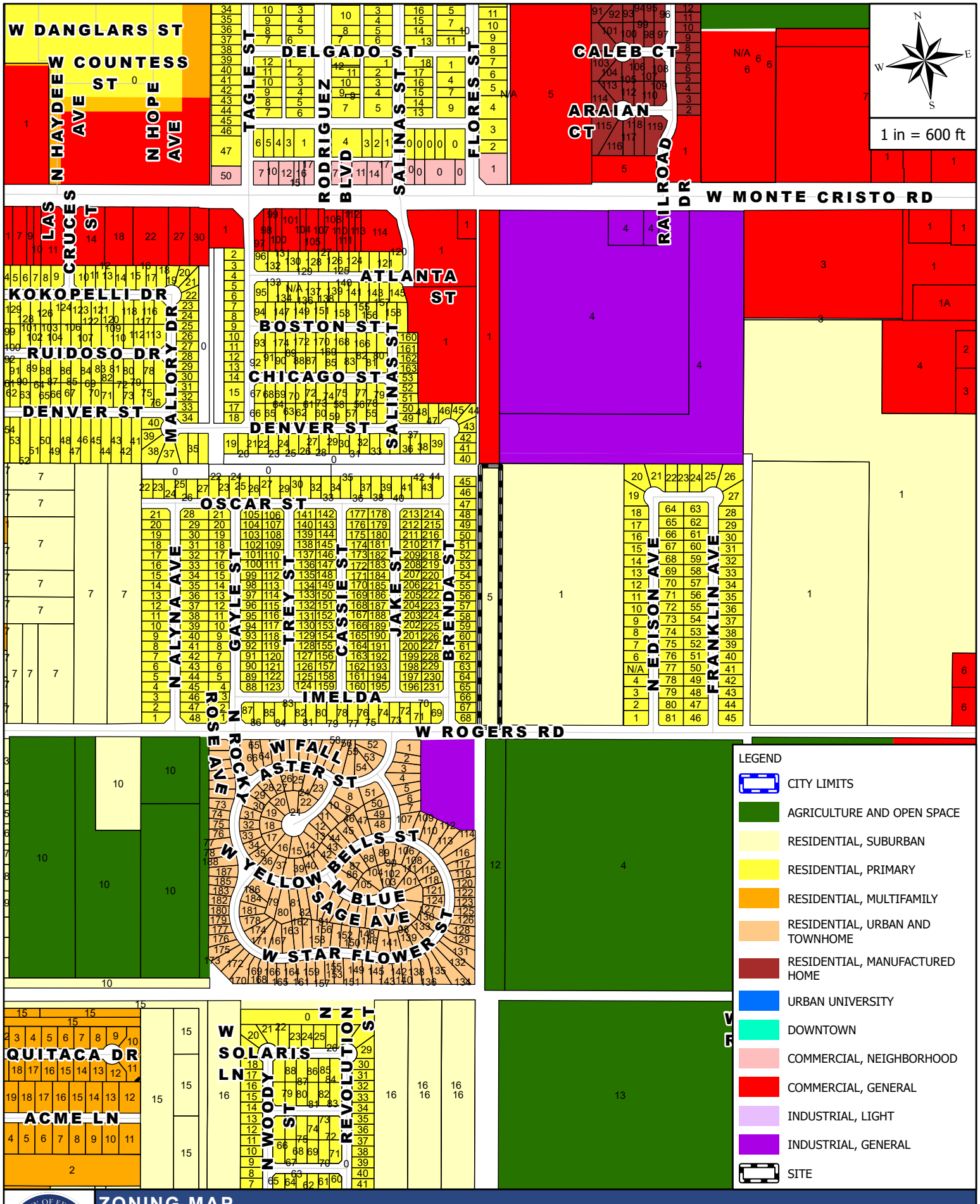
EDINBURG NEW DEVELOPMENT MAP

725 W ROGERS RD



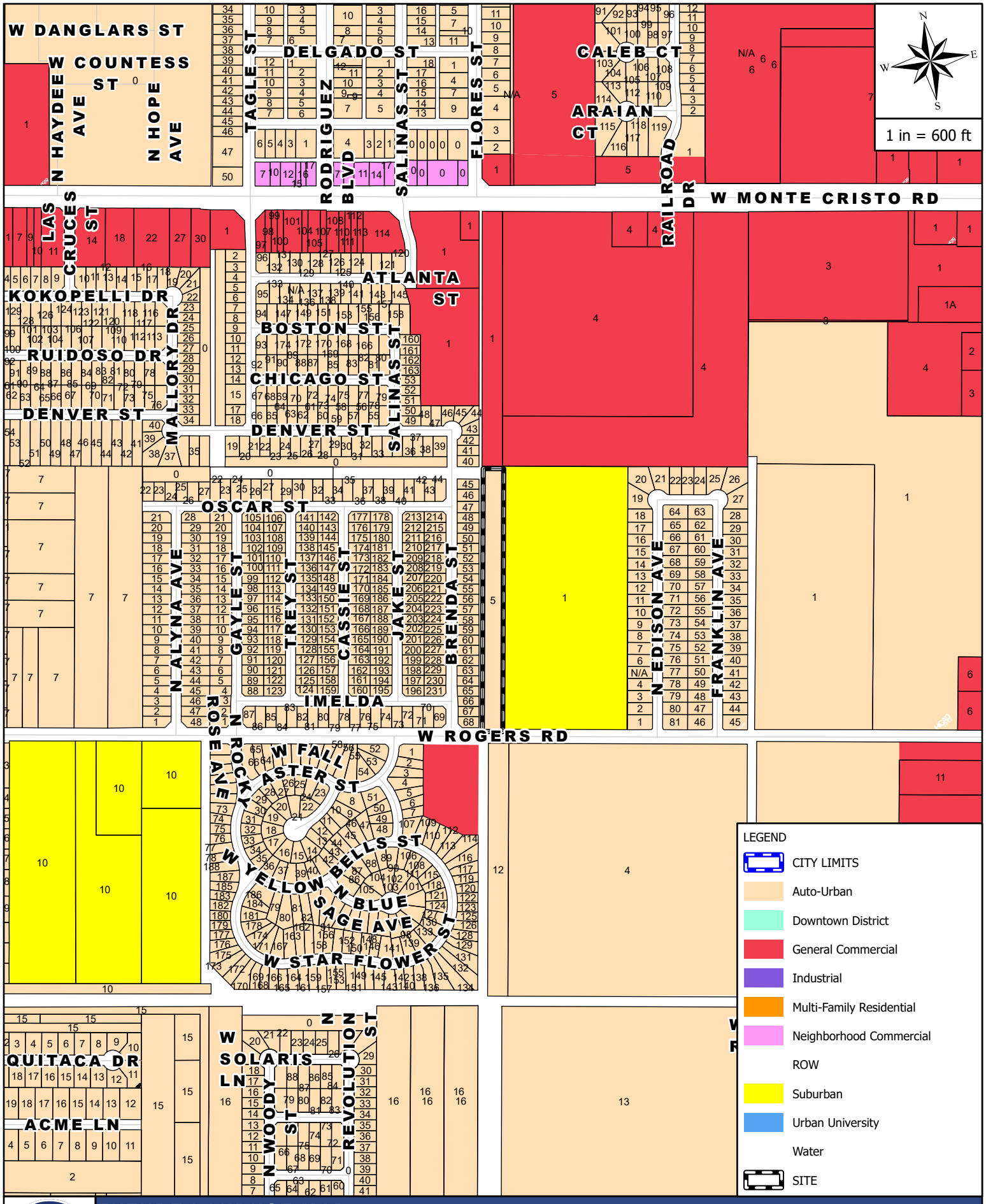
AERIAL MAP

725 W ROGERS RD



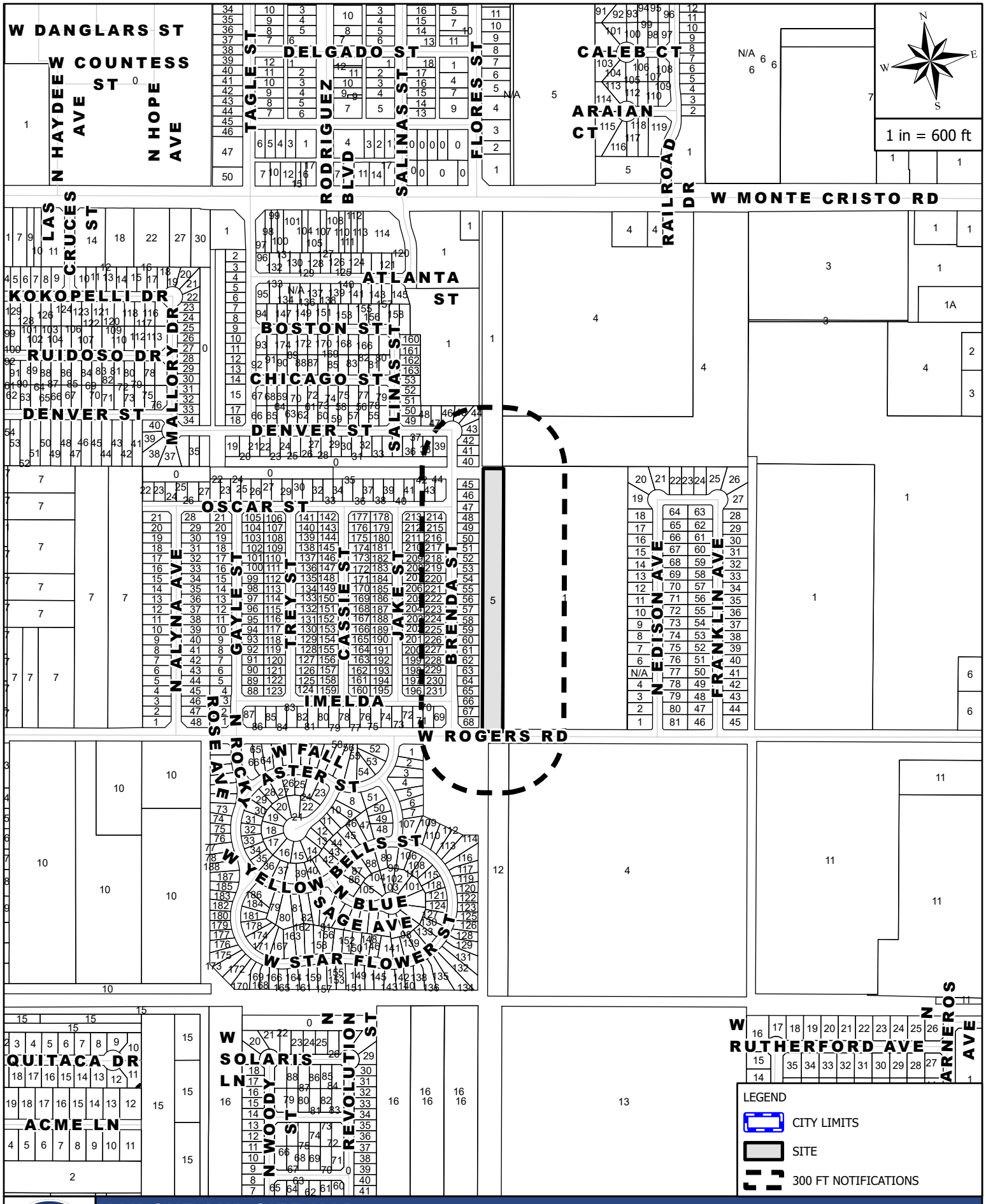
ZONING MAP

725 W ROGERS RD



FUTURE LANDUSE MAP

725 W ROGERS RD



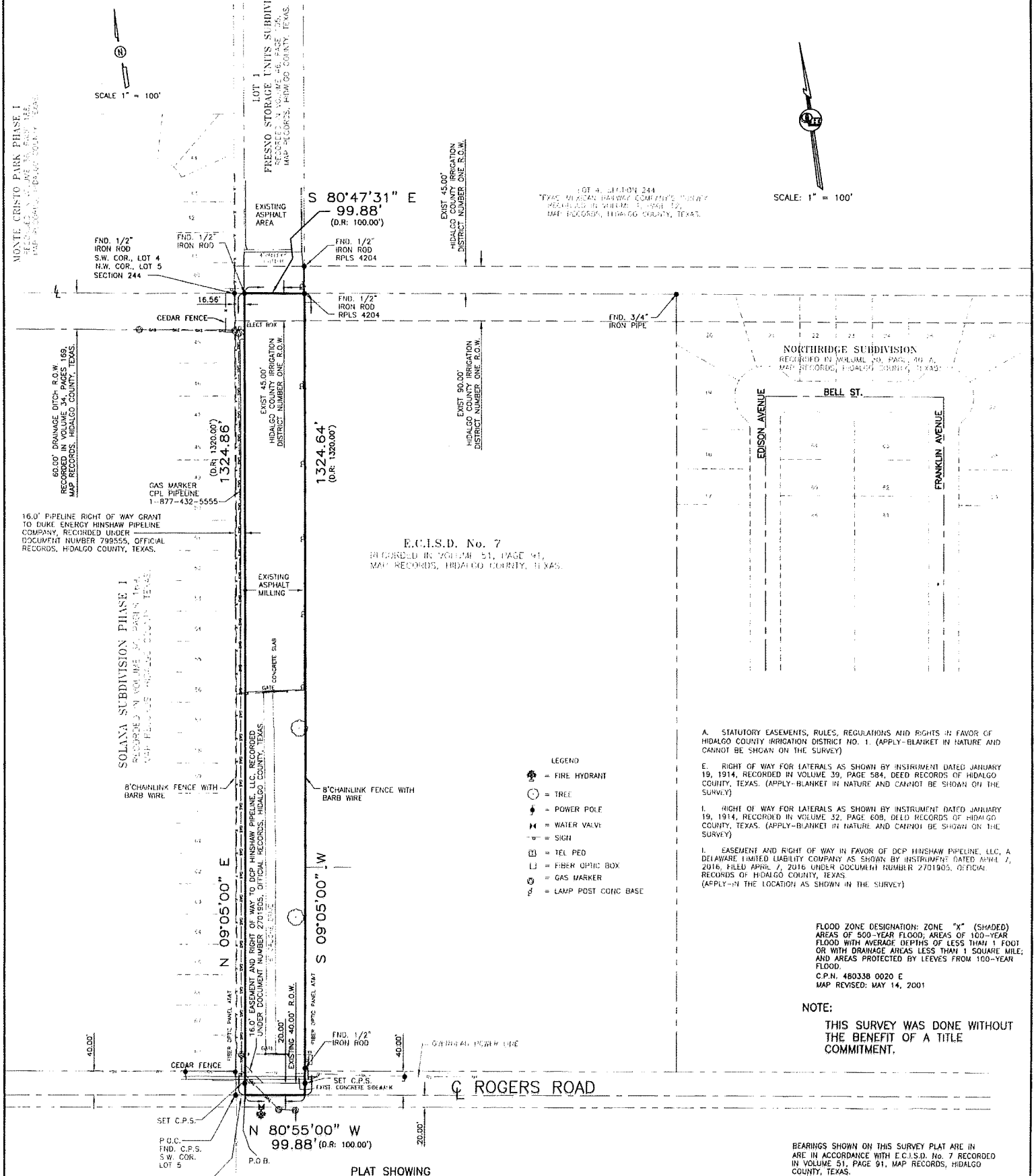
MAILOUT AND SITE MAP

725 W ROGERS RD

Rezoning Request Site Photo

Quintanilla, Headley & Associates, Inc.
725 W. Rogers Road





A. STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. (APPLY-BLANKET IN NATURE AND CANNOT BE SHOWN ON THE SURVEY)

E. RIGHT OF WAY FOR LATERALS AS SHOWN BY INSTRUMENT DATED JANUARY 19, 1914, RECORDED IN VOLUME 39, PAGE 584, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE AND CANNOT BE SHOWN ON THE SURVEY)

I. RIGHT OF WAY FOR LATERALS AS SHOWN BY INSTRUMENT DATED JANUARY 19, 1914, RECORDED IN VOLUME 52, PAGE 608, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (APPLY-BLANKET IN NATURE AND CANNOT BE SHOWN ON THE SURVEY)

I. EASEMENT AND RIGHT OF WAY IN FAVOR OF DCP HINSHAW PIPELINE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS SHOWN BY INSTRUMENT DATED APRIL 7, 2016, FILED APRIL 7, 2016 UNDER DOCUMENT NUMBER 2701905, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
(APPLY-IN THE LOCATION AS SHOWN IN THE SURVEY)

FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEEVES FROM 100-YEAR FLOOD.
C.P.N. 480338 0020 E
MAP REVISED: MAY 14, 2001

NOTE:

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ARE IN ACCORDANCE WITH E.C.I.S.D. No. 7 RECORDED IN VOLUME 51, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

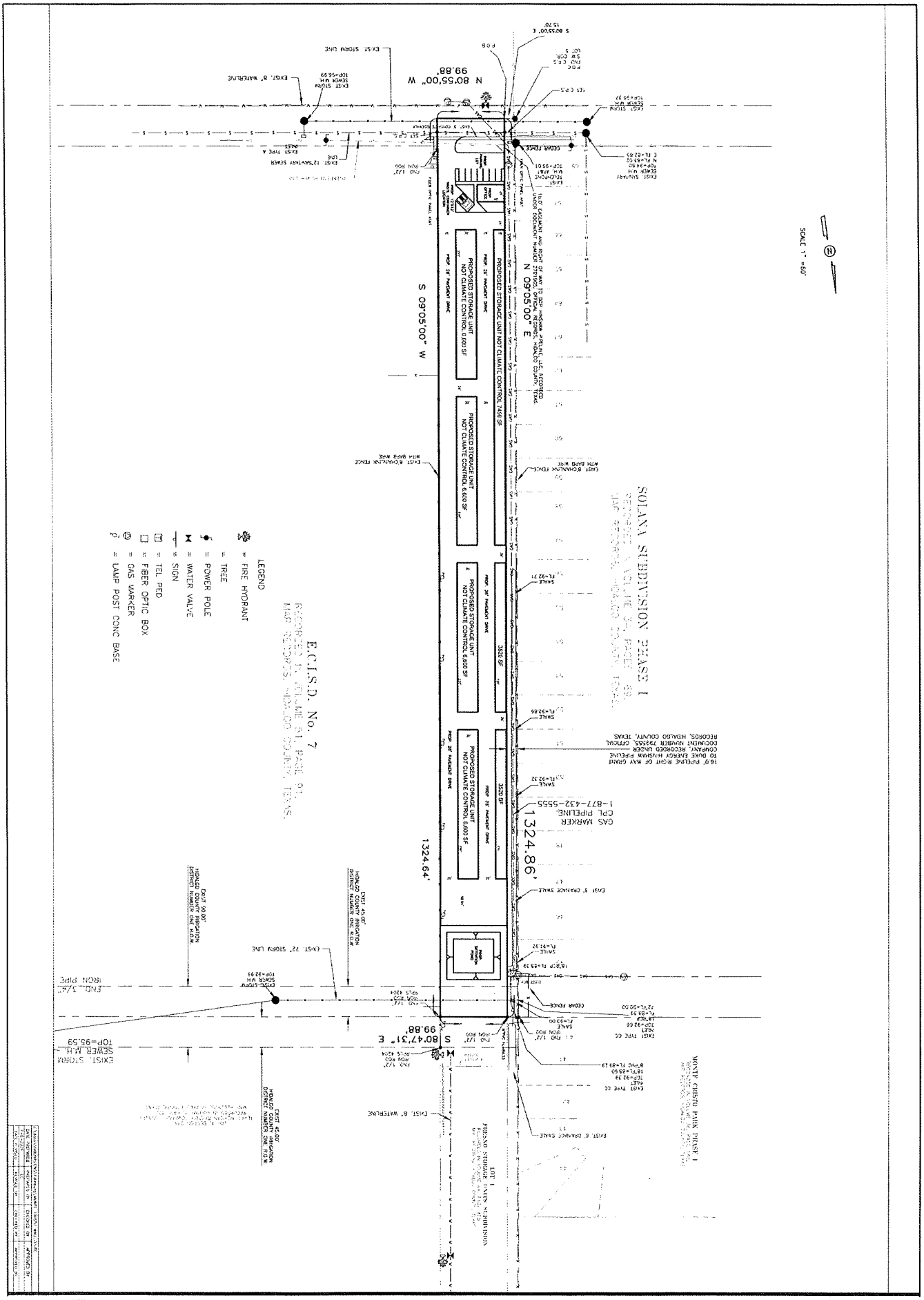
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

PLAT SHOWING

A 3.03 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2758870, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VOL. 1 PAGE 12
SURVEYED JUNE 29, 2026
OWNER
ADDRESS
JOB No.
BOOK No. PAGE
F:\DATA\SURVEY2026\LOT5SEC244TEXMEX

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100111-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHENGINEERING.COM


N 80°55'00" W
99.88'
S 09°05'00" W
N 09°05'00" E
S 80°47'31" E
99.88'
1324.64'
1324.86'
SCALE 1" = 60'
LEGEND
FIRE HYDRANT
TREE
POWER POLE
WATER VALVE
SIGN
TEL PED
FIBER OPTIC BOX
GAS MARKER
LAMP POST CONC BASE
PROPOSED STORAGE UNIT NOT CLIMATE CONTROL 6,600 SF
PROPOSED STORAGE UNIT NOT CLIMATE CONTROL 7,400 SF
PROPOSED STORAGE UNIT NOT CLIMATE CONTROL 6,600 SF
PROPOSED STORAGE UNIT NOT CLIMATE CONTROL 6,600 SF
PROPOSED STORAGE UNIT NOT CLIMATE CONTROL 6,600 SF
3520 SF
3520 SF
SOLANA SUBDIVISION PHASE 1
RECORDED IN VOLUME 61, PAGE 98
MAP RECORDS, HIDALGO COUNTY, TEXAS
E.C.I.S.D. No. 7
RECORDED IN VOLUME 61, PAGE 98
MAP RECORDS, HIDALGO COUNTY, TEXAS
EXIST. 8" WATERLINE
EXIST. 27' STORM LINE
EXIST. 12" SANITARY SEWER LINE
EXIST. 6" GAS LINE
EXIST. 8" GAS LINE
EXIST. 6" GAS LINE
EXIST. 8" GAS LINE
EXIST. 45.00' HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE R.O.W.
EXIST. 50.00' HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE R.O.W.
EXIST. 45.00' HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE R.O.W.
EXIST. STORM SEWER M.H. TOP=95.59
EXIST. STORM SEWER M.H. TOP=99.61
EXIST. STORM SEWER M.H. TOP=55.97
EXIST. STORM SEWER M.H. TOP=56.99
EXIST. STORM SEWER M.H. TOP=22.95
EXIST. STORM SEWER M.H. TOP=32.95
EXIST. TELEPHONE VAULT
EXIST. TELEPHONE VAULT
EXIST. 12" SANITARY SEWER LINE
EXIST. 8" PVC A
EXIST. 3 CONCRETE ROADWAY
EXIST. 8" WATERLINE
EXIST. STORM LINE
EXIST. 6" GAS LINE
EXIST. 8" GAS

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES RESIDENTIAL, SUBURBAN (RS) DISTRICT TO COMMERCIAL, GENERAL (CG) DISTRICT, BEING A 3.03 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED AT 725 W. ROGERS ROAD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Suburban (RS) District, and Commercial, General (CG) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of a 3.03 Acre Tract of Land Out of Lot 5, Section 244, Texas-Mexican Railway Company's Survey, located at 725 W. Rogers Road**,** from Residential, Suburban (RS) District to Commercial, General (CG) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 23, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Suburban (RS) District and Commercial, General (CG) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Suburban (RS) District to Commercial, General (CG) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF EDINBURG COMPREHENSIVE PLAN BY DETERMINING THAT THE DEVELOPMENT FACTORS WITHIN THE CITY HAVE ADJUSTED SUCH THAT THE PROPOSED USE, BEING A 3.03 ACRE TRACT OF LAND OUT OF LOT 5, SECTION 244, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, LOCATED AT 725 W. ROGERS ROAD, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SHOULD BE FOR GENERAL COMMERCIAL USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING A WAIVER OF THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, the Comprehensive Plan designation of the property herein described needs to be amended to provide a transition from Auto-Urban Uses to General Commercial Uses and,

WHEREAS, it appears that the development will proceed, if allowed; and,

WHEREAS, such development is not detrimental to the Auto-Urban Uses in the surrounding area; and

WHEREAS, in order to avoid exceptions to the Comprehensive Plan, it is appropriate that the Plan be changed to reflect conditions as they actually exist in Edinburg.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All Requirements To The Law Have Been Met In The Passing Of This Ordinance.

SECTION II. The Comprehensive Plan for the development of Edinburg adopted by Ordinance No. 2024-5022 on October 15, 2024 is hereby amended to provide that the property in question, would best be used and developed, because of changing conditions for General Commercial Uses. The conditions that exist are:

(1) Population growth requiring more General Commercial Uses ;
(2) Expansion and development of General Commercial Uses.

This area, because of Edinburg's growth, should be included in those portions of the city providing support to and being compatible with other similar uses, all of which are in close proximity to one another.

SECTION III. REPEALER CLAUSE: This ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the city council in passing this ordinance that its parts shall be severable and all other parts of this ordinance shall be severable and all other parts of this ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS
Agenda Item No: 9.C.
Rezoning Request - Supreme Engineering

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 17.843 (17.646) Acres Out of Lot 3, Block 237 of the Texas-Mexican Railway Company Survey, Located at 3002 W. Mile 17 ½ Road, as Requested by Supreme Engineering. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located along the south side of W. Mile 17 ½ Road, approximately 150 feet west of the intersection of W. Mile 17 ½ Road and N. McColl Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has an approximate frontage of 588 feet along W. Mile 17 ½ Road and an approximate lot depth of 1,320 feet. Currently, the property is vacant land. The applicant wants to utilize the property to develop 82 single-family residential lots.

Adjacent zoning is Residential, Suburban (RS) District to the north, and south, Residential, Primary (RP) to the north, east and west and Neighborhood, Commercial (NC) to the east. Surrounding land uses consist of residential uses. The Future Land Use designation for this property is for Auto-Urban Uses.

On Friday, June 26, 2026, staff distributed public hearing notices to 92 neighboring property owners, and a follow-up notice was published in the local newspaper on July 29, 2026. As of the preparation of this report, staff received 1 comment against and none in support of this request, and no public comments were provided during the Planning and Zoning Commission meeting.

On June 29, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that upgrades to the infrastructure will be needed in this area to support the proposed development.

On July 9, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 4-0, to approve the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/09/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 06/29/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District.

APPLICANT: DK3 Investment Group, LLC

AGENT: Supreme Engineering

LEGAL: Being a 17.843 (17.646) Acres out of Lot 3, Block 237of the Texas-Mexican Railway Company Survey.

LOCATION: Located at 3002 W. Mile 17 ½ Road

LOT/TRACT SIZE: 16.829 Acres net.

CURRENT USE: Agriculture use

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING: North – Residential, Suburban (RS) District and Residential, Primary (RP) District
South – Residential, Suburban (RS) District
East – Residential, Primary (RP) District and Commercial, Neighborhood (CN) District
West – Residential, Primary (RP) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and Sharyland Water Supply Corporation for Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District.

REZONING REQUEST
SUPREME ENGINEERING

EVALUATION

The following is the staff's evaluation of the request:

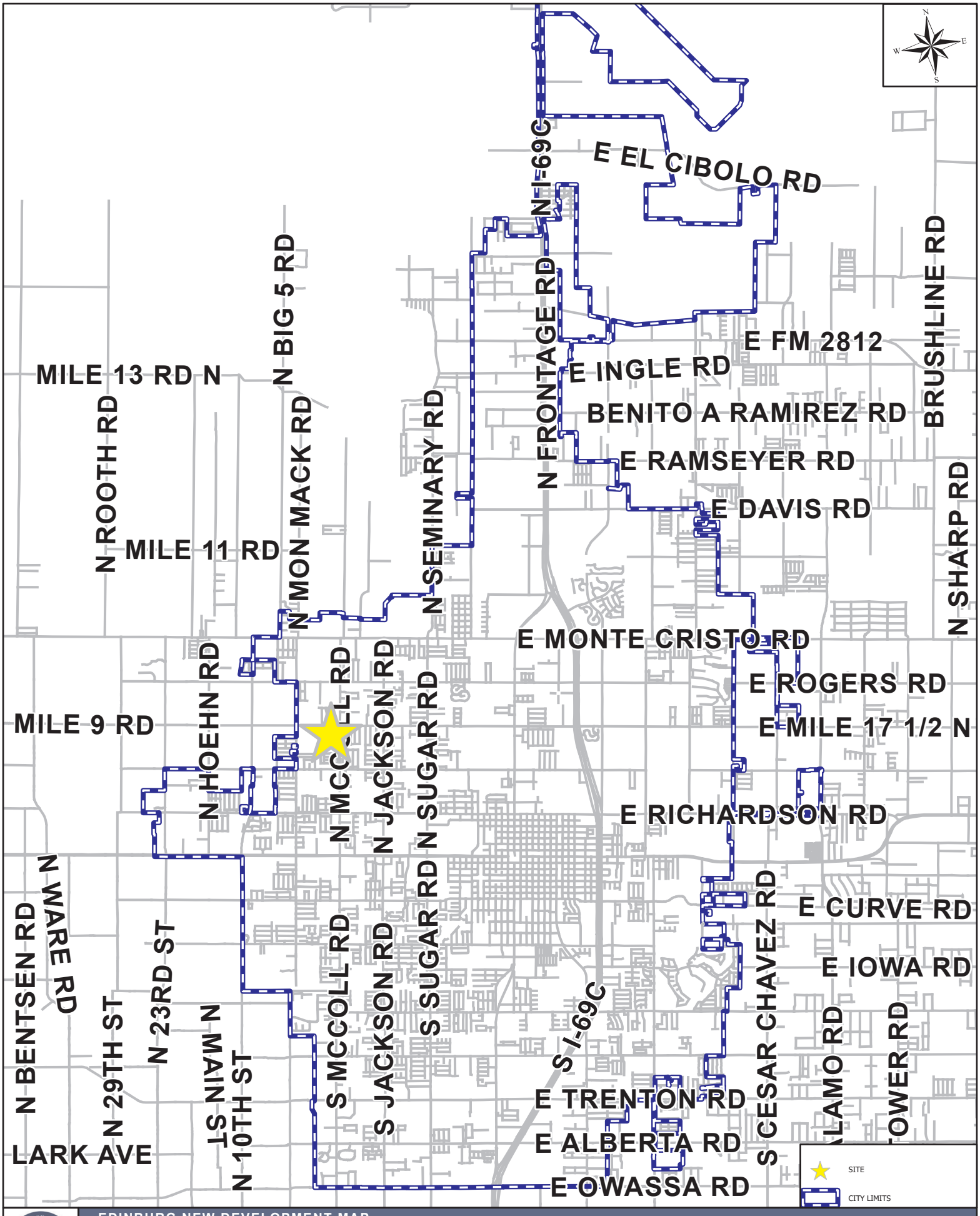
1. The property is currently a vacant land.

2. Surrounding land consists of vacant land and residential homes.

3. The proposed zoning is consistent with the Future Land Use Plan.

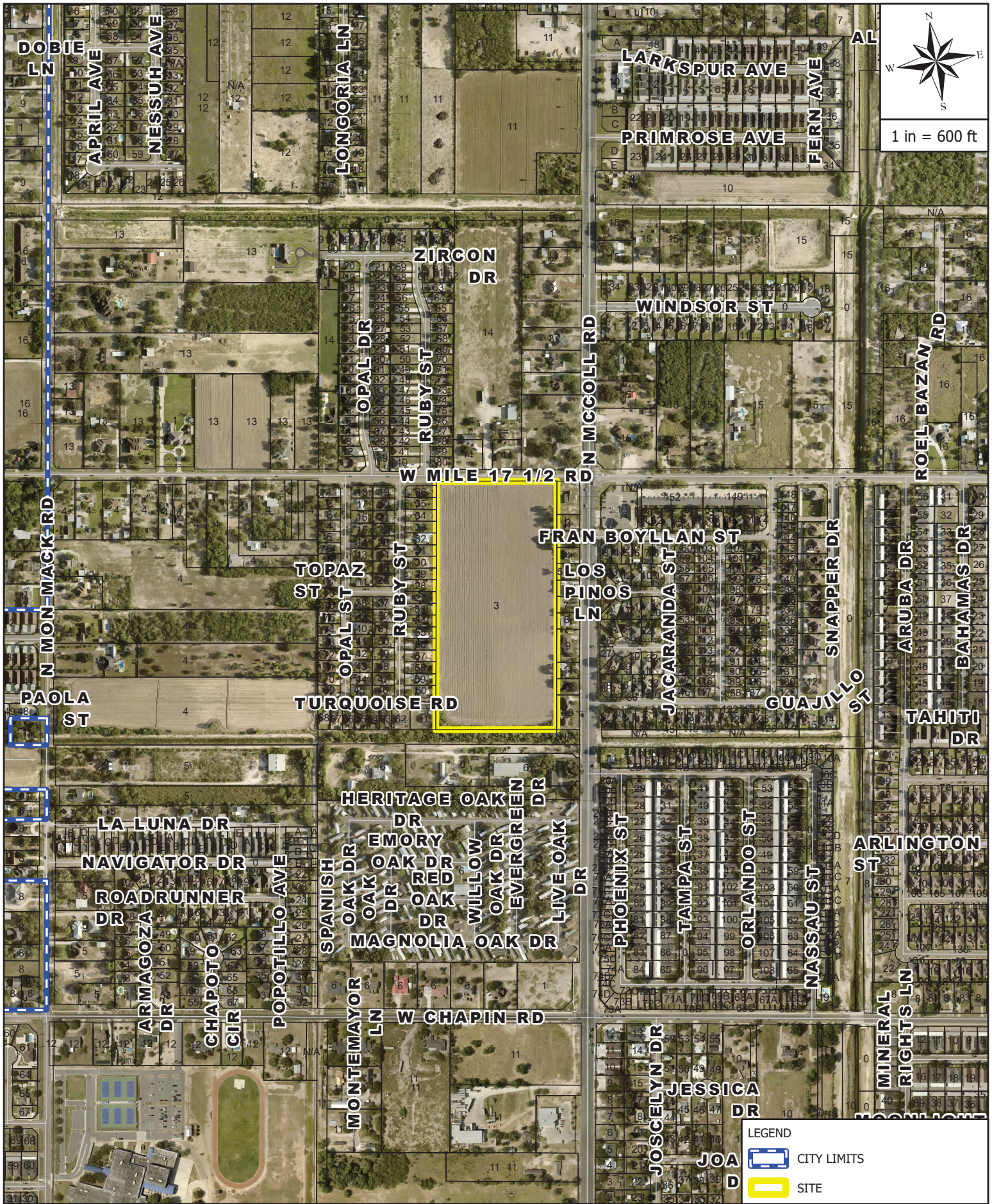
Staff recommends approval of the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 92 neighboring property owners on Friday, June 26, 2026, and received no comments in favor and 1 comment against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



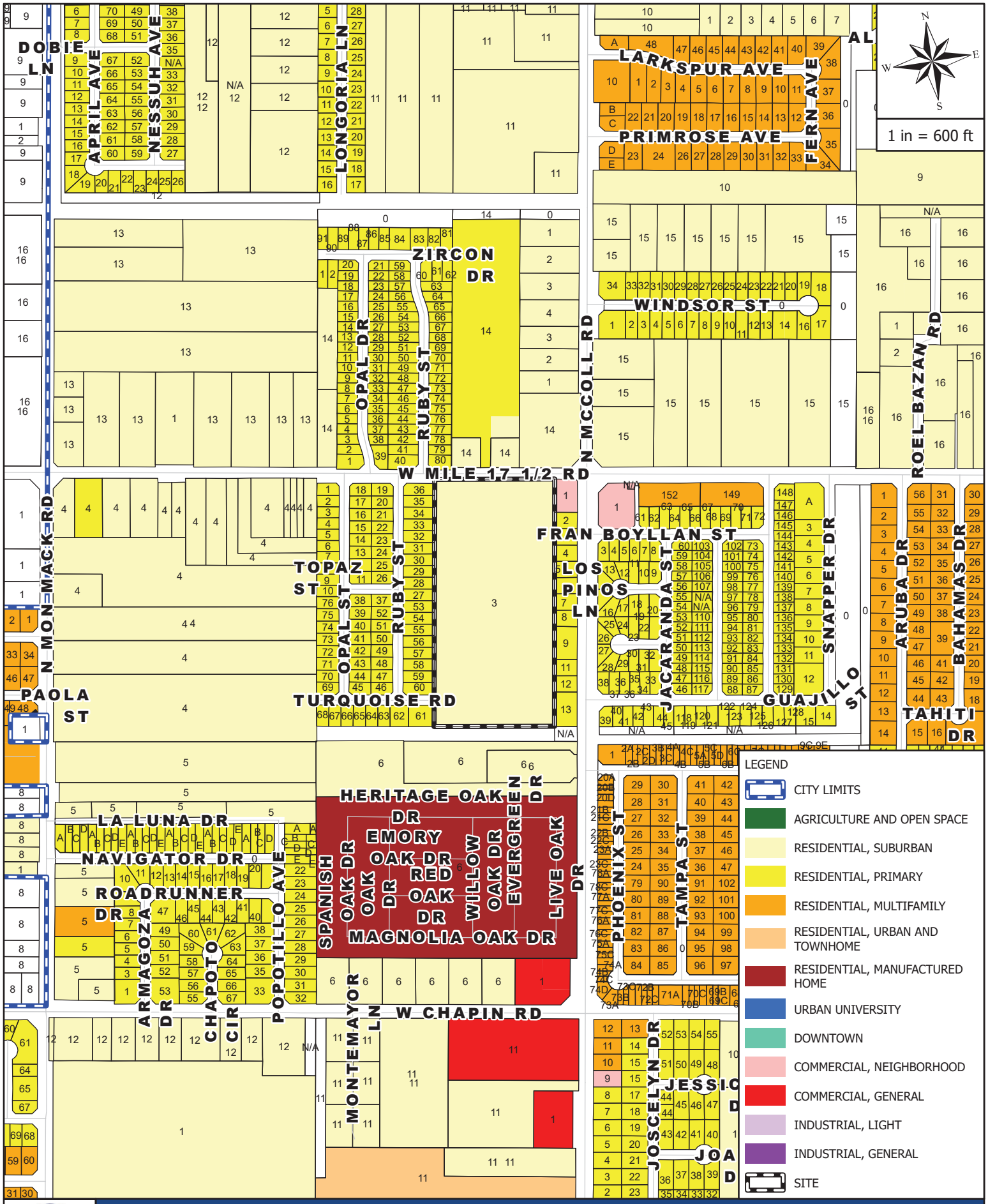
EDINBURG NEW DEVELOPMENT MAP

3002 W MILE 17 1/2 RD



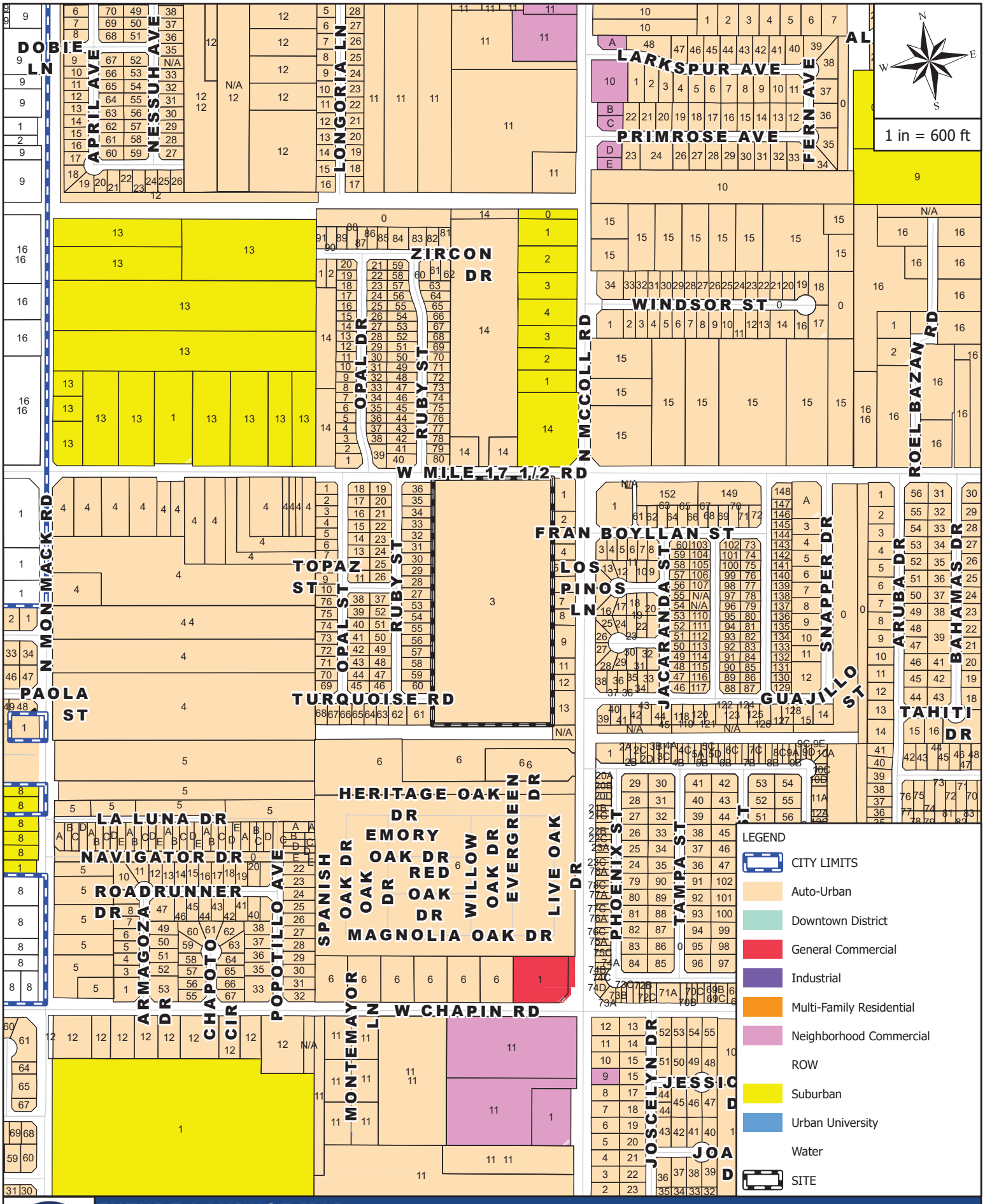
AERIAL MAP

3002 W MILE 17 1/2 RD



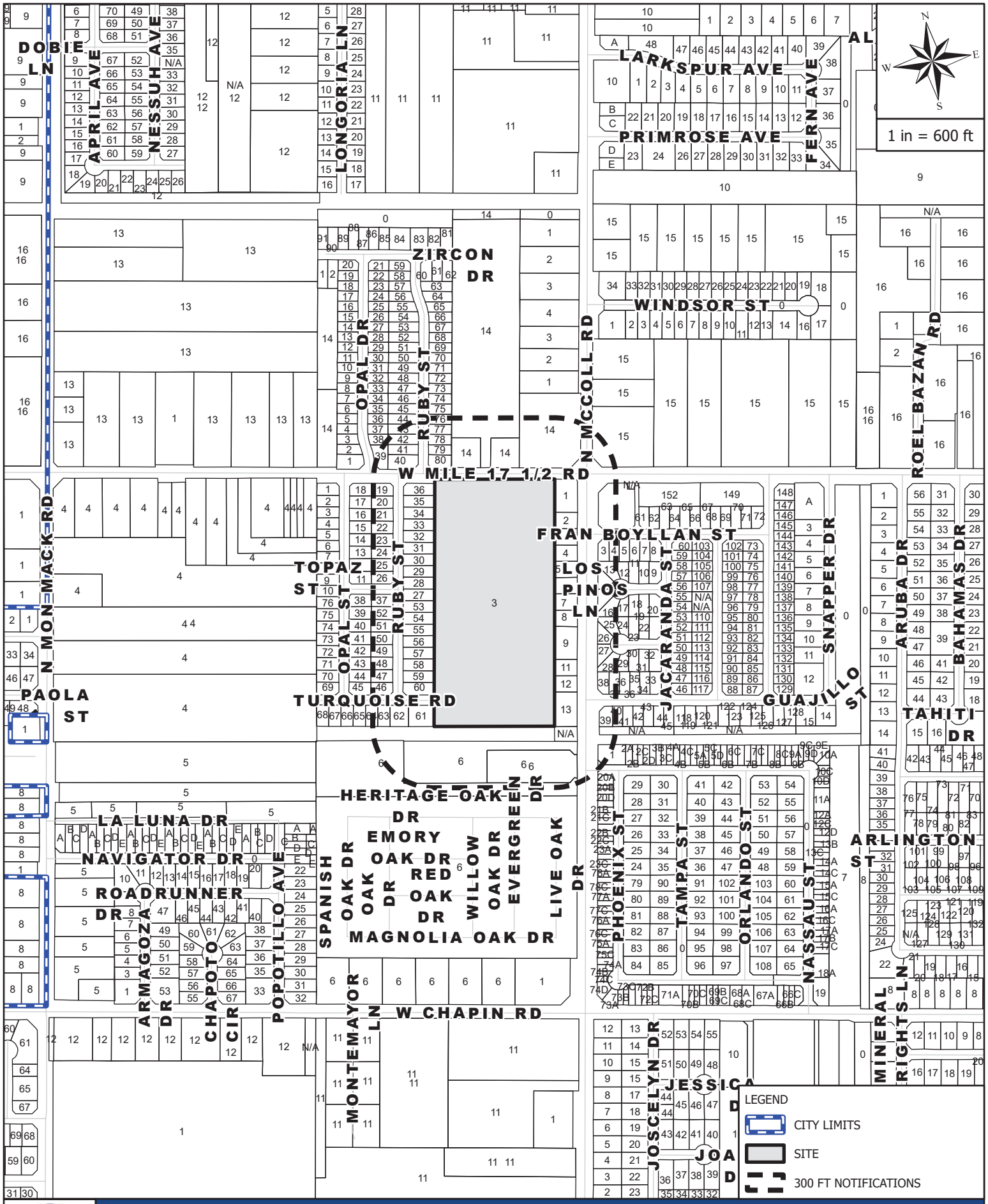
ZONING MAP

3002 W MILE 17 1/2 RD



FUTURE LANDUSE MAP

3002 W MILE 17 1/2 RD



MAILOUT AND SITE MAP

3002 W MILE 17 1/2 RD

Rezoning Request Site Photo

Supreme Engineering
3002 W. Mile 17 1/2 Road



THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RUSSELL OAKS SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

EZEQUIEL REYNA, JR., MANAGER — DATE
DK3 INVESTMENT GROUP, LLC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF EDINBURG

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG — DATE

ATTEST: _____ — DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

OMAR CANO — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RESTITUTO A. ASCANO, III — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225
SURVEY FIRM No. 10194901

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE_____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND (NCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

_____ PRESIDENT — ATTEST: _____ SECRETARY

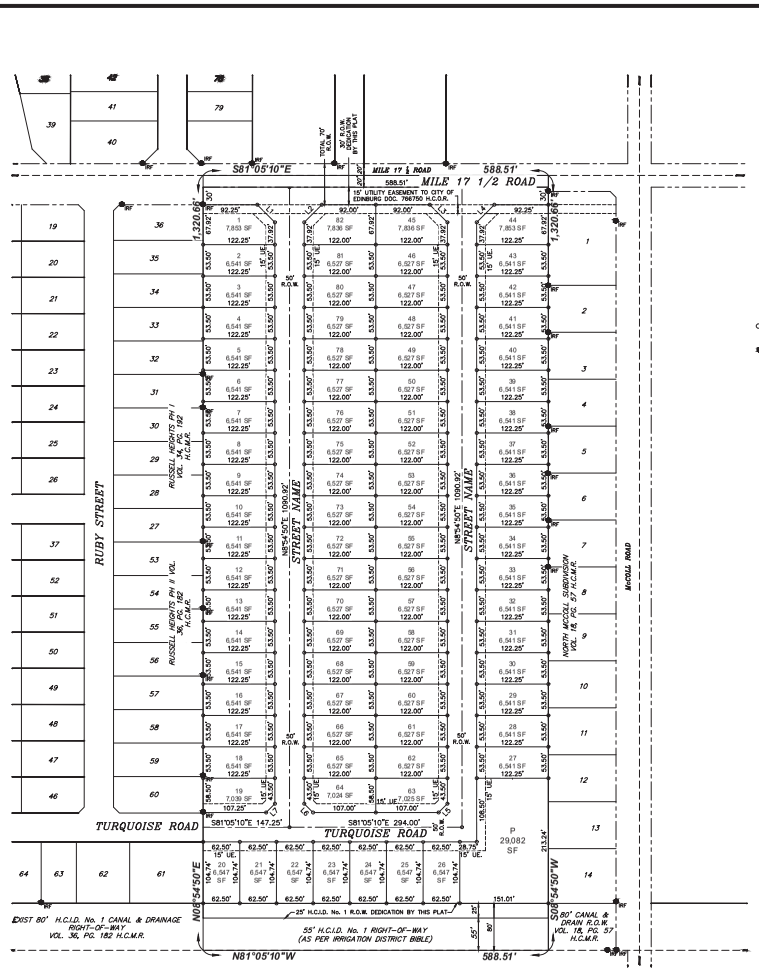
APPROVED BY DRAINAGE DISTRICT

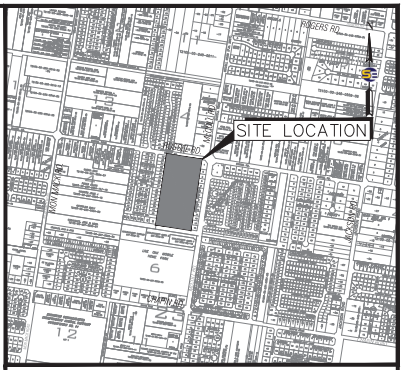
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M — DATE
GENERAL MANAGER

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	EZEQUIEL REYNA JR.	401 S. KANSA AVE.	WESLACO, TEXAS 78596	(956)447-3962
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR:	RESTITUTO A. ASCANO, III, R.P.L.S.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314





N

0 100' 200'

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM TEXAS SOUTH ZONE 4205 VERTICAL DATUM: (NAD83, NAVD88, GEOID18)

LEGEND & ABBREVIATIONS

SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SUPREME 10194901"	P.O.B. POINT OF BEGINNING
FOUND 1/2" IRON ROD & W/ CAP AS NOTED	P.O.C. POINT OF COMMENCEMENT
FOUND COTTON PICKER SPINDLE	(N80°40') RECORDED BEARINGS & DISTANCE
CALCULATED POINT	H.C.M.R. HIDALGO COUNTY MAP RECORDS
	H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
	H.C.D.R. HIDALGO COUNTY DEED RECORDS
	R.O.W. RIGHT OF WAY

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

Line Data		
Line #	Bearing	Distance
L1	S36°05'10"E	42.43'
L2	N53°54'50"E	42.43'
L3	S36°05'10"E	42.43'
L4	N53°54'50"E	42.43'
L5	N53°54'50"E	21.21'
L6	S36°05'10"E	21.21'
L7	N53°54'50"E	21.21'

PRELIMINARY

FOR REVIEW ONLY

GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE X (SHADED)
   ZONE "X" (SHARED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480338 0325 E, MAP REVISED MAY 17, 2021 AS PER CASE NUMBER 01-06-1095P-480338.
2. SETBACKS:
   FRONT: 25.00 FEET OR OR EASEMENT WHICHEVER IS GREATER
   REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 3.00 FEET OR EASEMENT WHICHEVER IS GREATER
   CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   20.00 FEET ON ROGERS ROAD
3. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED.
5. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CROWN WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FINE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   —>B.M. NO. 1—ELEV. 94.31 N.A.V.D. 88 DESCRIPTIONS: MAG NAIL SET ON THE EDGE OF PAVEMENT (N:16644543.4850, E:1084697.6320)
   —>B.M. NO. 2—ELEV. 93.99 N.A.V.D. 88 DESCRIPTIONS: MAG NAIL SET ON THE EDGE OF PAVEMENT (N:16644457.5170, E:1085471.9830)
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF ## CUBIC-FEET (## ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR DRAINAGE IMPROVEMENTS).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS S1.4.
14. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO MILE 17 1/2 ROAD FROM LOT 1,44,45,82.
15. DRIVEWAY FOR LOT 1,44,45,82 SHALL BE CONSTRUCTED AT NO MORE THAN 6 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOT DURING BUILDING PERMIT.
16. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
17. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

METES AND BOUNDS

BEING A 17.843 ACRE (17.646 ACRES) TRACT OF LAND OUT OF LOT 3, BLOCK 237 OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUMEN 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO CONVEYED TO GORDON L. BLOOMFIELD, AS DESCRIBED IN WARRANTY DEED, DATED MARCH 16, 1985, RECORDED IN VOLUME 1829, PAGE 446, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, AT A FOUND NAIL (N:16644645.9600, E:1084334.7380), AT THE CENTERLINE OF MILE 17 1/2 ROAD (40 FOOT ROAD RIGHT-OF-WAY), ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 237, ALSO BEING THE NORTHWEST CORNER OF RUSSELL HEIGHTS PHASE I SUBDIVISION, RECORDED IN VOLUME 346, PAGE 141, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THENCE, SOUTH 81°05'10" EAST, ALONG THE CENTERLINE OF SAID MILE 17 1/2 ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 237, ALSO BEING THE NORTH LINE OF SAID RUSSELL HEIGHTS PHASE I SUBDIVISION, A DISTANCE OF 575.91 FEET TO A CALCULATION POINT, AT THE NORTHEAST CORNER OF SAID RUSSELL HEIGHTS PHASE I, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING (N:16644557.0459 E:1084903.8785)

THENCE, SOUTH 81°05'10" EAST (SOUTH 80°55' EAST), CONTINUING ALONG THE CENTERLINE OF SAID MILE 17 1/2 ROAD, ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 237, A DISTANCE OF 588.51 FEET (582.32 FEET) TO A CALCULATION POINT, ON THE CENTERLINE OF SAID MILE 17 1/2 ROAD, ALSO BEING THE NORTHWEST CORNER OF NORTH MCCOLL SUBDIVISION, RECORDED IN VOLUME 18, PAGE 57, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°54'50" WEST (SOUTH 09°55' WEST), ALONG THE WEST LINE OF SAID NORTH MCCOLL SUBDIVISION, PASSING A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 ROAD, AT A DISTANCE OF 20.00 FEET, ALSO PASSING A FOUND IRON PIPE AT THE DEDICATED SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 ROAD, AS SHOWN ON THE MAP OF SAID NORTH MCCOLL SUBDIVISION, AT A DISTANCE OF 27.33 FEET, ALSO PASSING THE NORTH RIGHT-OF-WAY LINE OF A 55.00 FEET WIDE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER I, AS DESCRIBED IN THE IRRIGATION DISTRICT BIBLE DOCUMENT, AT A DISTANCE OF 1265.66 FEET, AND CONTINUING A TOTAL DISTANCE OF 1320.66 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "SUPREME 10194901" AT THE SOUTH LINE OF SAID LOT 3 BLOCK 237, ALSO BEING THE SOUTHWEST CORNER OF A 80 FEET CANAL & DRAIN RIGHT-OF-WAY, AS SHOWN ON THE MAP OF SAID NORTH MCCOLL SUBDIVISION, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°05'10 WEST (NORTH 09°55' WEST), ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 237, PASSING A FOUND BENT NAIL AT A DISTANCE OF 584.04 FEET, AND CONTINUING A TOTAL DISTANCE OF 588.51 FEET (582.32 FEET) TO A SET 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "SUPREME 10194901", AT THE SOUTH RIGHT-OF-WAY LINE OF SAID 55.00 FEET WIDE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER I, ALSO BEING THE SOUTHEAST CORNER OF RUSSELL HEIGHTS PHASE II, RECORDED IN VOLUME 36, PAGE 182, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF A 80 FEET CANAL & DRAIN RIGHT-OF-WAY, AS SHOWN ON THE MAP OF SAID RUSSELL HEIGHTS PHASE II SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°54'50 EAST, ALONG THE EAST LINE OF SAID RUSSELL HEIGHTS PHASE II SUBDIVISION AND RUSSELL HEIGHTS PHASE I SUBDIVISION, PASSING THE NORTH RIGHT-OF-WAY LINE OF SAID 55.00 FEET WIDE HIDALGO COUNTY IRRIGATION DISTRICT NUMBER I, AT A DISTANCE OF 55.00 FEET, ALSO PASSING A FOUND 1/2 INCH IRON ROD, AT THE DEDICATED SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 ROAD, AS SHOWN ON THE MAP OF SAID RUSSELL HEIGHTS PHASE I SUBDIVISION, AT A DISTANCE OF 1270.66 FEET, ALSO PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 17 1/2 ROAD, AT A DISTANCE OF 1300.66 FEET, AND CONTINUING A TOTAL DISTANCE OF 1320.66 FEET, TO THE POINT OF BEGINNING AND CONTAINING 17.843 ACRES OF LAND MORE OR LESS.

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
SURVEYING FIRM No. 10194901
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PLAT OF RUSSELL OAKS SUBDIVISION

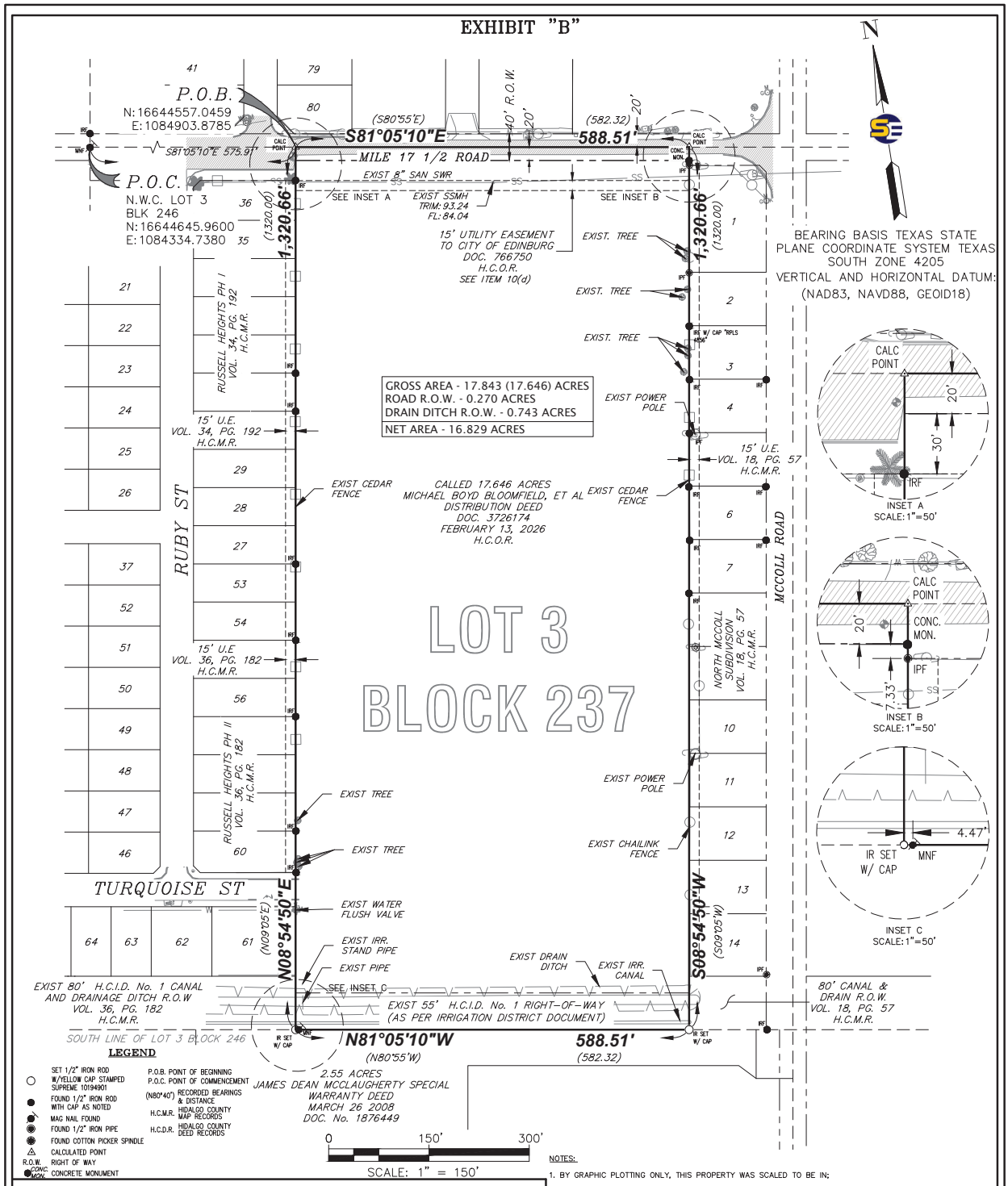
A TRACT OF LAND CONTAINING 17.843 ACRES SITUATED IN HIDALGO COUNTY , TEXAS, BEING A PART OR PORTION OUT OF LOT 3, SECTION 237, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 268, H.C.D.R.

DATE: MARCH 2026

E26-001 Final.dwg

3/19/2007

EXHIBIT "B"



LEGEND

- SET 1/2" IRON ROD W/YELLOW CAP STAMPED SUPREME 10194901
- FOUND 1/2" IRON ROD WITH CAP AS NOTED
- MAG NAIL FOUND
- FOUND 1/2" IRON PIPE
- FOUND COTTON PICKER SPINDLE
- CALCULATED POINT
- R.O.W. RIGHT OF WAY
- CONC. MON. CONCRETE MONUMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (N80°40') RECORDED BEARINGS & DISTANCE
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS

NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN;

ZONE "X" (MEDIUM SHADING) AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ACCORDING THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334-0325-D WHICH BEARS A REVISED DATE OF JUNE 16, 2000. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY ALLIANT NATIONAL TITTLE INSURANCE COMPANY
PROPOSED INSURED :DK3 INVESTMENT GROUP, LLC
GF NUMBER: 191556
EFFECTIVE DATE: DECEMBER 12, 2025.
ISSUED DATE: DECEMBER 31, 2025.

ALSO SEE SCHEDULE B EXCEPTIONS FROM (a) TO ITEM (f), WITH THE FOLLOWING EXCEPTIONS AS FOLLOWS:

- ITEM 10(a) – EASEMENTS, RULES REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. SUBJECT TO
- ITEM 10(b) – ROADS, EASEMENTS AND RESERVATIONS AS SHOWN ON THE MAP OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY, RECORDED IN VOLUME 1, PAGES 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SUBJECT TO
- ITEM 10(c) – EASEMENT FOR CANALS, DRAINAGE DITCHES, LATERALS, ETC. AS SHOWN BY INSTRUMENT DATED OCTOBER 24, 1919, RECORDED IN VOLUME 95, PAGE 233, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (BLANKET) SUBJECT TO
- ITEM 10(d) – EASEMENT IN FAVOR OF CITY OF EDINBURG AS SHOWN BY INSTRUMENT DATED APRIL 6, 1999, FILED APRIL 19, 1999 UNDER DOCUMENT NUMBER 766750, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SUBJECT TO

3. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE COORDINATES SYSTEM TEXAS SOUTH ZONE 4205

4. THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND FROM ADJACENT AND OPPOSITE PROPERTIES, TAKING INTO ACCOUNT THE SENIOR-JUNIOR RIGHTS AND THE INTENT OF THE SURVEYORS ORIGINAL FOOTSTEPS

BOUNDARY SURVEY PLAT OF

A 17.843 (17.646) ACRES OUT OF LOT 3, BLOCK 237 OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, RECORDED IN VOLUME 1, PAGES 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPERTY ADDRESS: W MILE 17 1/2 ROAD. EDINBURG, TX 78541

SURVEY WAS PREPARED FOR: DK3 INVESTMENT GROUP, LLC

JOB NUMBER: S26-001

DRAWN BY: E.M & J.C.P | REVISED:

APPROVED BY: R.A.A. | DATE: 02/27/2026

I HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND, JANUARY 16, 2026, UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF THE SURVEY. THERE WERE NO VISIBLE ENCROACHMENTS, VISIBLE EASEMENTS AND VISIBLE OVERLAPPING APPARENT CONFLICTS AS SHOWN ON THE GROUND EXCEPT AS SHOWN HEREIN. THIS SURVEY MARKEDLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

03.26.2026

RESTITUTO A. ASCANO, III
R.P.L.S. # 6225
SUPREME ENGINEERING, PLLC - TBPELS 10194901
THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

SEAL OR EMBOSSMENT

STATE OF TEXAS REGISTERED RESTITUTO A. ASCANO, III 6225 PROFESSIONAL LAND SURVEYOR

SURVEYOR:

SUPREME ENGINEERING

TBPELS FIRM No. 10194901

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539 PH: (956) 403-1314

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, July 9, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, PRIMARY (RP) DISTRICT, BEING A 17.843 (17.646) ACRES OUT OF LOT 3, BLOCK 237 OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, LOCATED AT 3002 W. MILE 17 ½ ROAD, AS REQUESTED BY SUPREME ENGINEERING.

This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses.

This request is scheduled to be heard by the **City Council on Tuesday, August 18, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, July 8, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, July 8, 2026

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☑ Against/En Contra ☐ No Comments/No Comentario

Comments: My property value will change and also there will alot more trafic

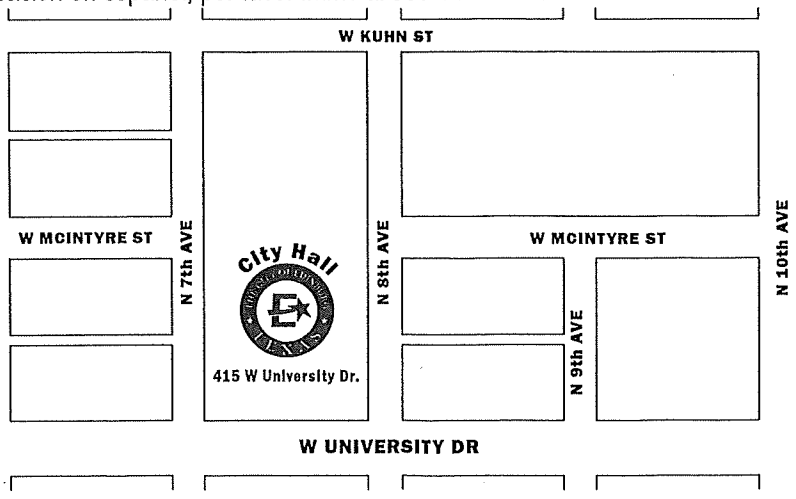
Print Name: Lambserto Hernandez Phone No. 956-381-0438 956-393-0908

Address: 2018 W. McColl Rd City: Edinburg State: Tx Zip: 78541

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, PRIMARY (RP) DISTRICT, BEING A 17.843 (17.646) ACRES OUT OF LOT 3, BLOCK 237OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY, LOCATED AT 3002 W. MILE 17 ½ ROAD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Suburban (RS) District, and Residential, Primary (RP) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of Being a 17.843 (17.646) Acres out of Lot 3, Block 237of the Texas-Mexican Railway Company Survey, located at 3002 W. Mile 17 ½ Road, from Residential, Suburban (RS) District to Residential, Primary (RP) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 9, 2026 at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Suburban (RS) District and Residential, Primary (RP) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Suburban (RS) District and added to the Residential, Primary (RP) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS
Agenda Item No: 9.D.
Sign Variance Request - MatkinHoover Engineering & Surveying

1. **Agenda Item:**
Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to Allow Maximum Permitted Sign Height, Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2, Located at 8300 N. I-69C, as Requested by MatkinHoover Engineering & Surveying. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
The applicant is seeking a variance to Unified Development Code Section 4.303-3 regarding signage. The sign in question pertains to Quick Trip at the specified location, which is situated on the east side of N. I-69C, approximately 420 feet south of the intersection of the I-69C frontage road and E. FM 2812. The proposed freestanding sign will be positioned on the west side of the property along the I-69C frontage road, measuring 90 feet in height with a double-sided display area of 13'x15'. The property is zoned Commercial, General (CG) District, with adjacent land uses including residential, commercial, and vacant land.

Staff received a Sign Variance Application for the subject property on June 15, 2026. The applicant is requesting a variance to allow a 90-foot-tall sign, which exceeds the maximum allowable height of 60 feet along the I-69C.

Article 9, Table 9.103-1 states that a variance to a sign permit must come before the Planning & Zoning Commission in the form of a public hearing. The applicant then has an opportunity for the item be heard before City Council.

On Friday, July 10, 2026, staff mailed public hearing notices to 9 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff had received no comments in opposition or in favor of this request. However, during the Planning and Zoning Meeting, one public comment was made in support of the request.

On July 23, 2026, the Planning and Zoning Commission recommended with a unanimous vote of 5-0 to approve the approve the Sign Variance Request.

3. **Staff's Recommendation:**
Staff recommends denial of the Variance Request to the City's Unified Development Code, which includes standards aimed at preventing visual clutter that may adversely impact traffic safety, pedestrian safety, property values, business opportunities, and the overall appearance of the community. If the request is approved, the applicant must adhere to all requirements throughout the permitting process, including compliance with subdivision regulations, building and fire codes, fire protection standards, parking regulations, landscape buffer-yard requirements, solid waste services, utility regulations, and any other applicable City requirements.

Reviewed by: **Prepared by:**

Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL –08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted sign height

APPLICANT: MatkinHoover Engineering & Surveying

AGENT: Ryan Egan

LEGAL: Being the South 4.69 Acres of Lot "P" of the Santa Cruz Gardens Subdivision No. 2

LOCATION: Located at 8298 N. I-69C

LOT/TRACT SIZE: 4.69 Acres

CURRENT USE: Vacant Land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING:
North – Commercial, General (CG) District
South – Commercial, General (CG) District
East – Industrial, General (IG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

SIGN VARIANCE REQUEST
MATKINHOOVER ENGINEERING & SURVEYING

EVALUATION

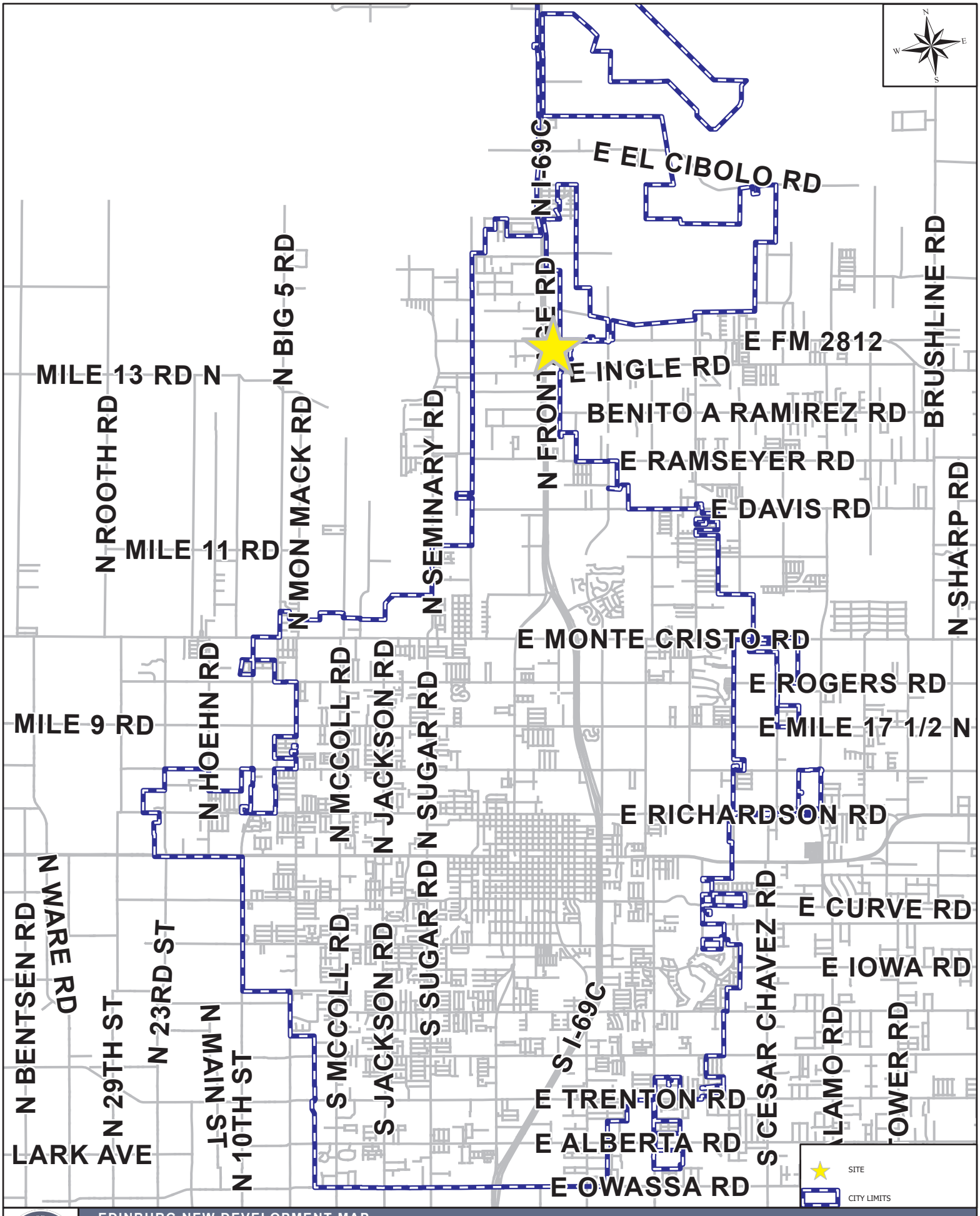
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Quick Trip at this location.

2. Based on Article 4, Section 4.303-3, Permanent Freestanding Sign, to allow maximum permitted height for a pole sign.

Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 9 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



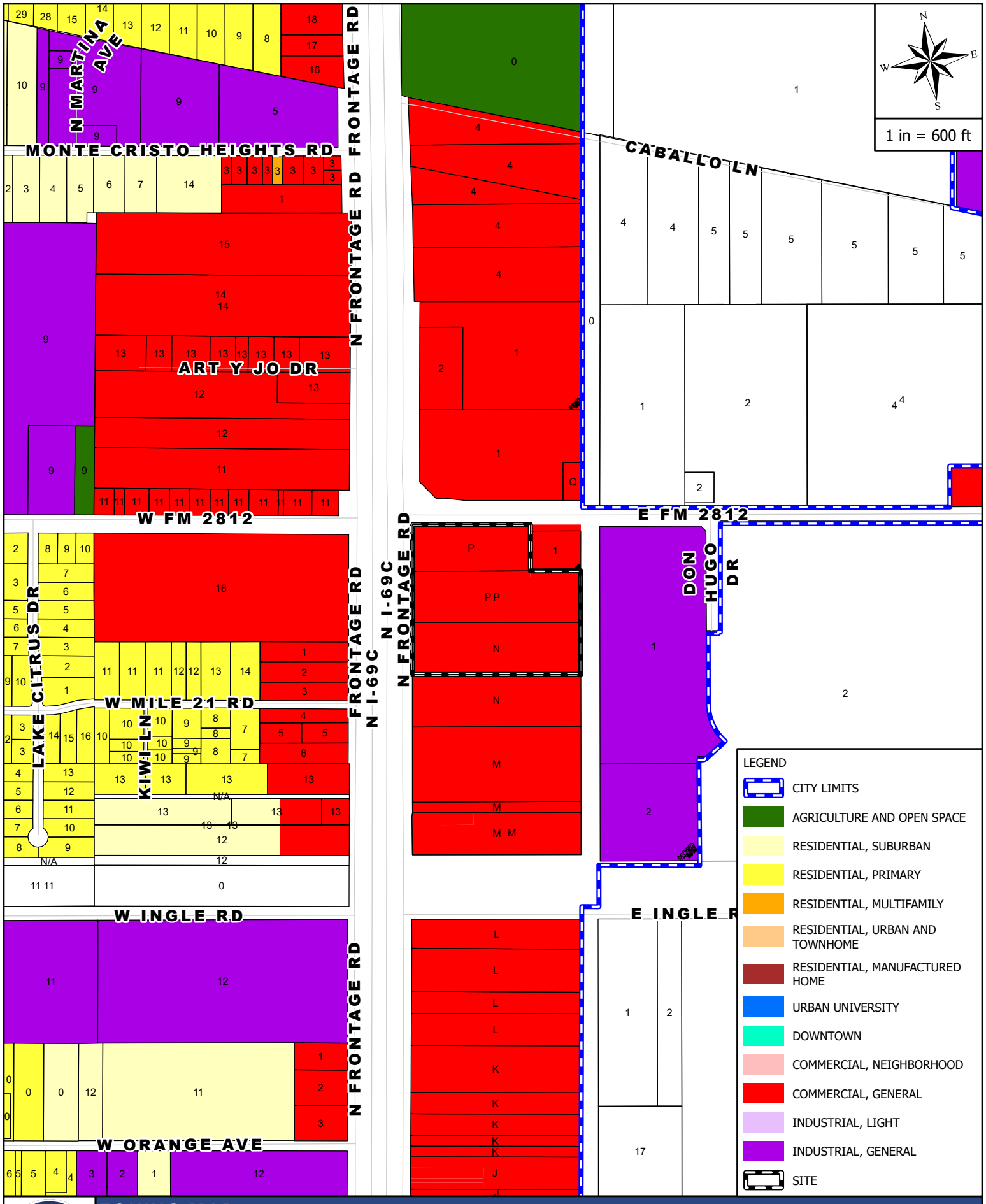
EDINBURG NEW DEVELOPMENT MAP

8300 N I-69C



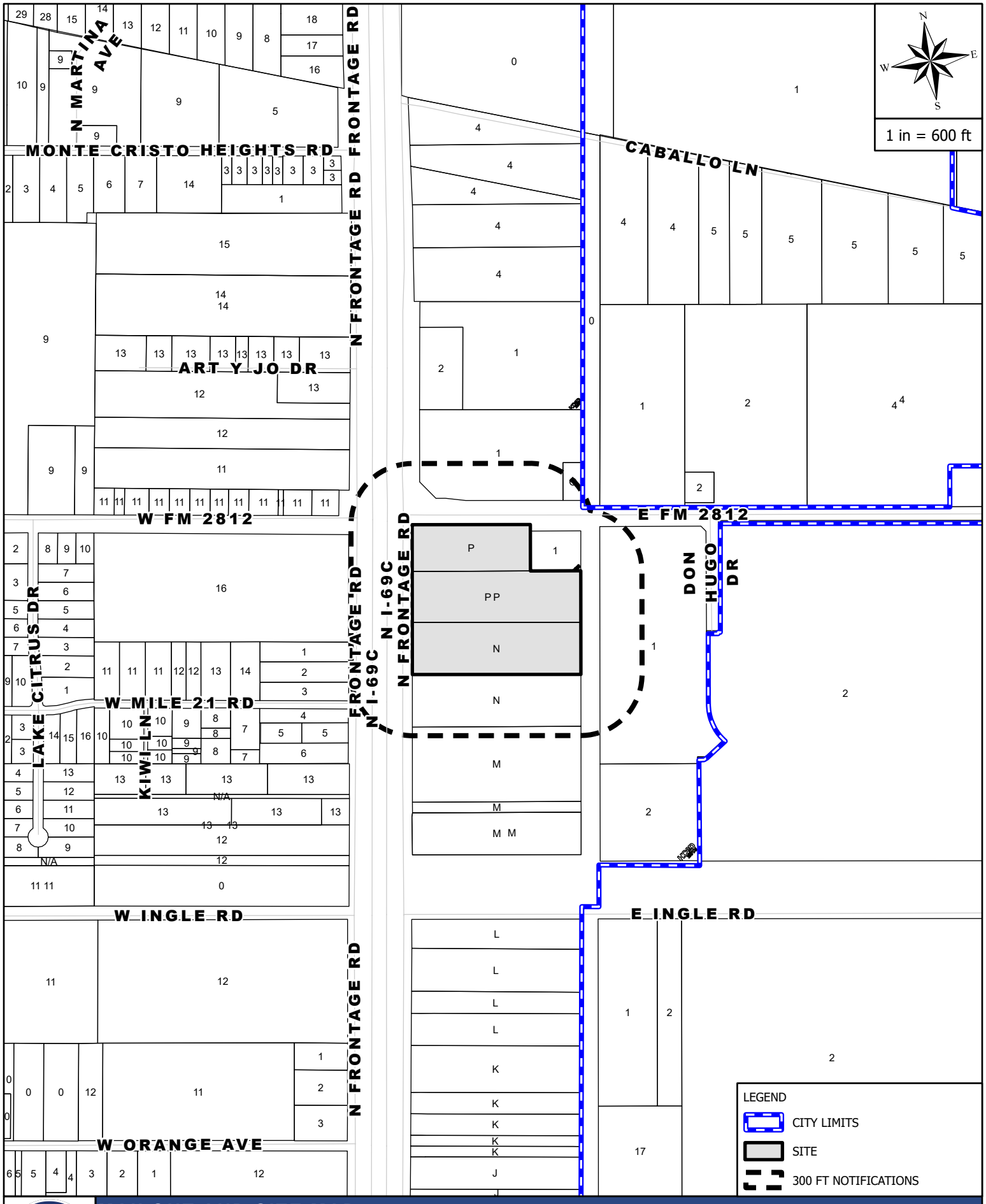
AERIAL MAP

8300 N I-69C



ZONING MAP

8300 N I-69C



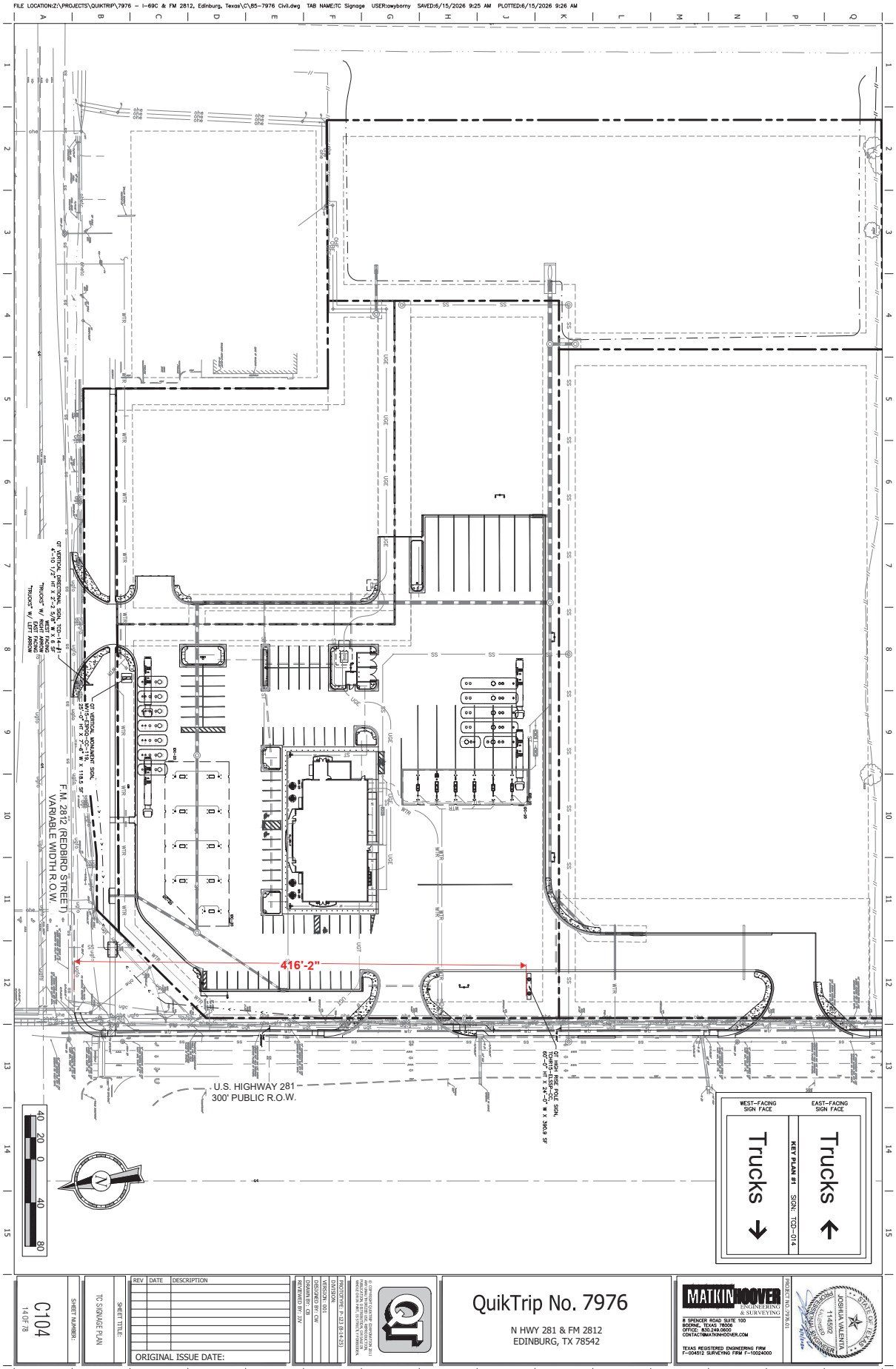
MAILOUT AND SITE MAP

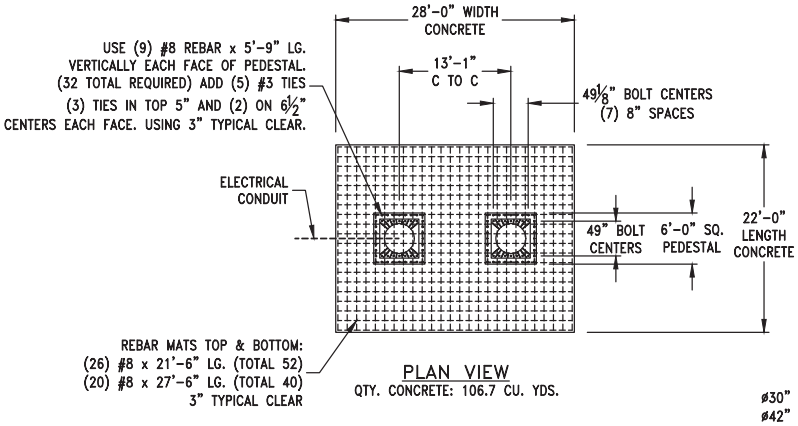
8300 N I-69C

Rezoning Request Site Photo

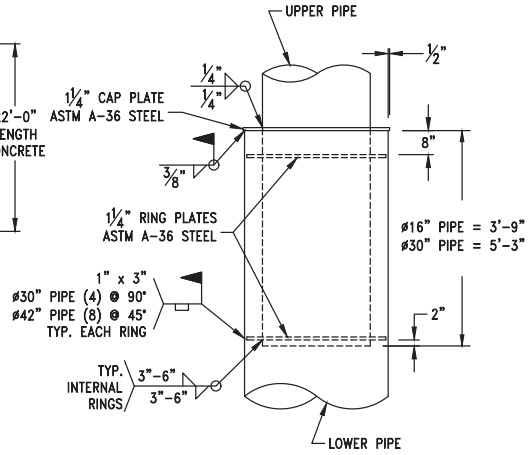
MatkinHoover Engineering & Surveying
8300 N. I-69C



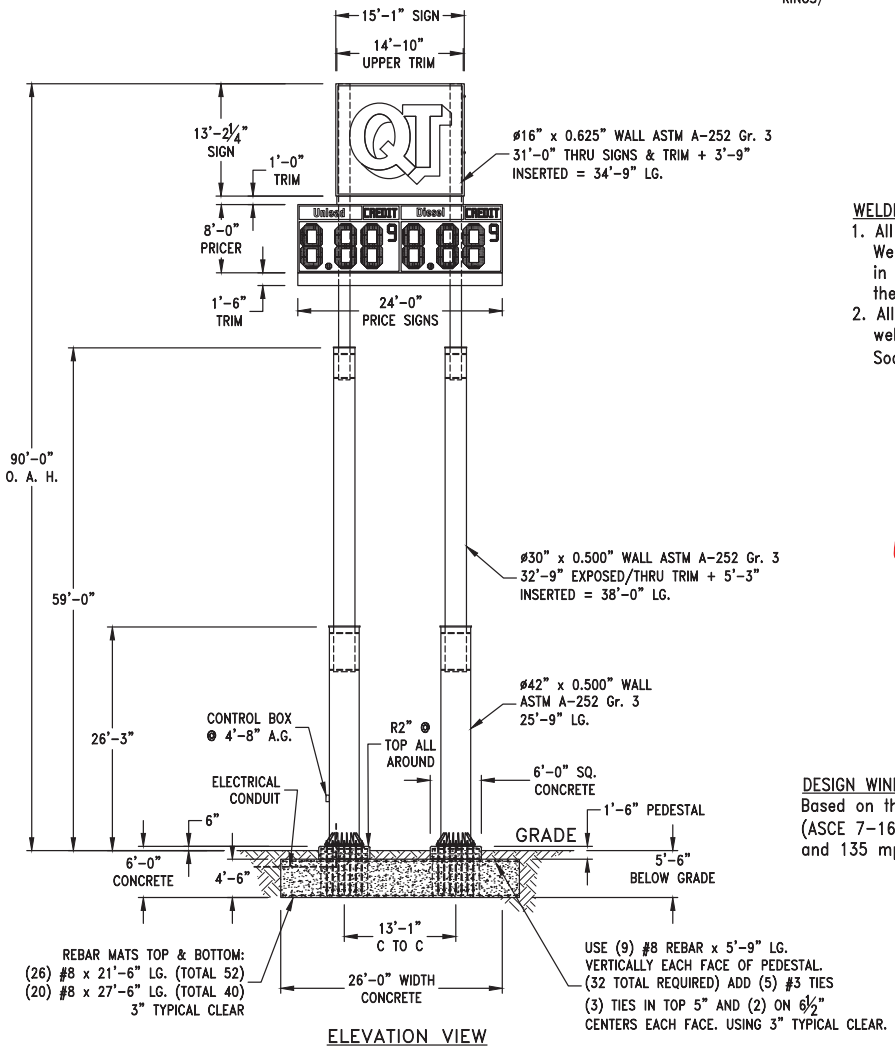

FILE LOCATION:Z:\PROJECTS\QUIKTRIP\7976 – I-69C & FM 2812, Edinburg, Texas\C\85-7976 Civil.dwg TAB NAME:TC Signage USER:awyborny SAVED:6/15/2026 9:25 AM PLOTTED:6/15/2026 9:26 AM
F.M. 2812 (REDBIRD STREET) – VARIABLE WIDTH R.O.W.
U.S. HIGHWAY 281
300' PUBLIC R.O.W.
416'-2"
WEST-FACING SIGN FACE
EAST-FACING SIGN FACE
Trucks
Trucks
KEY PLAN #1
SIGN: TCD-014
QuikTrip No. 7976
N HWY 281 & FM 2812
EDINBURG, TX 78542
MATKIN HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000
JOSHUA VALENTA
114502
C104
14 OF 78
TC SIGNAGE PLAN
ORIGINAL ISSUE DATE:



PLAN VIEW
QTY. CONCRETE: 106.7 CU. YDS.



JOINT DETAIL



ELEVATION VIEW

WELDING NOTES:
1. All field welding must conform to the Welding Environment conditions set forth in section 5.12 in the lastest edition of the AWS D1.1 code.
2. All welding is to be performed by welders certified per American Welding Society (AWS).

STATE OF TEXAS
WADE C CARTER
154814
LICENSED PROFESSIONAL ENGINEER
Digitally Signed on 06/06/2026

DESIGN WIND LOAD:
Based on the 2018 International Building Code (ASCE 7-16) using Risk Category II, Exposure C and 135 mph wind speed.

SIGN TYPE
TCHR19-ELSSP-CC

FOUNDATION DESIGN NOTES:
1. Concrete shall have a minimum compressive strength of 4000 PSI at 28 days.
2. Reinforcing steel shall be ASTM A-615 Gr. 60.
3. Footing designed using soil bearing forces of 2000 PSF Static, 2000 PSF Dynamic and 225 PSF per foot Lateral based on soil conditions found in GFAC Engineering, Inc. Project No. 2025152 geotechnical report dated March 27, 2026.
4. Anchor bolts shall be ASTM F-1554 Gr. 55 steel.

SEE SHEET 2 FOR CAISSON FOOTING OPTION & ALL OTHER DETAILS.

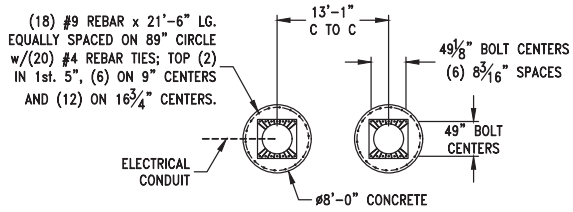
SITE: QuikTrip
Store No. 7976
North Highway 281 and FM 2812
Edinburg, Texas 78542

REV	DATE	DESCRIPTION	APPROVED
A	05 Jun 26	RELEASED FOR PERMITTING	W. CARTER

WC² ENGINEERING INC
Texas Engineering Firm License (F-27031)
2957 S 101st Street, West Allis, WI 53227
wcarter@wc2eng.com / 414-644-5922
Robert-James & Associates, Inc.
phone: 708-479-8385 email: rja37@comcast.net

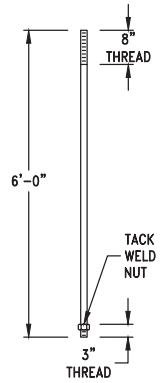
TITLE: 90'-0" OAH TWIN POLES FOR QUIKTRIP ID AND PRICE SIGNS WITH TRIM PIECES

DRAWN BY	DATE	SCALE	DRAWING NUMBER	SHEET	REV.
W. CARTER	05 Jun 26	NONE	2606014	1 OF 2	A
CHECKED BY W. CARTER	DATE 05 Jun 26				



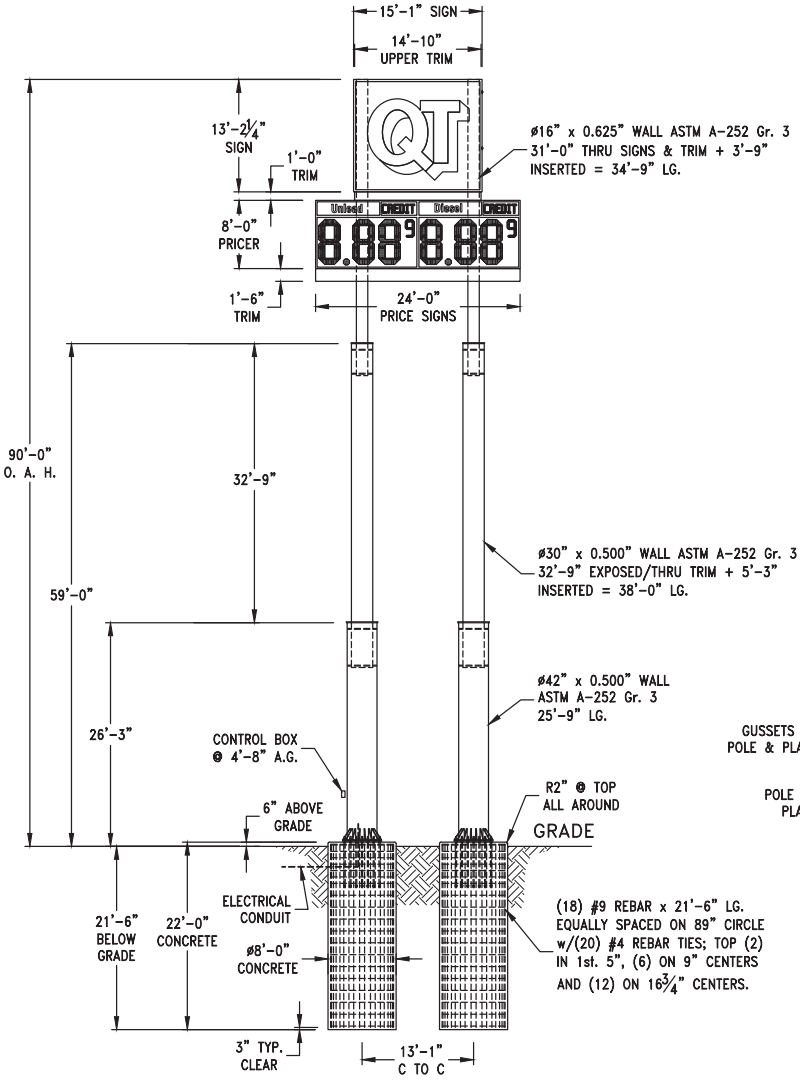
PLAN VIEW–CAISSON FOOTINGS

QTY. CONCRETE: 41.0 CU. YDS. EACH

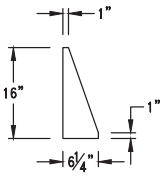


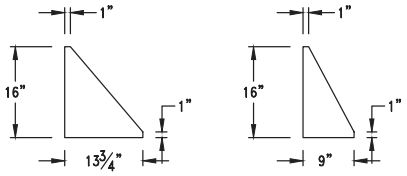
ANCHOR BOLT DETAIL

ø1½" ASTM F-1554 Gr. 55



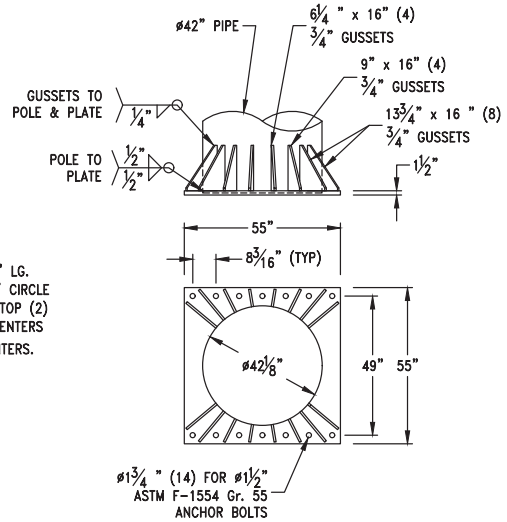
ELEVATION VIEW–CAISSON





BASE PLATE GUSSETS DETAIL

¾" ASTM A-36 STEEL



BASE PLATE DETAIL

1½" ASTM A-36 STEEL

STATE OF TEXAS
WADE C CARTER
154814
LICENSED
PROFESSIONAL ENGINEER

Digitally Signed on
06/06/2026

WC² ENGINEERING INC®
Texas Engineering Firm License (F-27031)
2957 S 101st Street, West Allis, WI 53227
wcarter@wc2eng.com / 414-644-5922

Robert-James & Associates, Inc.
phone: 708-479-8385 email: rja37@comcast.net

TITLE: 90'-0" OAH TWIN POLES FOR QUIKTRIP ID AND PRICE SIGNS WITH TRIM PIECES

DRAWN BY	DATE	SCALE	DRAWING NUMBER	SHEET	REV.
W. CARTER	05 Jun 26	NONE	2606014	2 OF 2	A
CHECKED BY W. CARTER	DATE 05 Jun 26				

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS
Agenda Item No: 9.E.
Sign Variance Request - Jorge Gonzalez

1. **Agenda Item:**
Hold Public Hearing and Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, to Allow a Permanent Freestanding Sign within a Prohibited Zoning District, Being Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg, Located at 320 N. Closner Boulevard, as Requested by Jorge Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
The applicant is requesting a variance to the Unified Development Code Article 4, Section 4.303-1 as it applies to signs. The sign in question is for the advertisement for Willie B's BBQ at this location. The property is located at the east side of N. Closner Boulevard, at the southeast corner of the intersection of N. Closner Boulevard and E. Loeb Street. The existing sign is located on the southwest corner of the property along N. Closner Boulevard. The sign is a freestanding sign that is 18 feet in height with a 10'x 5'display area with a double-sided face. The property is currently zoned Downtown (DT) District. Adjacent land uses are residential uses and commercial uses.

Staff received a Sign Variance Application for the subject property on April 28, 2026, requesting the following variance to allow an existing freestanding sign to remain in a prohibited zoning district. The City of Edinburg Unified Development Code does not allow for any freestanding sign within the Downtown (DT) District.

Article 9, Table 9.103-1 states that a variance to a sign permit must come before the Planning & Zoning Commission in the form of a public hearing. The applicant then has an opportunity for the item to be heard before City Council.

On Friday, July 10, 2026, staff mailed public hearing notices to 12 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff had received one comment in opposition and none in favor. However, during the Planning and Zoning Meeting, two public comments were made in support of the request.

On July 23, 2026, the Planning and Zoning Commission, recommended with a unanimous vote of 5-0, to approve the Sign Variance Request.

3. **Staff's Recommendation:**
Staff recommends denial of the Variance Request to the City's Unified Development Code. A freestanding sign of this nature is not allowed within the downtown (DT) District, as we strive to preserve historic architecture or maintain a cohesive, charming visual identity of the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL –08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Sign Variance Request to the City of Edinburg Unified Development Code Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District

APPLICANT: Francisco Luna

AGENT: Jorge Gonzalez

LEGAL: Lots One (1) and Twenty-Four (24), Block One Hundred Eighty-Eight (188), Original Townsite of the City of Edinburg

LOCATION: Located at 320 N. Closner Boulevard

LOT/TRACT SIZE: Lot 1 and Lot 24

CURRENT USE: Restaurant

PROPOSED USE: Downtown (DT) District

EXISTING ZONING: Downtown (DT) District

ADJACENT ZONING:
North – Downtown (DT) District
South – Downtown (DT) District
East – Downtown (DT) District
West – Downtown (DT) District

LAND USE PLAN: Downtown District

PUBLIC SERVICES: City of Edinburg Sewer and Water.

RECOMMENDATION: Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

SIGN VARIANCE REQUEST
JORGE GONZALEZ

EVALUATION

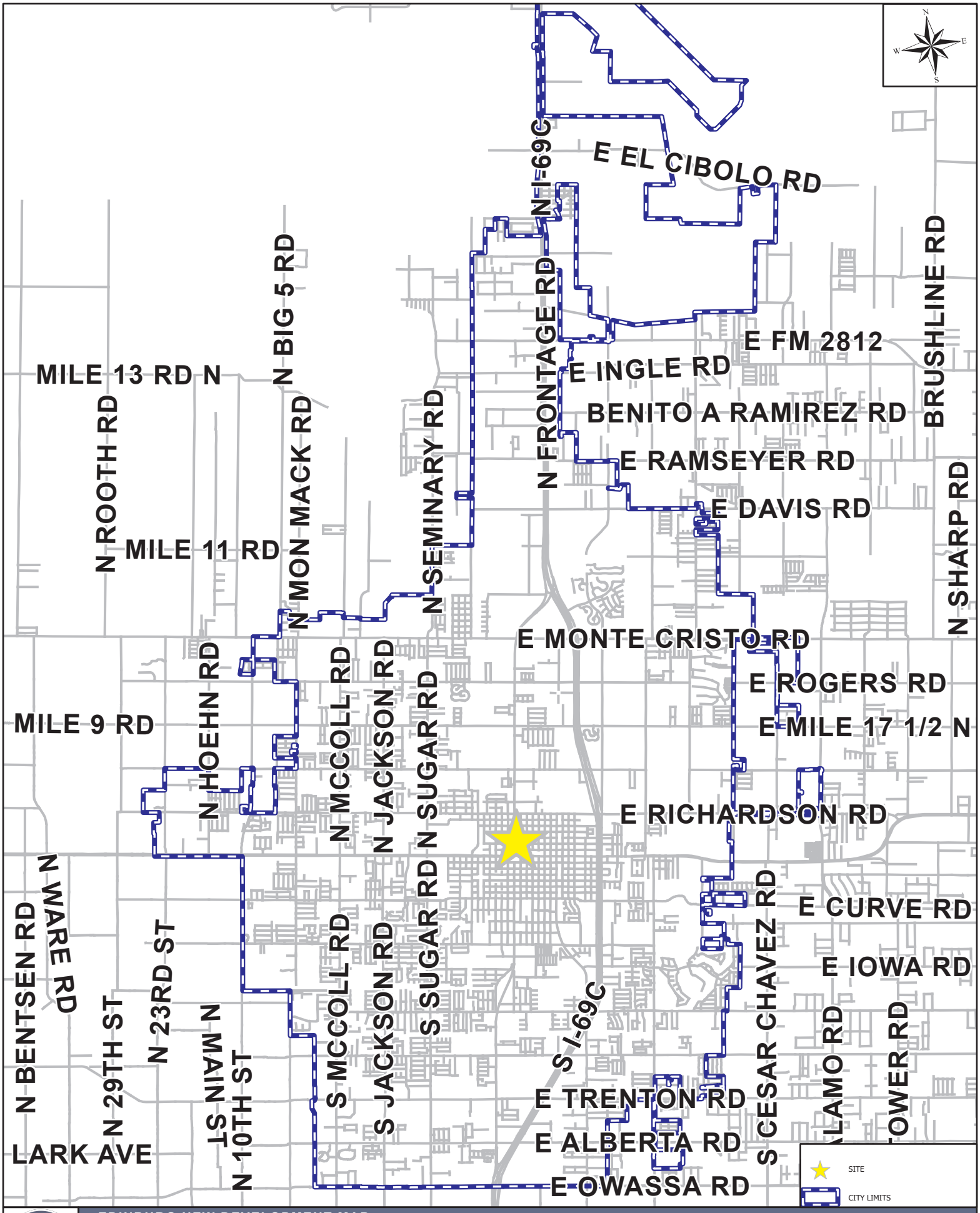
The following is staff's evaluation of the request.

1. The sign in question is for the advertisement of Bert Ogden at this location.

2. Based on Article 4, Section 4.303-1, Allowed Sign Type by Zoning District, To Allow a Permanent Freestanding Sign within a Prohibited Zoning District.

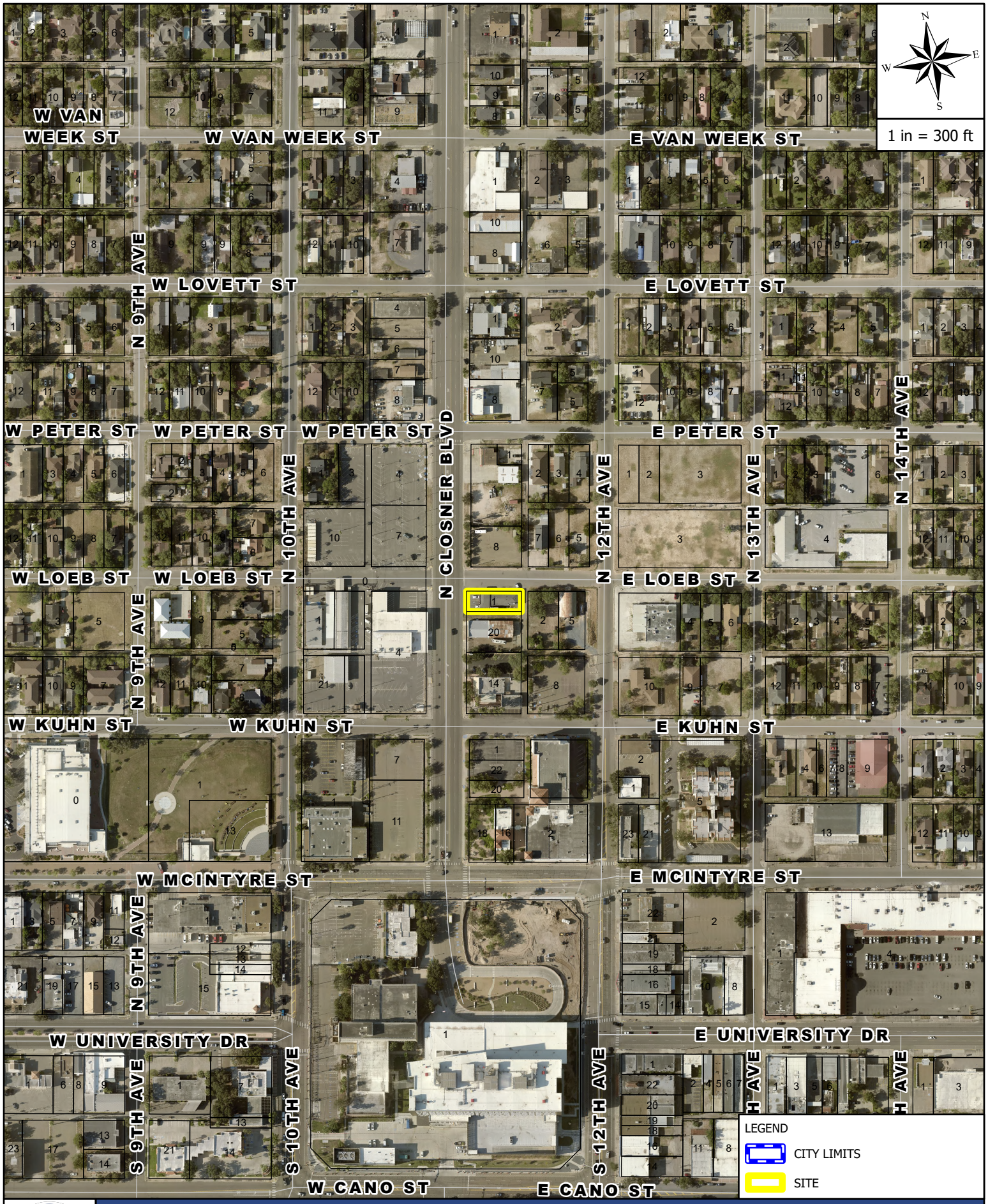
Staff recommends denial of the Variance Request to the City's Unified Development Code. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building and fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and any other City requirements, as applicable.

Staff mailed a notice of the public hearing to 12 neighboring property owners on Friday, July 10, 2026, and received no comments in favor and one comment against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



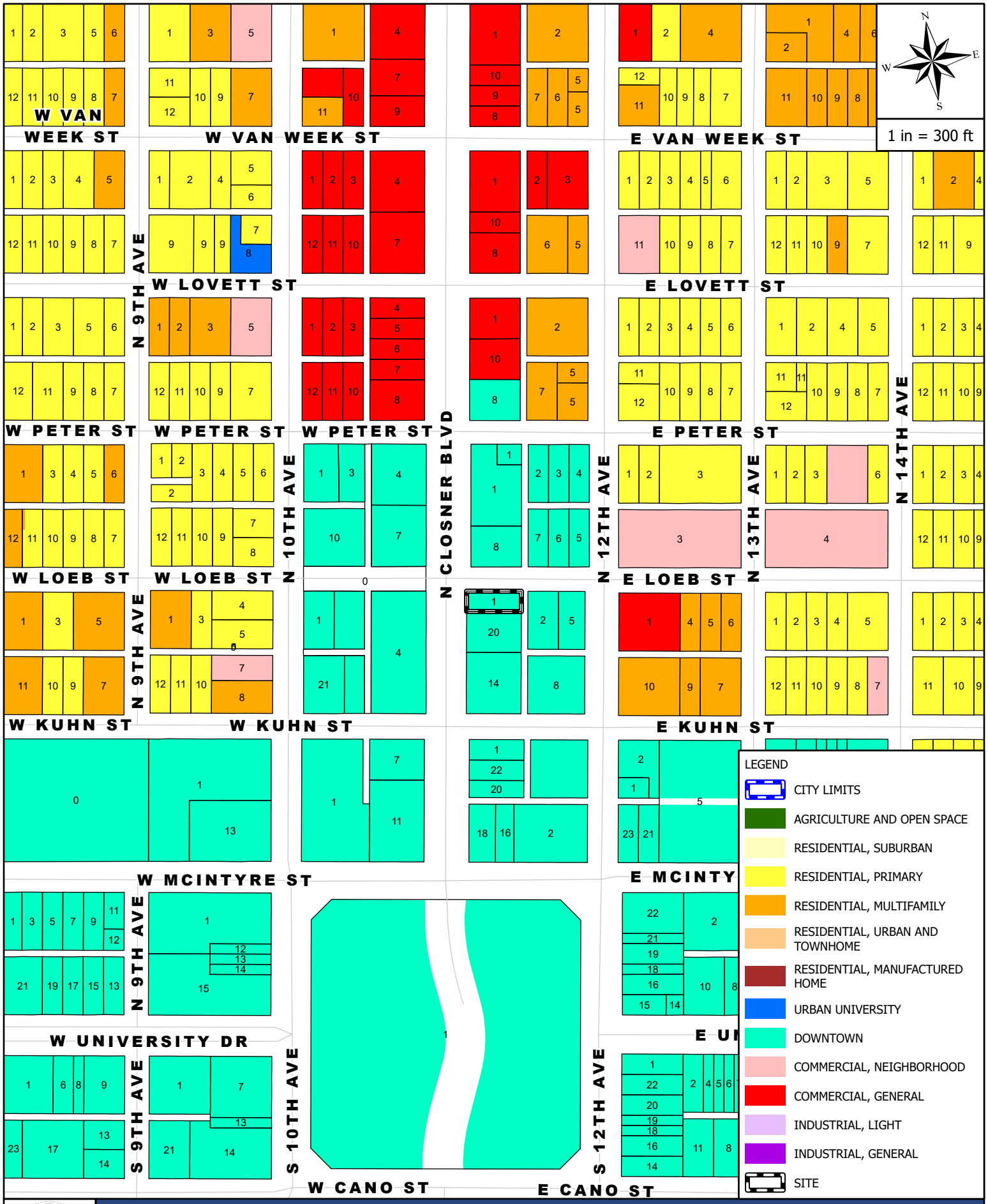
EDINBURG NEW DEVELOPMENT MAP

320 N CLOSNER BLVD



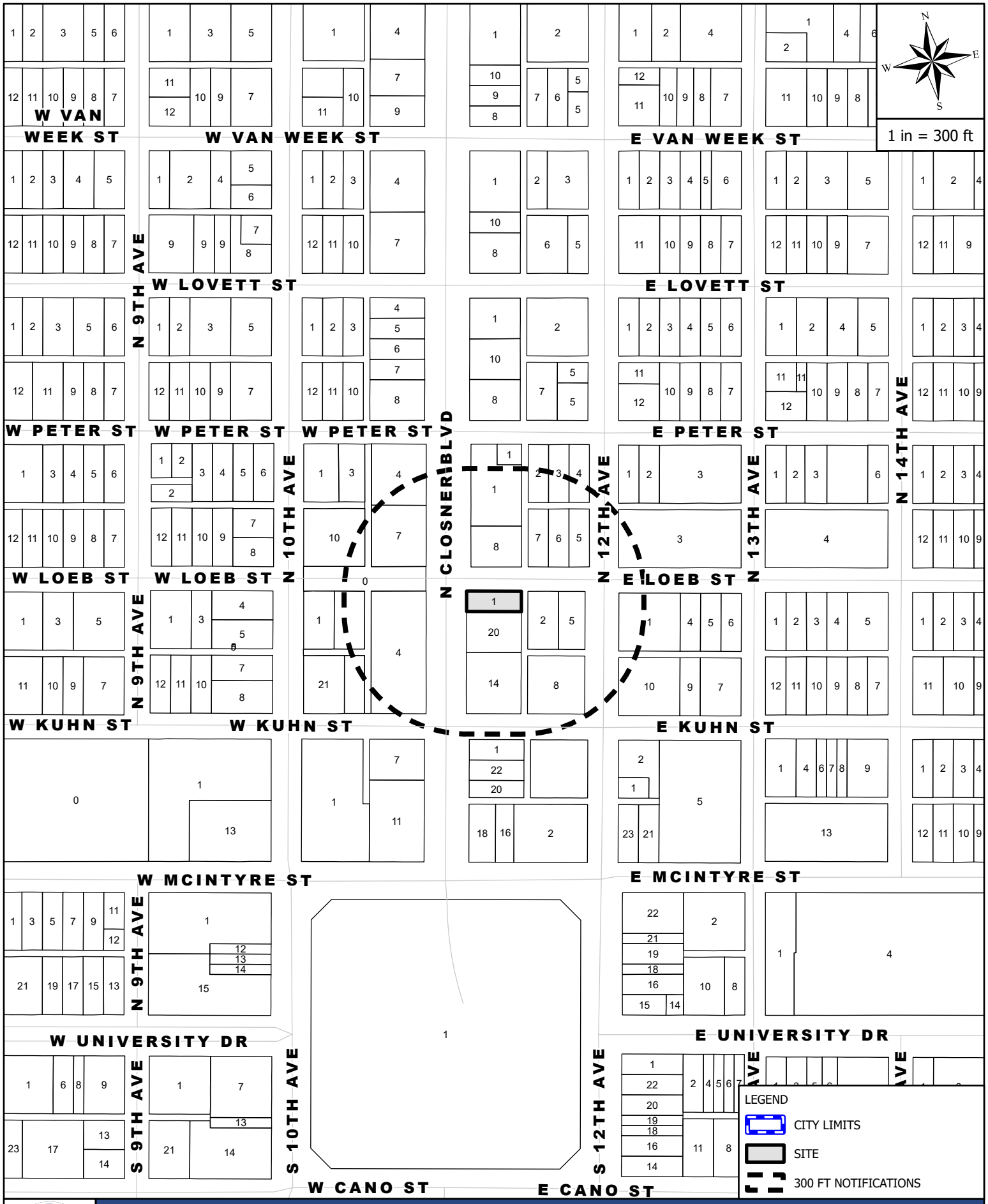
AERIAL MAP

320 N CLOSNER BLVD



ZONING MAP

320 N CLOSNER BLVD



MAILOUT AND SITE MAP

320 N CLOSNER BLVD

Rezoning Request Site Photo

Jorge Gonzalez
320 N. Closner Boulevard

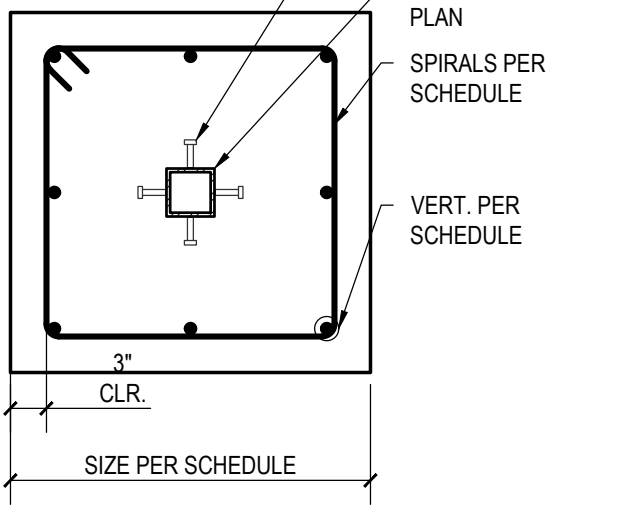


Rezoning Request Site Photo

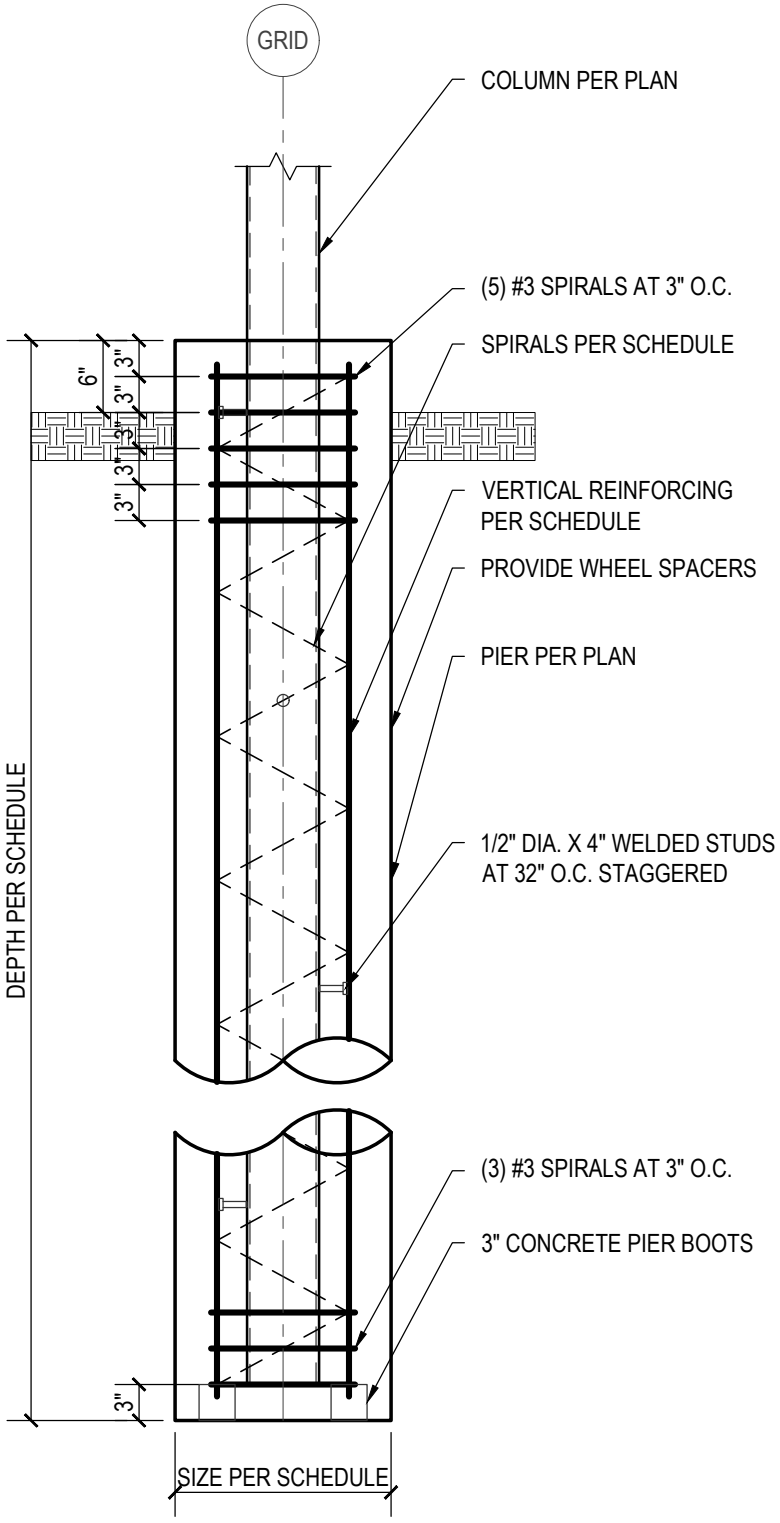
Jorge Gonzalez
320 N. Closner Boulevard




Titi's Sazon Boriqua
Puerto Rican
W Loeb St
W Loeb St
E Loeb St
E Loeb St
E Loeb St
E Loeb St
BUS
281
N Closner Blvd
146ft
60ft
Willie B's Barbeque
60ft
16ft
130ft
Exist. Sign Location
BUS
281
Longoria's Auto Repair
N Closner Blvd
Layers
Google Maps



SECTION A-A



PIER SCHEDULE

SIGN HEIGHT	DEPTH BELOW (E) GRADE	SQ.	VERT. REINF.		SPIRAL	
			NO.	SIZE	SIZE	PITCH
18 FT	6 FT	24"	8	#6	#3	12"

03-13-2026

TITLE:

PIER FOUNDATION

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA PE 65228. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SEAL:

STATE OF TEXAS
W.R.HINOJOSA
65228
REGISTERED PROFESSIONAL ENGINEER

SCALE: AS NOTED
PROJECT#: 26-126
REVISION:
ISSUED: 03-13-2026
DRAWN BY: MR
CHECKED BY: AT, RH

S5

SHT. NO.

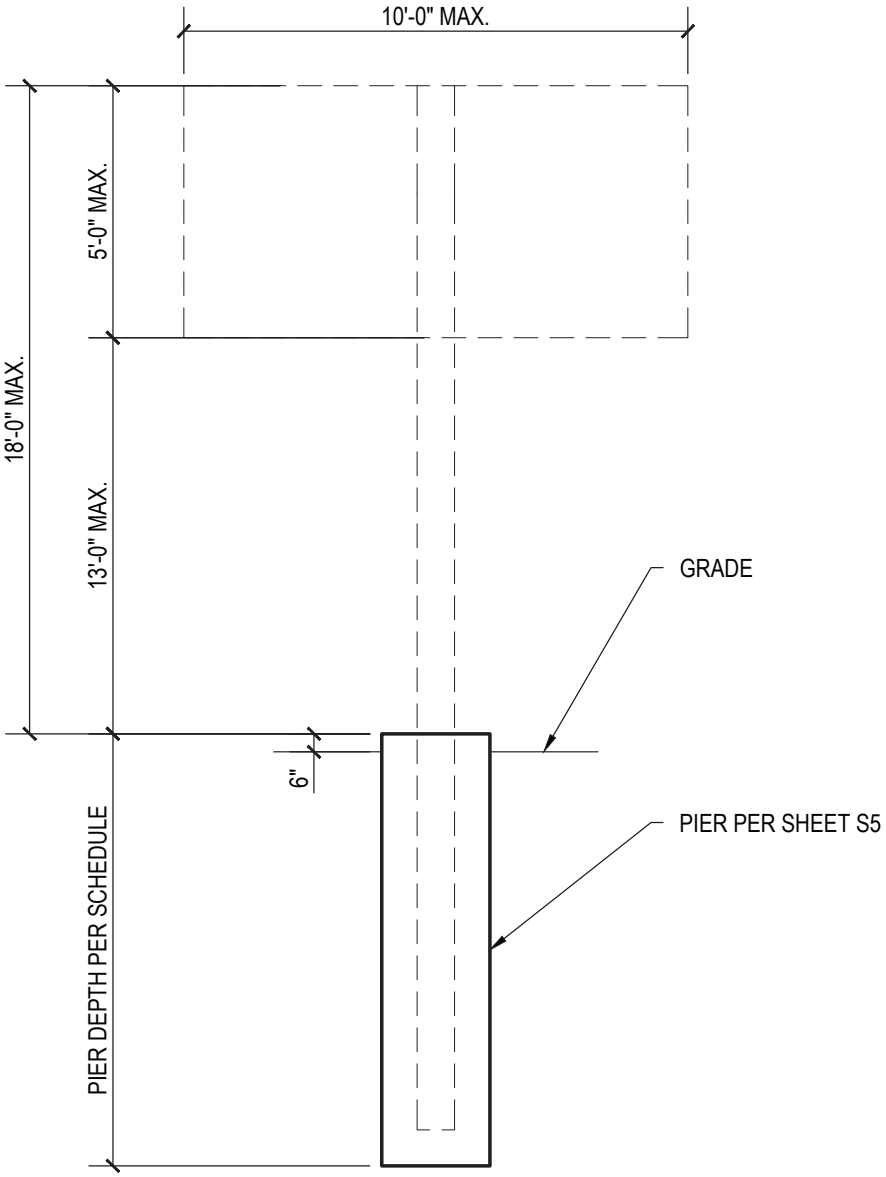
PROJECT:

WILLIE B'S BBQ
PYLON SIGN

114 E LOEB ST., EDINBURG, TEXAS 78541

HINOJOSA
ENGINEERING, INC.
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HinojosaEngInc@aol.com
REGISTRATION NUMBER: F-908 EXPIRATION DATE: 09/30/2026

HINOJOSA ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF H.E., INC. © 2026



03-13-2026

TITLE:

SIGN ELEVATION

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.R. HINOJOSA PE 65228. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

SEAL:

STATE OF TEXAS
W.R.HINOJOSA
65228
REGISTERED PROFESSIONAL ENGINEER

SCALE: AS NOTED
PROJECT#: 26-126
REVISION:
ISSUED: 03-13-2026
DRAWN BY: MR
CHECKED BY: AT, RH

PROJECT:

WILLIE B'S BBQ
PYLON SIGN

114 E LOEB ST., EDINBURG, TEXAS 78541

HINOJOSA
ENGINEERING, INC.
STRUCTURAL ENGINEERING
CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HinojosaEngInc@aol.com
REGISTRATION NUMBER: F-908 EXPIRATION DATE: 09/30/2026

S6

SHT. NO.

HINOJOSA ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF H.E., INC. © 2026

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on Thursday, July 23, 2026, at 5:30 P.M. in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE SIGN VARIANCE REQUEST TO THE CITY OF EDINBURG UNIFIED DEVELOPMENT CODE ARTICLE 4, SECTION 4.303-1, ALLOWED SIGN TYPE BY ZONING DISTRICT, TO ALLOW A PERMANENT FREESTANDING SIGN WITHIN A PROHIBITED ZONING DISTRICT, BEING LOTS ONE (1) AND TWENTY-FOUR (24), BLOCK ONE HUNDRED EIGHTY-EIGHT (188), ORIGINAL TOWNSITE OF THE CITY OF EDINBURG, LOCATED AT 320 N. CLOSNER BOULEVARD, AS REQUESTED BY JORGE GONZALEZ.

This is to allow the placement of a freestanding sign within a prohibited zoning district.

This request is scheduled to be heard by the City Council on Tuesday, August 18, 2026, at 6:00 P.M. As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, the City is using this notice to solicit your input, but no action or response is required. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, July 22, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, July 22, 2026

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☐ In Favor/A Favor ☑ Against/En Contra ☐ No Comments/No Comentario

Comments: additional information is needed, would I be able to speak ~~the~~ and ask my questions to better understand this business owner's request?

Print Name: Maria G. Congoria. Phone No. 956-207-5200

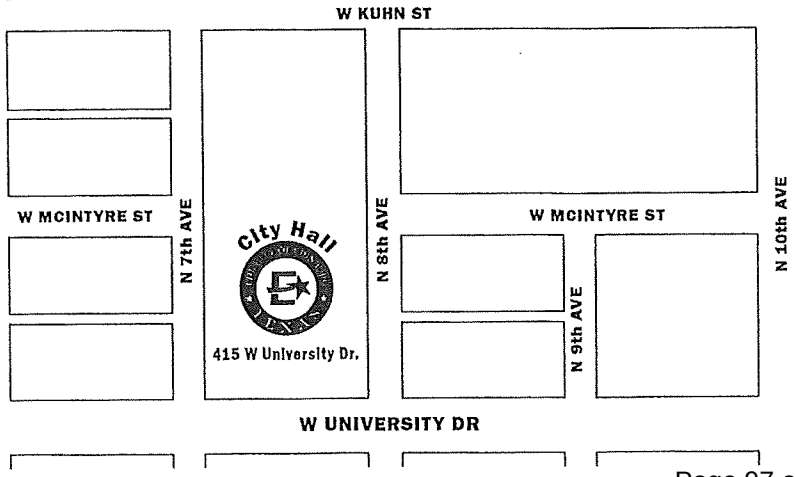
Address: 318 N. Closner City: Edinburg State: Tx Zip: 78539

See Attachment

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS - ROUTINE ITEMS
Agenda Item No: 10.A.
Comprehensive Plan Amendment and Rezoning Request - SAMES

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, Being a 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, Located at 3400 N. Closner Boulevard, as Requested by SAMES. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located at the east side of Closner Boulevard, approximately 1,320 feet south of the intersection of E. Monte Cristo Road and N. Closner Boulevard. The property is currently zoned Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. The requested zoning is Residential, Urban, (RU) & Townhome District. This district is the highest intensity single-family residential district. This property has a frontage of 90 feet and a lot depth of 814.85 feet for a total area of approximately 1.68 acres. Currently, the property is vacant land. The applicant wants to incorporate the subject tract into an adjacent proposed townhome subdivision.

Adjacent zoning is Residential, Urban, (RU) & Townhome District to the south and Commercial, General (CG) District to the north, east and west. Surrounding land uses consist of commercial uses, and vacant land. The Future Land Use designation for this property is for General Commercial Uses.

On Friday, July 10, 2026, staff mailed public hearing notices to 10 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff had received no comments in opposition or in favor of the request. At the Planning and Zoning Commission meeting no public comment was given.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure must be upgraded to support the proposed development.

On July 23, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 4-0, to approve the Comprehensive Plan Amendment and the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachment
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District.

APPLICANT: Heron Villarreal and Sylvia Villarreal

AGENT: SAMES

LEGAL: A 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision.

LOCATION: Located at 3400 N. Closner Boulevard

LOT/TRACT SIZE: A 1.68 Acres

CURRENT USE: Vacant land

PROPOSED USE: Residential, Urban (RU) & Townhome District

EXISTING ZONING: Commercial, General (CG) District

ADJACENT ZONING:
North – Commercial, General (CG) District
South – Residential, Urban (RU) & Townhome District
East – Commercial, General (CG) District
West – Commercial, General (CG) District

LAND USE PLAN: Auto-Urban Uses

PUBLIC SERVICES: City of Edinburg Sewer and North Alamo Water Supply Corporation for Water.

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
SAMES

EVALUATION

The following is the staff's evaluation of the request:

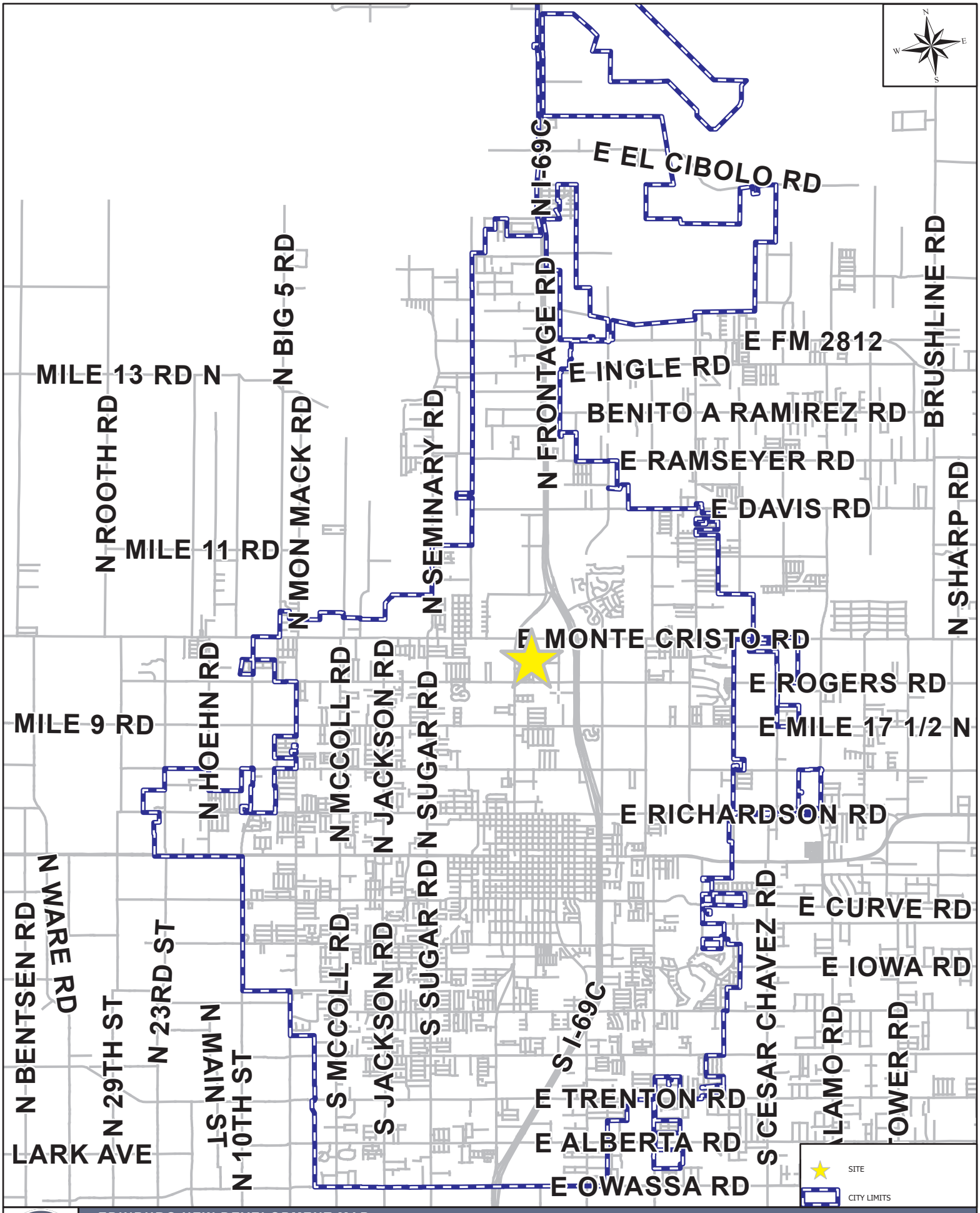
1. The property is currently a vacant land.

2. Surrounding land consists of commercial uses, and residential homes.

3. The proposed zoning is not consistent with the Future Land Use Plan.

Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 10 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



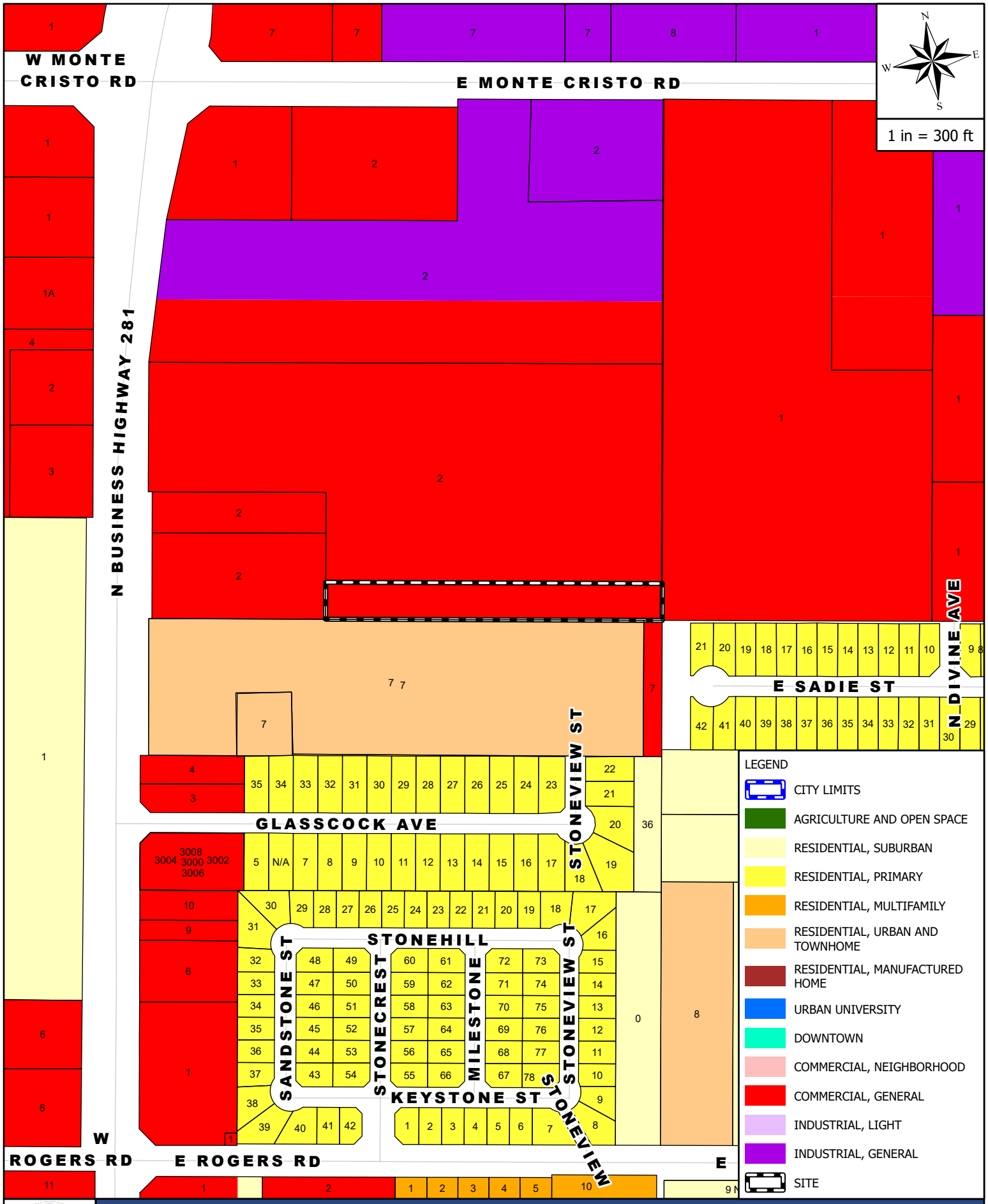
EDINBURG NEW DEVELOPMENT MAP

3400 N CLOSNER BLVD



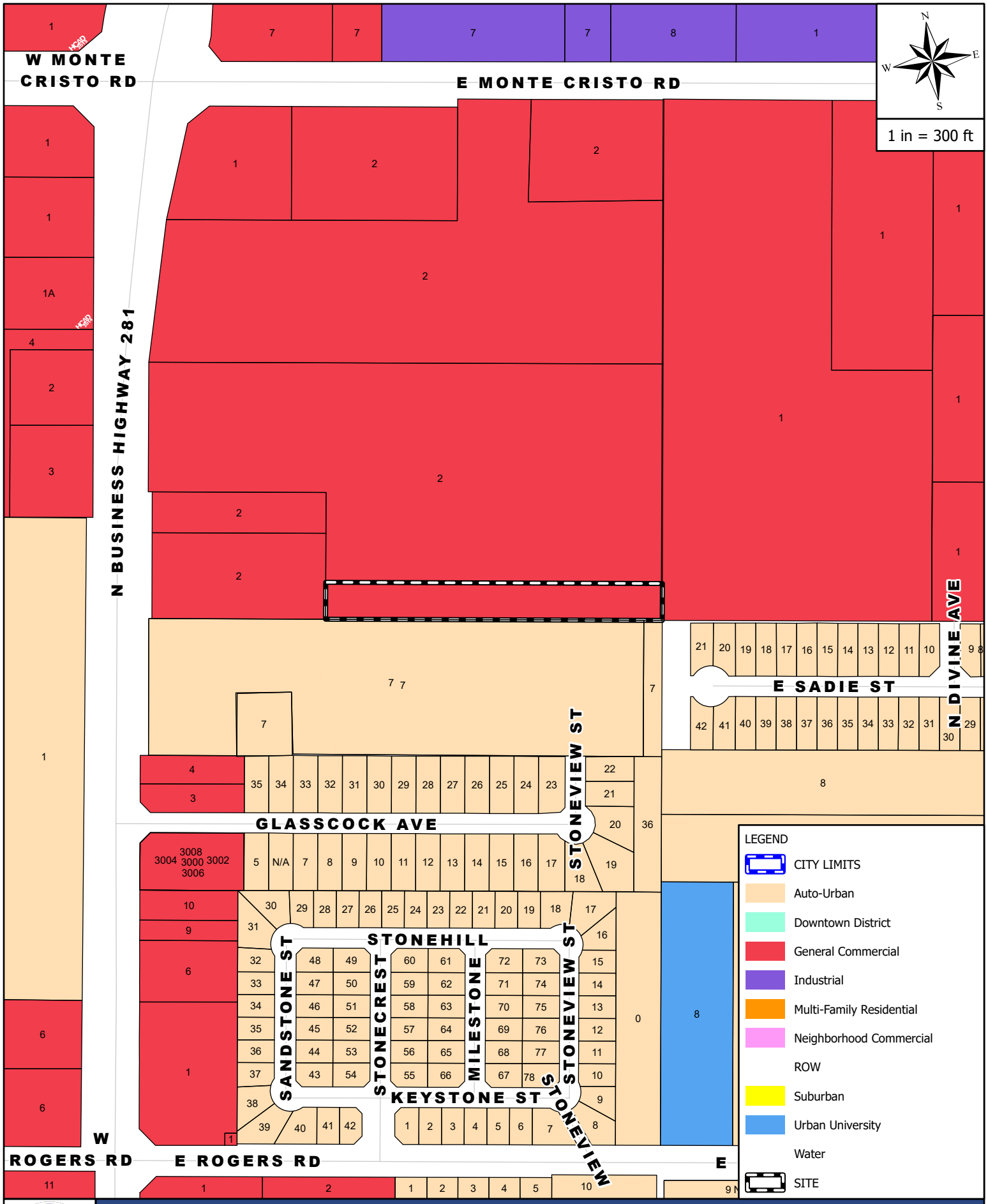
AERIAL MAP

3400 N CLOSNER BLVD



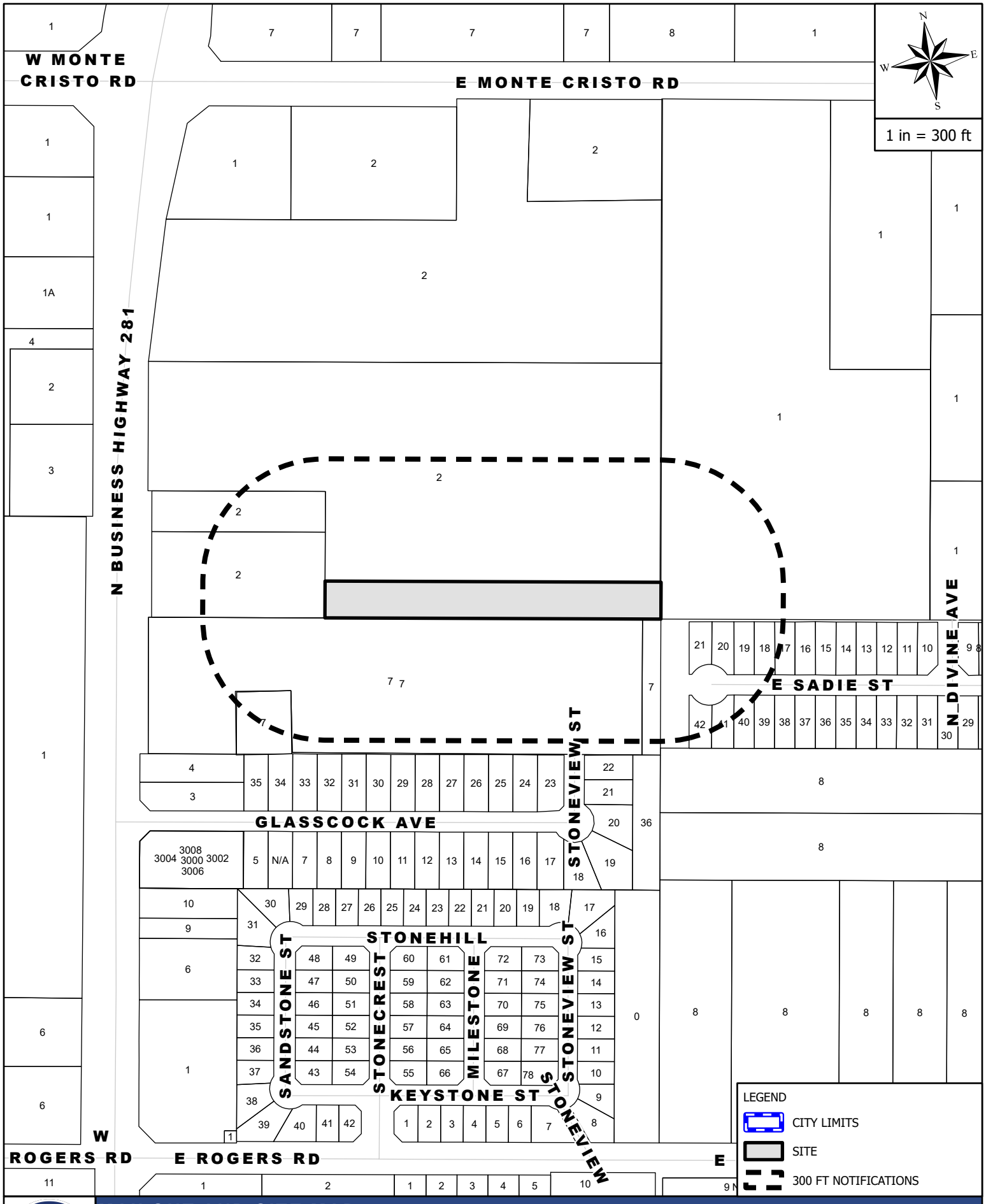
ZONING MAP

3400 N CLOSNER BLVD



FUTURE LANDUSE MAP

3400 N CLOSNER BLVD



MAILOUT AND SITE MAP

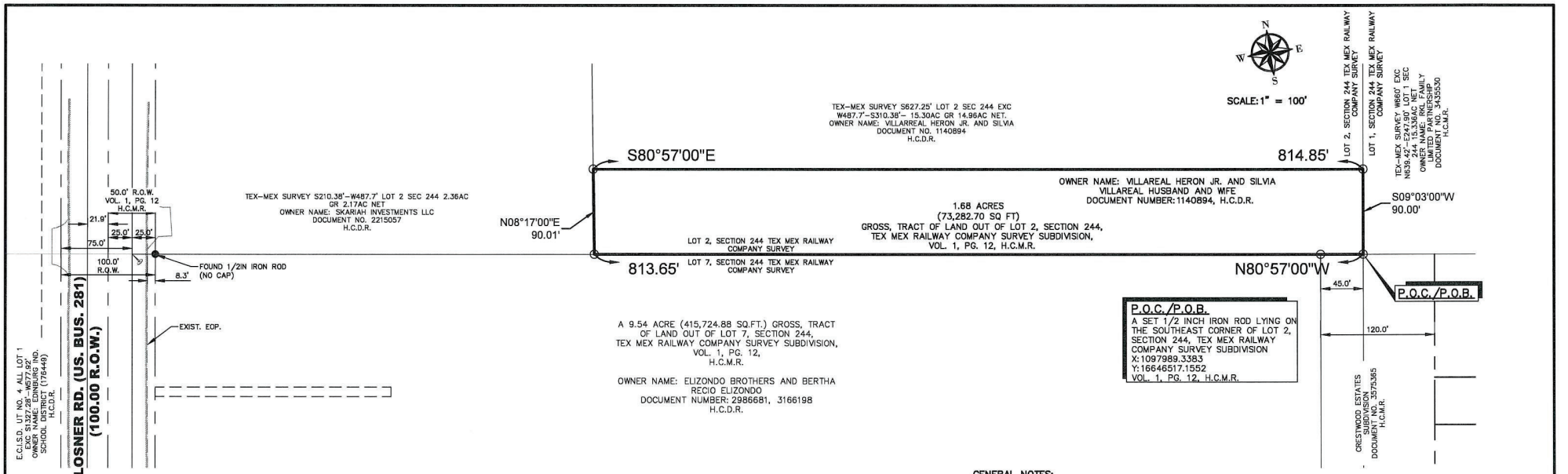
3400 N CLOSNER BLVD

Rezoning Request Site Photo

SAMES

3008 N. Closner Boulevard





SURVEY NOTES:

1. BASIS OF BEARING THE SOUTH LINE OF LOT 2, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. BEARINGS SHOWN ARE BASED ON TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

3. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

4. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

GENERAL NOTES:

ADDRESS: CITY OF EDINBURG, TEXAS.
SURVEYED: 04/13/2026
REQUESTED BY: ALEJANDRO ZUMBA
OWNER NAME: VILLAREAL HERON JR. AND SILVIA

FLOOD ZONE DESIGNATION: "ZONE X" – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN

COMMUNITY-PANEL NUMBER: 480338-0015 E
MAP REVISED: JUNE 6. 2000

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⚲	– SET. PK-NAIL
CONC.	– CONCRETE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

5/1/2026

SAMUEL D. MALDONADO — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

STATE OF TEXAS
REGISTERED
SAMUEL D. MALDONADO
6027
PROFESSIONAL
LAND SURVEYOR

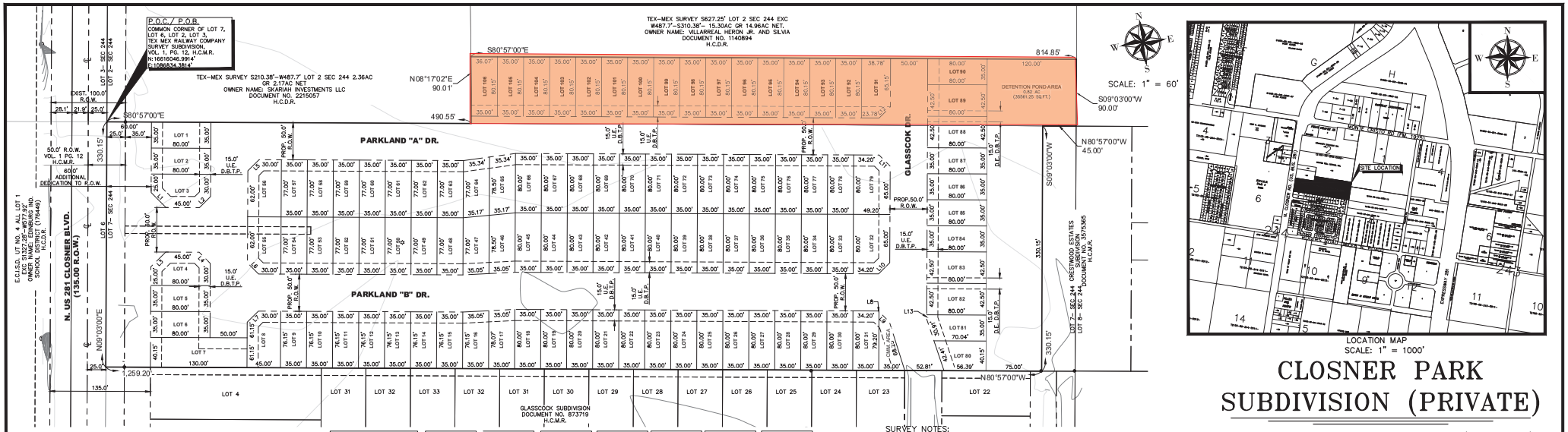
JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUB 26.004	LM.	S.D.M.	5/1/2026

SHEET 1 OF 2: SURVEY PLAT

PLAT SHOWING

A 1.68 ACRE (73,282.70 SQ.FT.) GROSS, TRACT OF LAND OUT OF LOT 2, SECTION 244, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES
4943 S. JACKSON RD. SUITE 101 TEL: (956) 702-8880
EDINBURG, TEXAS 78539 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00
EDINBURG TX.



CLOSNER PARK SUBDIVISION (PRIVATE)

BEING A 83-LOT PRIVATE SUBDIVISION CONTAINING 9.54 ACRES (415,724.88 SQ.FT.), MORE OR LESS, OUT OF LOT 7, SECTION 244, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE, 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO, AS RECORDED IN DOCUMENT NUMBER 2986681 AND 3166198, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 9.54 (415,724.88 SQ. FT.) ACRE TRACT OF LAND OUT OF LOT 7, SECTION 244, TEX MEX RAILWAY COMPANY SURVEY SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE, 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO, AS RECORDED IN DOCUMENT NUMBER 2986681 AND 3166198, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A POINT, FOR A COMMON CORNER OF LOT 71, LOT 72, LOT 73, AND LOT 74, OF SAID KELLY PHARR SUBDIVISION, BEING AT THE CENTERLINE OF OWASSA ROAD (HAVING A 100.00' RIGHT OF WAY), HAVING A GRID COORDINATE OF N:16616046.9914', E:1086834.3814'. THENCE; NORTH 08°29'26" EAST, ALONG THE COMMON LINE OF LOT 72 AND LOT 71, OF SAID KELLY PHARR SUBDIVISION, BEING THE CENTERLINE OF SUGAR ROAD (HAVING A 100.00' RIGHT OF WAY), A DISTANCE OF 660.00 FEET, TO A POINT ON THE CENTERLINE OF SAID SUGAR ROAD, THENCE; SOUTH 81°30'34" EAST, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JJOC, PROPERTIES, LLC, AS RECORDED IN DOCUMENT NUMBER 3546201, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING ON THE EAST RIGHT OF WAY LINE OF SAID SUGAR ROAD, AND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N:16616692.3757', E:1086981.2799'.

THENCE; NORTH 08°29'26" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID SUGAR ROAD, A DISTANCE OF 330.00 FEET, TO A FOUND 1/2 INCH IRON ROD, BEING ON THE SOUTHWEST CORNER OF LOT 3, THE VILLAGES AT SUGAR ROAD PHASE 1, AS RECORDED IN DOCUMENT NUMBER 2451052, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°30'34" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, THE VILLAGES AT SUGAR ROAD PHASE 1, A DISTANCE OF 1,230.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", ON THE SOUTH LINE OF LOT 1, THE VILLAGES AT SUGAR ROAD PHASE 2, AS RECORDED IN DOCUMENT NUMBER 2884327, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE WEST LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL 80 FOOT RIGHT OF WAY, AS RECORDED IN VOLUME 26, PAGE 234, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°29'26" WEST, ALONG THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL 80 FOOT RIGHT OF WAY, A DISTANCE OF 330.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", ON THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO JJOC PROPERTIES, LLC, BEING ON THE WEST LINE OF SAID OWASSA LAKE BUSINESS PARK SUBDIVISION PHASE I, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°30'34" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO JJOC PROPERTIES, LLC, A DISTANCE OF 1,230.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 9.32 (405,900.00 SQ. FT.) ACRE TRACT OF LAND, MORE OR LESS.

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY, TEXAS.

BY: _____ DEPUTY.

Parcel Line Table		
Line #	Length	Direction
L1	28.28'	S35°57'00"E
L2	21.21'	N54°03'00"E
L3	28.28'	N54°03'00"E
L4	21.21'	S35°57'00"E
L5	21.21'	S54°03'00"W
L6	21.21'	S35°57'00"E
L7	21.21'	S54°03'00"W
L8	1.13'	N35°57'00"W
L9	20.09'	N35°57'00"W
L10	21.21'	N54°02'58"E
L11	21.21'	N35°57'02"W
L12	21.21'	N54°03'11"E
L13	5.73'	S09°02'56"W

LOT AREA TABLE																					
LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
1	2800.00	21	2800.00	21	2800.00	41	2800.00	61	2695.00	81	2654.19	101	2805.25								
2	2800.00	22	2800.00	22	2800.00	42	2800.00	62	2695.00	82	3398.82	102	2805.25								
3	3287.50	23	2800.00	23	2800.00	43	2800.00	63	2695.00	83	3398.85	103	2805.25								
4	3287.50	24	2800.00	24	2800.00	44	2800.00	64	2721.25	84	2799.90	104	2805.25								
5	2800.00	25	2800.00	25	2800.00	45	2800.00	65	2773.75	85	2799.93	105	2805.25								
6	2800.00	26	2800.00	26	2800.00	46	2773.75	66	2800.00	86	2799.95	106	2848.20								
7	5219.50	27	2800.00	27	2800.00	47	2721.25	67	2800.00	87	2799.97										
8	3314.25	28	2800.00	28	2800.00	48	2695.00	68	2800.00	88	3399.99										
9	2665.25	29	2800.00	29	2800.00	49	2695.00	69	2800.00	89	3400.03										
10	2665.25	30	2800.00	30	2800.00	50	2695.00	70	2800.00	90	2800.05										
11	2665.25	31	2799.68	31	2799.68	51	2695.00	71	2800.00	91	2995.83										
12	2665.25	32	3823.74	32	3823.74	52	2695.00	72	2800.00	92	2805.28										
13	2665.25	33	2800.00	33	2800.00	53	2695.00	73	2800.00	93	2805.27										
14	2665.25	34	2800.00	34	2800.00	54	2695.00	74	2800.00	94	2805.27										
15	2665.25	35	2800.00	35	2800.00	55	3352.50	75	2800.00	95	2805.27										
16	2688.94	36	2800.00	36	2800.00	56	3352.50	76	2800.00	96	2805.26										
17	2766.31	37	2800.00	37	2800.00	57	2695.00	77	2800.00	97	2805.26										
18	2800.00	38	2800.00	38	2800.00	58	2695.00	78	2800.00	98	2805.26										
19	2800.00	39	2800.00	39	2800.00	59	2695.00	79	3823.63	99	2805.25										
20	2800.00	40	2800.00	40	2800.00	60	2695.00	80	2538.08	100	2805.25										

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE EAST LOT LINE OF LOT 71, KELLY PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE 4205 US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

GENERAL NOTES:

1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.
2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION RESIDENTIAL URBAN (RU) AND TOWNHOME:
   FRONT SETBACK: 10 FT
   GARAGE SETBACK: 18 FT
   SIDE SETBACK: 0/6 FT
   STREET SIDE SETBACK: 6 FT.
   REAR SETBACK: 10 FT
   OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
3. FLOOD INSURANCE RATING:
   COMMUNITY PANEL NUMBER 480334 0425 C,
   REVISED NOVEMBER 16, 1982,
   FLOOD ZONE DESIGNATION: "ZONE B (SHADED)" – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.(MEDIUM SHADING)
4. BENCHMARK 1: SQUARE CUT ON AN EXISTING CURB INLET ON THE EAST RIGHT OF WAY OF SUGAR RD.
   NORTHING: 16617085.5900'
   EASTING: 1087025.5640'
   ELEVATION: 106.495'
5. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18" ABOVE THE ELEVATION OF THE LOWEST TOP OF CURB OR 12" FOR CENTER OF THE ROAD WHICH EVER IS GREATER.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF XXXX CUBIC-FEET (XXXXX ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS STATED ON APPROVED DRAINAGE REPORT.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT WAS CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
8. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.
9. A 5.0 FOOT WIDE SIDEWALK ALONG THE EAST ROW OF SUGAR ROAD SHALL BE CONSTRUCTED BY THE DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. WITH ADA RAMPS AND SIDEWALKS TO GO INTO SUBDIVISION MONUMENT OR GATE.
10. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.
11. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOT AT A MINIMUM SLOPE OF 1%.
12. PARKLAND FEES $0000 PER RESIDENCE, $0000 (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER $0000 (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.
13. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
14. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT OF WAY/ EASEMENT OR FACILITY.
15. NO BUFFER YARD IS REQUIRED,HOWEVER A FENCE PERMIT MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE.
16. DETENTION AREA 01 SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR CLOSNER PARK SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP. MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE _____ DAY OF _____ 20____

_____
SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, SAMUEL D. MALDONADO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____ 20____

_____
SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CLOSNER PARK SUBDIVISION (PRIVATE) DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

_____ _____
OWNER: ELIZONDO BROTHERS BERTHA ELIZONDO

ADDRESS:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIZONDO BROTHERS AND BERTHA RECIO ELIZONDO, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF_____, 20____.

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

_____ _____
RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE ____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHTS-OF-WAY OR EASEMENTS.

_____ ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CLOSNER PARK SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING

ON THE ____ DAY OF _____, 20____.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

LEGEND	
●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⊕	– ON-SITE BENCHMARK
℄	– CENTER LINE
ℓ	– LOT LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
EXIST.	– EXISTING
PROP.	– PROPOSED
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
SF	– SQUARE FEET
VOL.	– VOLUME
PG.	– PAGE
D.B.T.P.	– DEDICATED BY THIS PLAT
U.E.	– UTILITY EASEMENT

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 5/7/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

DATE OF PREPARATION: DECEMBER 2025

SHEET 01 OF 01

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:					
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

SAMES
200 S. 10TH ST. SUITE 108. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES COMMERCIAL, GENERAL (CG) DISTRICT TO RESIDENTIAL, URBAN (RU) & TOWNHOME DISTRICT, BEING A 1.68 ACRE (73,282.70 SQ. FT.) GROSS, TRACT OF LAND OUT OF LOT 2, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, LOCATED AT 3400 N. CLOSNER BOULEVARD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Commercial, General (CG) District, and Residential, Urban (RU) & Townhome District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of a 1.68 Acre (73,282.70 sq. ft.) Gross, Tract of Land out of Lot 2, Section 244, Texas Mexican Railway Company Survey Subdivision, located at 3400 N. Closner Boulevard**,** from Commercial, General (CG) District to Residential, Urban (RU) & Townhome District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 23, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Commercial, General (CG) District and Residential, Urban (RU) & Townhome District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Commercial, General (CG) District to Residential, Urban (RU) & Townhome District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF EDINBURG COMPREHENSIVE PLAN BY DETERMINING THAT THE DEVELOPMENT FACTORS WITHIN THE CITY HAVE ADJUSTED SUCH THAT THE PROPOSED USE, ALL OF BEING A 1.68 ACRE (73,282.70 SQ. FT.) GROSS, TRACT OF LAND OUT OF LOT 2, SECTION 244, TEXAS MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, LOCATED AT 3400 N. CLOSNER BOULEVARD, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SHOULD BE FOR AUTO-URBAN USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING A WAIVER OF THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, the Comprehensive Plan designation of the property herein described needs to be amended to provide a transition from General Commercial Uses to Auto-Urban Uses and,

WHEREAS, it appears that the development will proceed, if allowed; and,

WHEREAS, such development is not detrimental to the General Commercial Uses in the surrounding area; and

WHEREAS, in order to avoid exceptions to the Comprehensive Plan, it is appropriate that the Plan be changed to reflect conditions as they actually exist in Edinburg.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All Requirements To The Law Have Been Met In The Passing Of This Ordinance.

SECTION II. The Comprehensive Plan for the development of Edinburg adopted by Ordinance No. 2024-5022 on October 15, 2024 is hereby amended to provide that the property in question, would best be used and developed, because of changing conditions for Auto-Urban Uses. The conditions that exist are:

(1) Population growth requiring more Auto-Urban Uses;
(2) Expansion and development of Auto-Urban Uses.

This area, because of Edinburg's growth, should be included in those portions of the city providing support to and being compatible with other similar uses, all of which are in close proximity to one another.

SECTION III. REPEALER CLAUSE: This ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the city council in passing this ordinance that its parts shall be severable and all other parts of this ordinance shall be severable and all other parts of this ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS - ROUTINE ITEMS
Agenda Item No: 10.B.
Comprehensive Plan Amendment and Rezoning Request - Erik Gonzalez

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinances Providing for the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, Being a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, Located at 310 E. Ramseyer Road, as Requested by Erik Gonzalez. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located at the south side of E. Ramseyer Road, approximately 550 feet east of the intersection of N. I-69C and E. Ramseyer Road. The property is currently zoned Residential, Suburban (RS) District. This district is suburban in nature, characterized by a balance between landscape and buildings. The requested zoning is Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. This property has a total frontage of 177.21 feet and a lot depth of 119.82 feet for a total area of approximately 0.44 acres. Currently, the property is vacant land. The applicant wants to utilize the property for the construction of a new single-family residential home.

Adjacent zoning is Residential, Manufactured Home (RH) District to the north, Agriculture and Open Space (AO) District to the east, and Residential, Suburban (RS) District to the west and south. Surrounding land uses consist of single-home residential and vacant land. The Future Land Use designation for this property is for General Commercial Uses.

On Friday, July 10, 2026, staff mailed public hearing notices to 27 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff received one comment in favor and none in opposition or in favor of the request. At the Planning and Zoning Commission meeting no public comment was given.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that additional right-of-way must be dedicated to support the proposed development.

On July 23, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 5-0, to approve the Comprehensive Plan Amendment and the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with

subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District.

APPLICANT: Erik Gonzalez

AGENT: N/A

LEGAL: A 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1

LOCATION: Located at 310 E. Ramseyer Road

LOT/TRACT SIZE: A 0.44 of an Acre

CURRENT USE: Vacant land

PROPOSED USE: Residential, Primary (RP) District

EXISTING ZONING: Residential, Suburban (RS) District

ADJACENT ZONING:
North – Residential, Manufactured Home (RH) District
South – Residential, Suburban (RS) District
East – Agriculture and Open Space (AO) District
West – Residential, Suburban (RS) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
ERIK GONZALEZ

EVALUATION

The following is the staff's evaluation of the request:

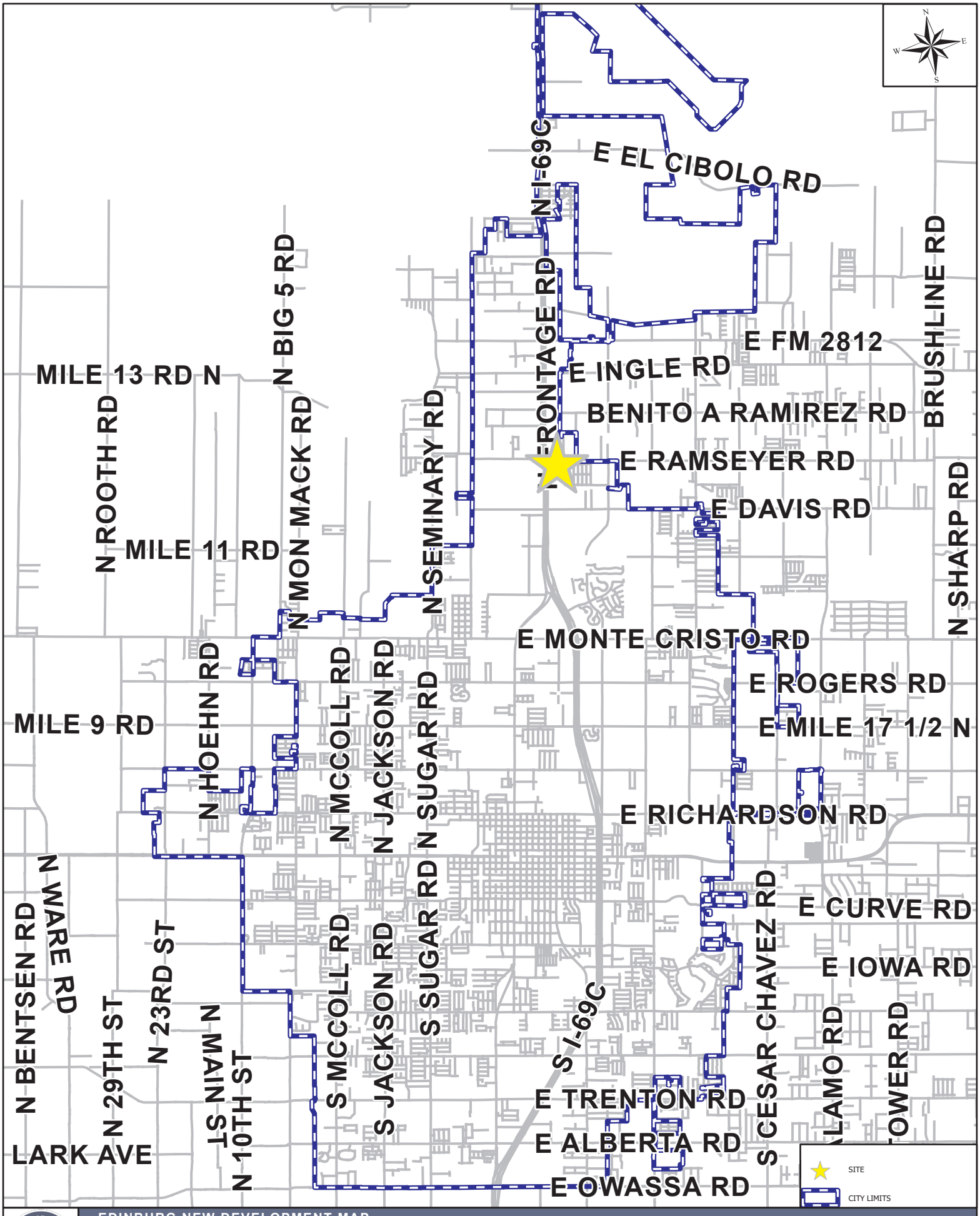
1. The property is currently a vacant land.

2. Surrounding land consists of residential homes and vacant land.

3. The proposed zoning is not consistent with the Future Land Use Plan.

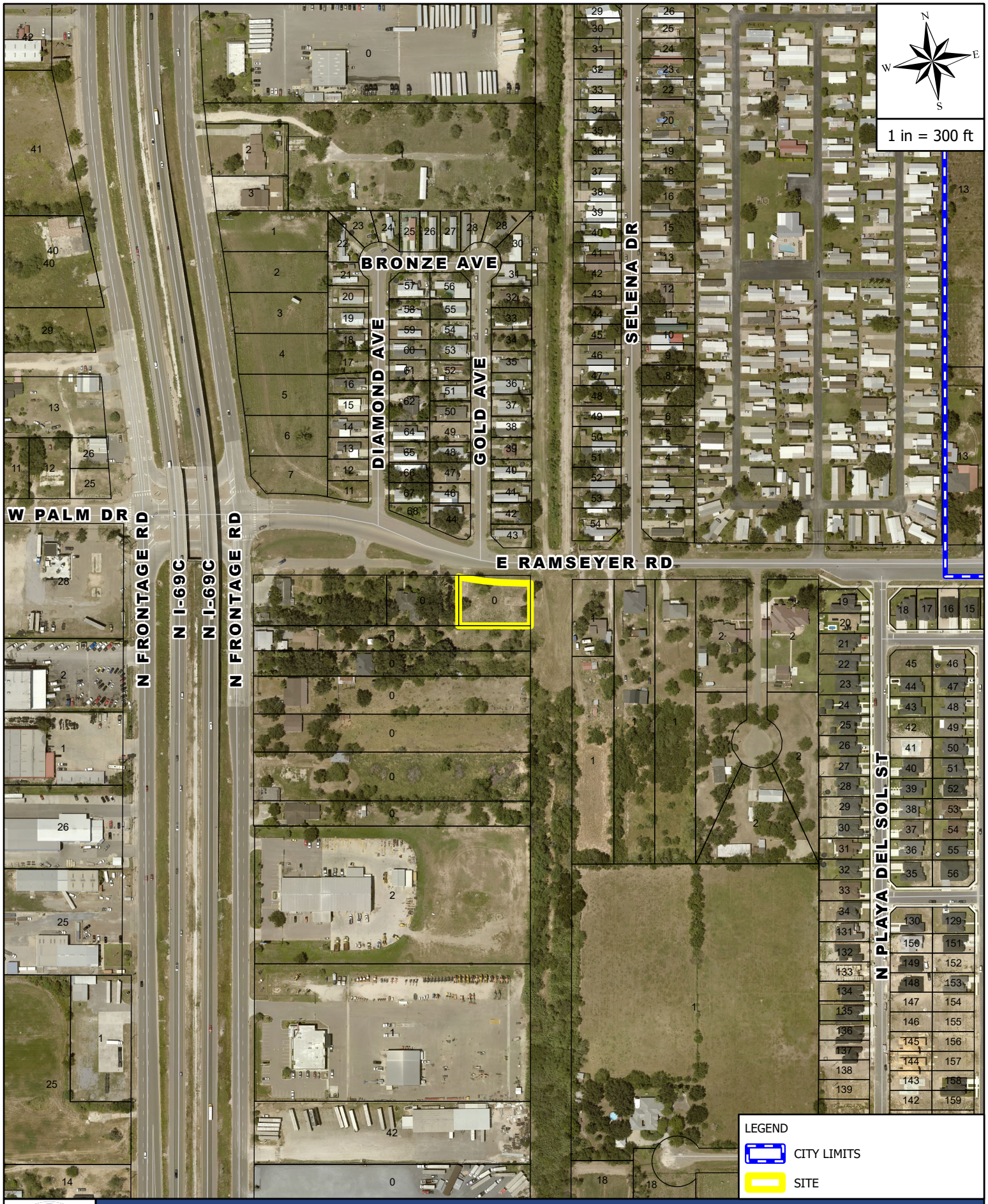
Staff recommends approval of the Comprehensive Plan Amendment from General Commercial Uses to Auto-Urban Uses and the Rezoning Request from Residential, Suburban (RS) District to Residential, Primary (RP) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 27 neighboring property owners on Friday, July 10, 2026, and received one comment in favor and no comments against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



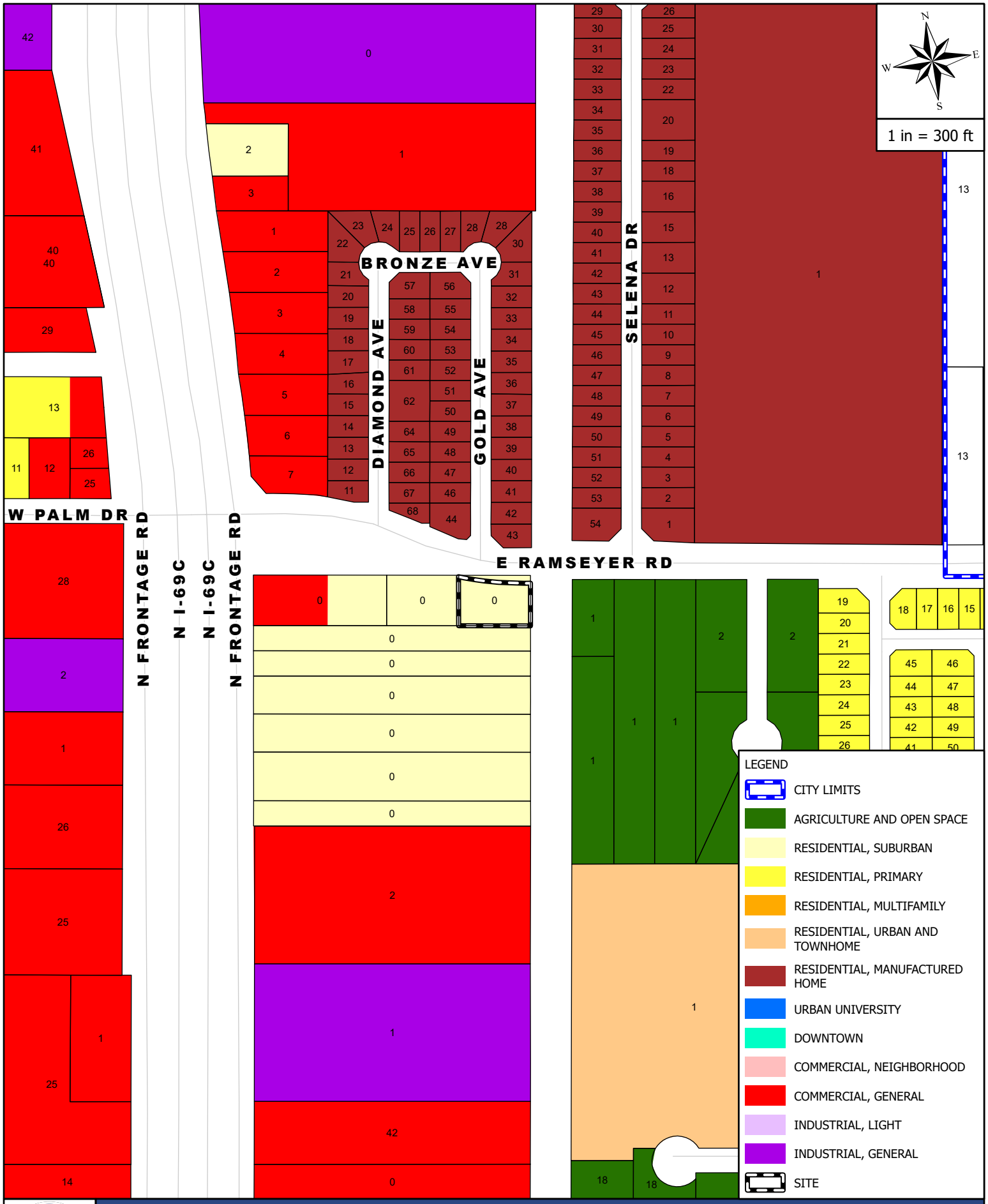
EDINBURG NEW DEVELOPMENT MAP

310 E RAMSEYER RD



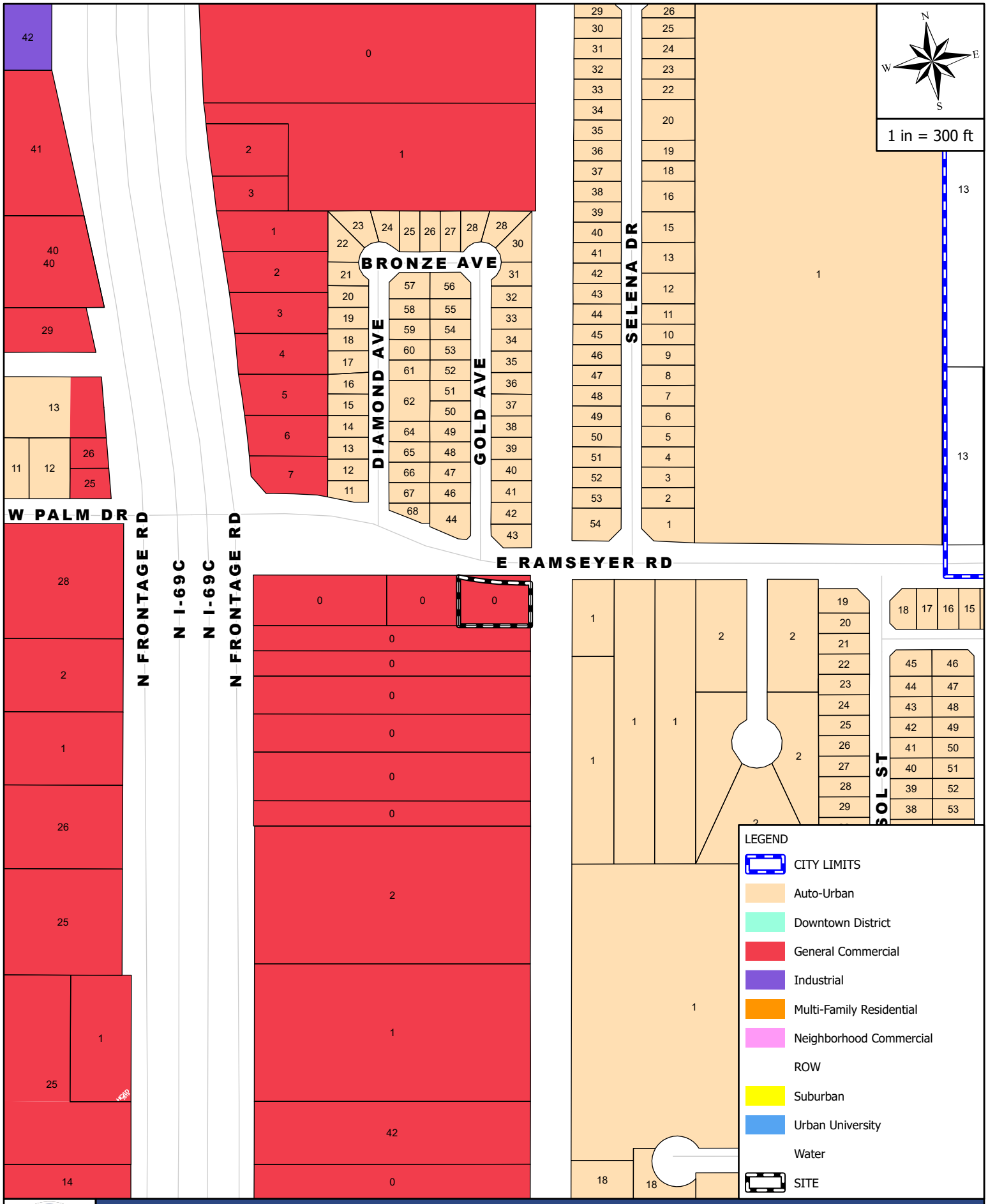
AERIAL MAP

310 E RAMSEYER RD



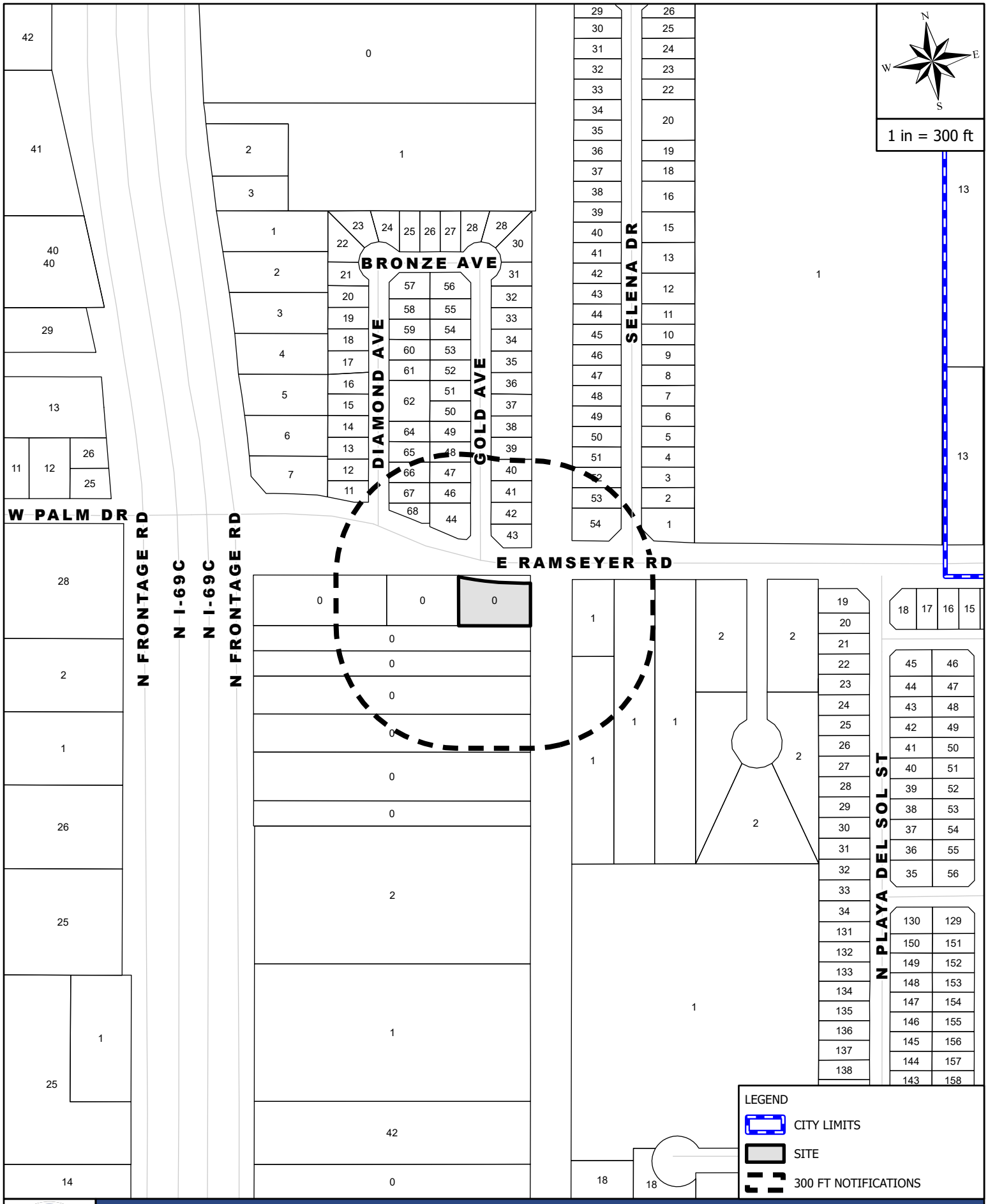
ZONING MAP

310 E RAMSEYER RD



FUTURE LANDUSE MAP

310 E RAMSEYER RD



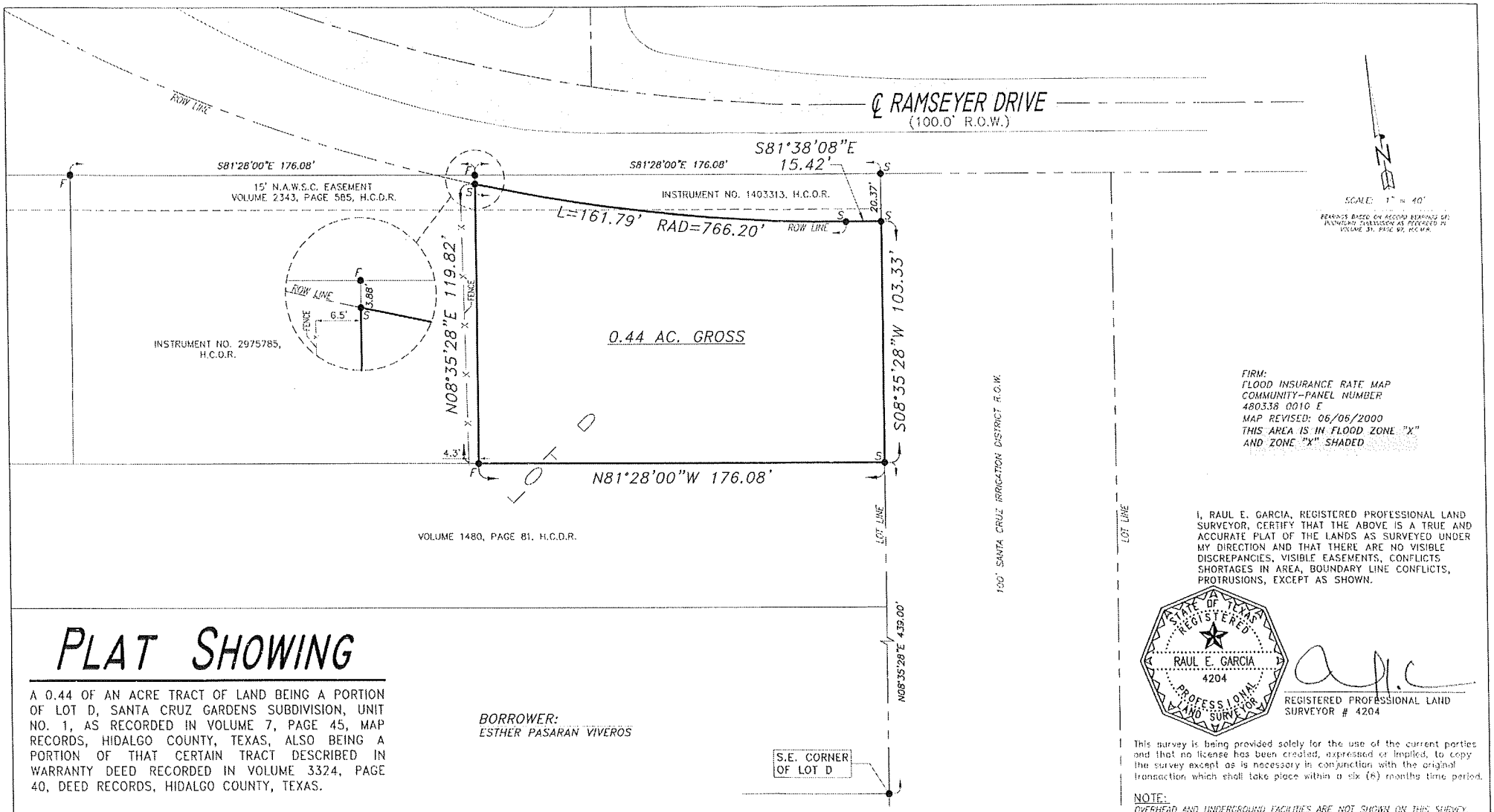
MAILOUT AND SITE MAP

310 E RAMSEYER RD

Rezoning Request Site Photo

Erik Gonzalez
310 N. Ramseyer Road





PLAT SHOWING

A 0.44 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT D, SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 1, AS RECORDED IN VOLUME 7, PAGE 45, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 3324, PAGE 40, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BORROWER:
ESTHER PASARAN VIVEROS

PROPERTY SUBJECT TO:

SUBJECT PROPERTY WITHIN THE DRAINAGE DISTRICT #1 PER THE TAX ROLLS.

A RIGHT OF WAY EASEMENT GRANTED TO NORTH ALAMO WATER SUPPLY CORPORATION, BY INSTRUMENT RECORDED UNDER VOLUME 2343, PAGE 585 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS AND CONDITIONS AS MORE FULLY DESCRIBED AND AS REFLECTED BY COMMITMENT FOR TITLE INSURANCE WITH GF NUMBER T2200130GV ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY, EFFECTIVE DATE: FEBRUARY 13, 2022.

LEGEND:
F – FOUND 1/2"ø IRON ROD
S – SET 1/2"ø IRON ROD WITH A CAP LABELED "RPLS 4204"

FIRM:
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER
480338 0010 E
MAP REVISED: 06/06/2000
THIS AREA IS IN FLOOD ZONE "X"
AND ZONE "X" SHADED

I, RAUL E. GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE LANDS AS SURVEYED UNDER MY DIRECTION AND THAT THERE ARE NO VISIBLE DISCREPANCIES, VISIBLE EASEMENTS, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS
REGISTERED
RAUL E. GARCIA
4204
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within a six (6) months time period.

NOTE:
OVERHEAD AND UNDERGROUND FACILITIES ARE NOT SHOWN ON THIS SURVEY.

R.E. Garcia Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (E-3001) & SURVEYOR (100553-00)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

TITLE: BOUNDARY SURVEY

DATE: MARCH 24, 2022 *REV:*
JOB # 2022-065 BOOK T-___/PG.___
SCALE: 1" = 40'
DRAWN BY: E.S.

THE CITY OF Edinburg

NOTIFICATION

Dear Property Owner:

A public hearing will be held on **Thursday, July 23, 2026, at 5:30 P.M.** in the Edinburg City Hall, City Council Chambers, located at 415 W. University Drive, at which time the Planning and Zoning Commission will address the following:

CONSIDER THE COMPREHENSIVE PLAN AMENDMENT FROM GENERAL COMMERCIAL USES TO AUTO-URBAN USES AND THE REZONING REQUEST FROM RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, PRIMARY (RP) DISTRICT, BEING A 0.44 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT D, SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 1, LOCATED AT 310 E. RAMSEYER ROAD, AS REQUESTED BY ERIK GONZALEZ.

This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses.

This request is scheduled to be heard by the **City Council on Tuesday, August 18, 2026, at 6:00 P.M.** As a property owner within 300 ft. of the subject property, you are invited to attend. Please note that meeting time (s) and date (s) are subject to change. Therefore; please call on the date of the meeting to assure that the item is on the agenda. As part of the City effort to encourage greater participation in the rezoning process, **the City is using this notice to solicit your input, but no action or response is required**. Should you have any questions or need more information regarding this notice, you may call (956) 388-8202.

You may return your response by one of the following:

MAIL: P. O. Box 1079 Edinburg, Texas 78540
FAX: (956) 292-2080 by Wednesday, July 22, 2026
EMAIL: planning@cityofedinburg.com by Wednesday, July 22, 2026

Please place a checkmark on the appropriate box to indicate if you are in favor, against, or have no comments on this request.

☑ In Favor/A Favor ☐ Against/En Contra ☐ No Comments/No Comentario

Comments: _____

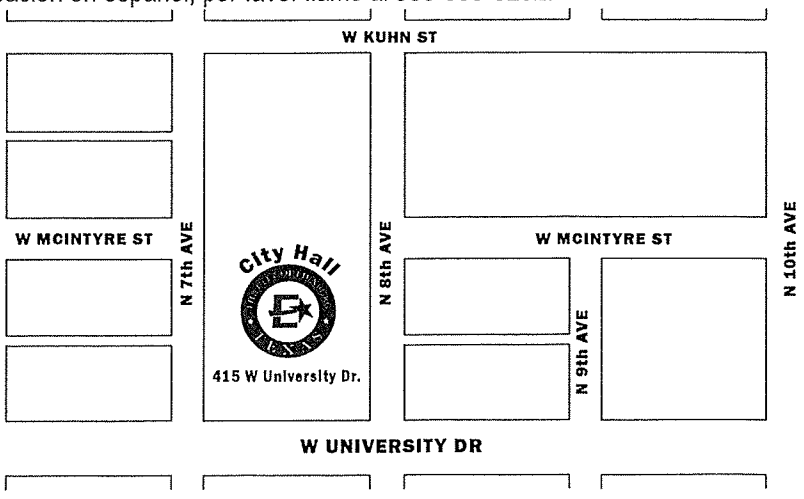
Print Name: Erik Gonzalez Phone No. 956 402 8755

Address: 2710 Yosemite St. City: Edinburg State: TX Zip: 78542

NOTIFICACIÓN

Si tiene preguntas o necesita información sobre esta aplicación en español, por favor llame al 956-388-8202.

Planning and Zoning Department
City of Edinburg
PO BOX 1079
Edinburg, TX 78540-1079



ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES RESIDENTIAL, SUBURBAN (RS) DISTRICT TO RESIDENTIAL, PRIMARY (RP) DISTRICT, BEING A 0.44 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT D, SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 1, LOCATED AT 310 E. RAMSEYER ROAD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Suburban (RS) District and Residential, Primary (RP) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of a 0.44 of an Acre Tract of Land Being a Portion of Lot D, Santa Cruz Gardens Subdivision, Unit No. 1, located at 310 E. Ramseyer Road**,** from Residential, Suburban (RS) District to Residential, Primary (RP) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 23, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Suburban (RS) District and Residential, Primary (RP) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Suburban (RS) District to Residential, Primary (RP) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the

City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF EDINBURG COMPREHENSIVE PLAN BY DETERMINING THAT THE DEVELOPMENT FACTORS WITHIN THE CITY HAVE ADJUSTED SUCH THAT THE PROPOSED USE, ALL OF BEING A 0.44 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT D, SANTA CRUZ GARDENS SUBDIVISION, UNIT NO. 1, LOCATED AT 310 E. RAMSEYER ROAD, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, SHOULD BE FOR AUTO-URBAN USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE, PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING A WAIVER OF THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

WHEREAS, the Comprehensive Plan designation of the property herein described needs to be amended to provide a transition from General Commercial Uses to Auto-Urban Uses and,

WHEREAS, it appears that the development will proceed, if allowed; and,

WHEREAS, such development is not detrimental to the General Commercial Uses in the surrounding area; and

WHEREAS, in order to avoid exceptions to the Comprehensive Plan, it is appropriate that the Plan be changed to reflect conditions as they actually exist in Edinburg.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All Requirements To The Law Have Been Met In The Passing Of This Ordinance.

SECTION II. The Comprehensive Plan for the development of Edinburg adopted by Ordinance No. 2024-5022 on October 15, 2024 is hereby amended to provide that the property in question, would best be used and developed, because of changing conditions for Auto-Urban Uses. The conditions that exist are:

(1) Population growth requiring more Auto-Urban Uses ;
(2) Expansion and development of Auto-Urban Uses.

This area, because of Edinburg's growth, should be included in those portions of the city providing support to and being compatible with other similar uses, all of which are in close proximity to one another.

SECTION III. REPEALER CLAUSE: This ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the city council in passing this ordinance that its parts shall be severable and all other parts of this ordinance shall be severable and all other parts of this ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: The requirement of three separate readings of this ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS - ROUTINE ITEMS
Agenda Item No: 10.C.
Rezoning Request - Cirilo Garcia

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, Located at 1102 N. Closner Boulevard, as Requested by Cirilo Garcia. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located at the east side of N. Closner Boulevard, approximately 700 feet north of the intersection of N. Closner Boulevard and E. Chavez Street. The property is currently zoned Residential, Primary (RP) District. This district has a predominantly auto-urban character. It is the primary residential district, intended to permit a wide range of single-family residential uses. The requested zoning is Commercial, General CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a total frontage of 70 feet and a lot depth of 350 feet for a total area of 0.56 acres. Currently, the property is a vacant lot. The applicant wants to incorporate the vacant parcel into an existing adjacent commercial use.

Adjacent zoning is Residential, Primary (RP) District to the north, Commercial, General (CG) District to the west, Residential, Multifamily (RM) District to the south and Industrial, General (IG) District to the south and east. Surrounding land uses consist of commercial uses, and single-home residential. The Future Land Use designation for this property is for General Commercial Uses.

On Friday, July 10, 2026, staff mailed public hearing notices to 16 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff received no comments in favor and none in opposition of the request.

On July 13, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that the infrastructure will support the proposed development.

On July 23, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 5-0, to approve the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:		**Prepared by:**
Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026	Eduardo Huerta, Planner II
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026	
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026	

Attachments:

A. City Council Agenda Packet Attachments
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/23/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 07/13/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Consider the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey.

.

APPLICANT: Cirilo Garcia

AGENT: N/A

LEGAL: Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey.

LOCATION: Located at 1102 N. Closner Boulevard

LOT/TRACT SIZE: 0.56 Acres

CURRENT USE: Vacant land

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Residential, Primary (RP) District

ADJACENT ZONING:
North – Residential, Primary (RP) District
South – Industrial, General (IG) District and Residential, Multifamily (RM) District
East – Industrial, General (IG) District
West – Commercial, General (CG) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: City of Edinburg Sewer and Water

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District.

COMPREHENSIVE PLAN AMENDMENT
REZONING REQUEST
CIRILO GARCIA

EVALUATION

The following is the staff's evaluation of the request:

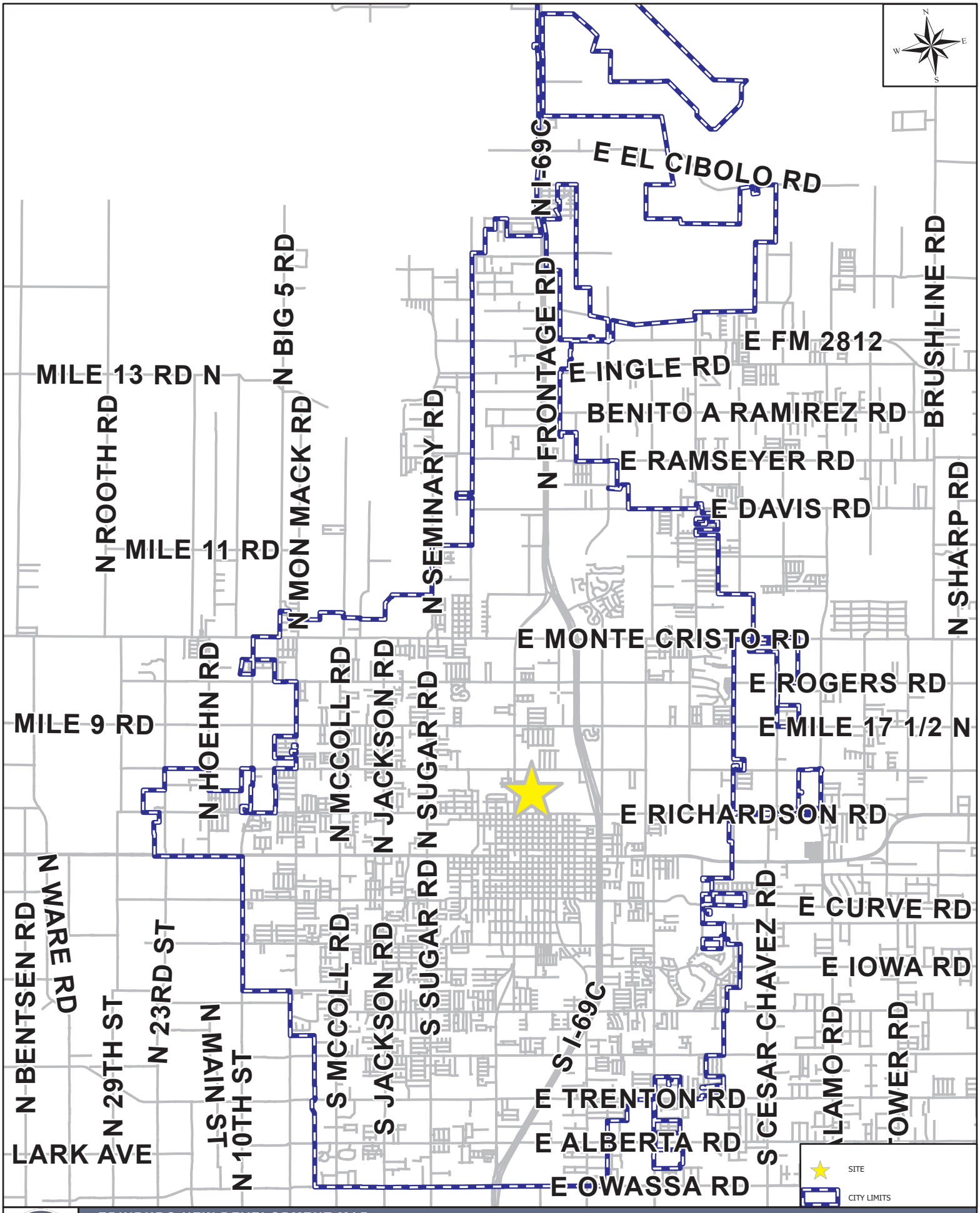
1. The property is currently a vacant land.

2. Surrounding land consists of commercial uses, and residential homes.

3. The proposed zoning is consistent with the Future Land Use Plan.

Staff recommends approval of the Rezoning Request from Residential, Primary (RP) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 16 neighboring property owners on Friday, July 10, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



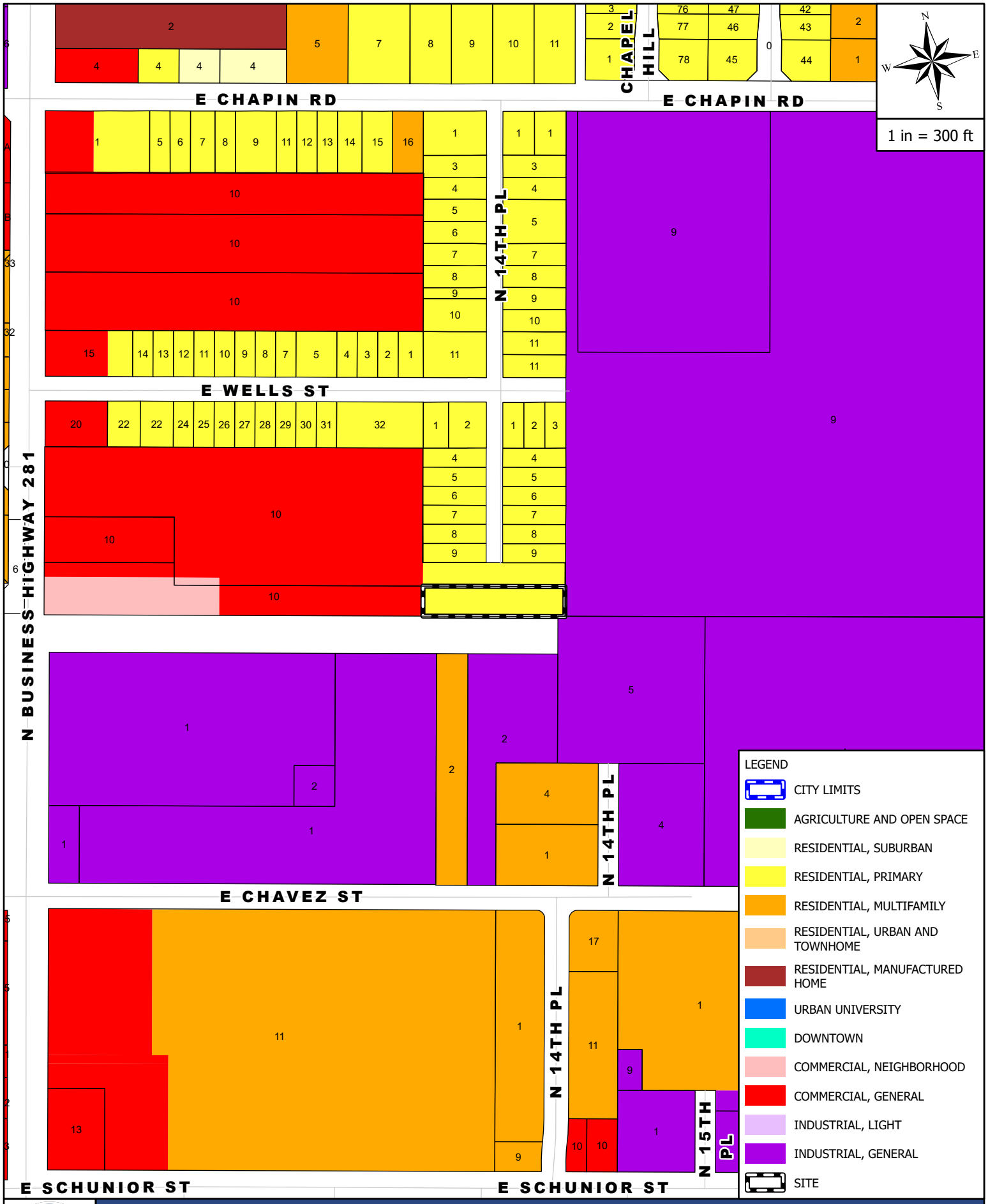
EDINBURG NEW DEVELOPMENT MAP

1102 N CLOSNER BLVD



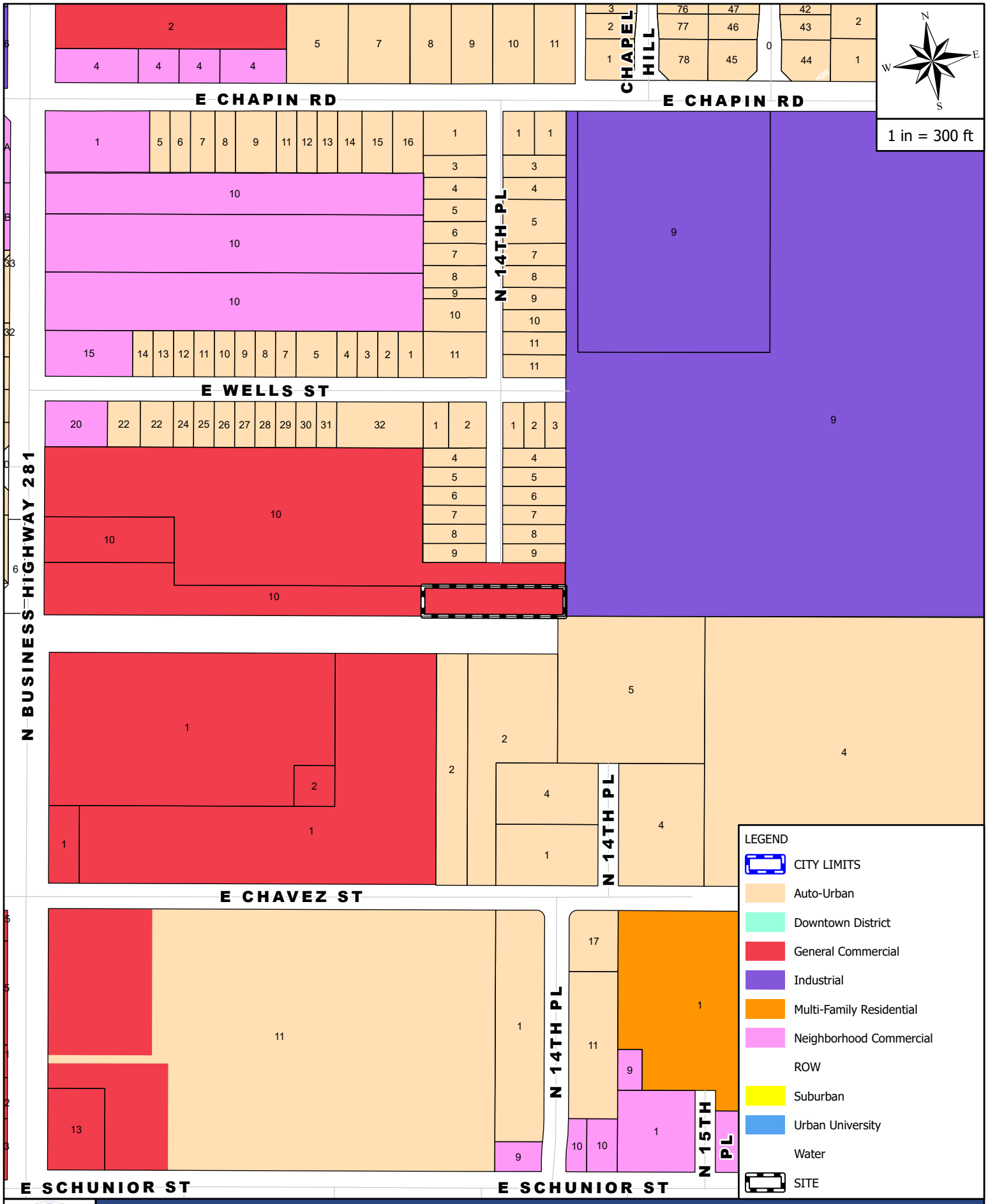
AERIAL MAP

1102 N CLOSNER BLVD



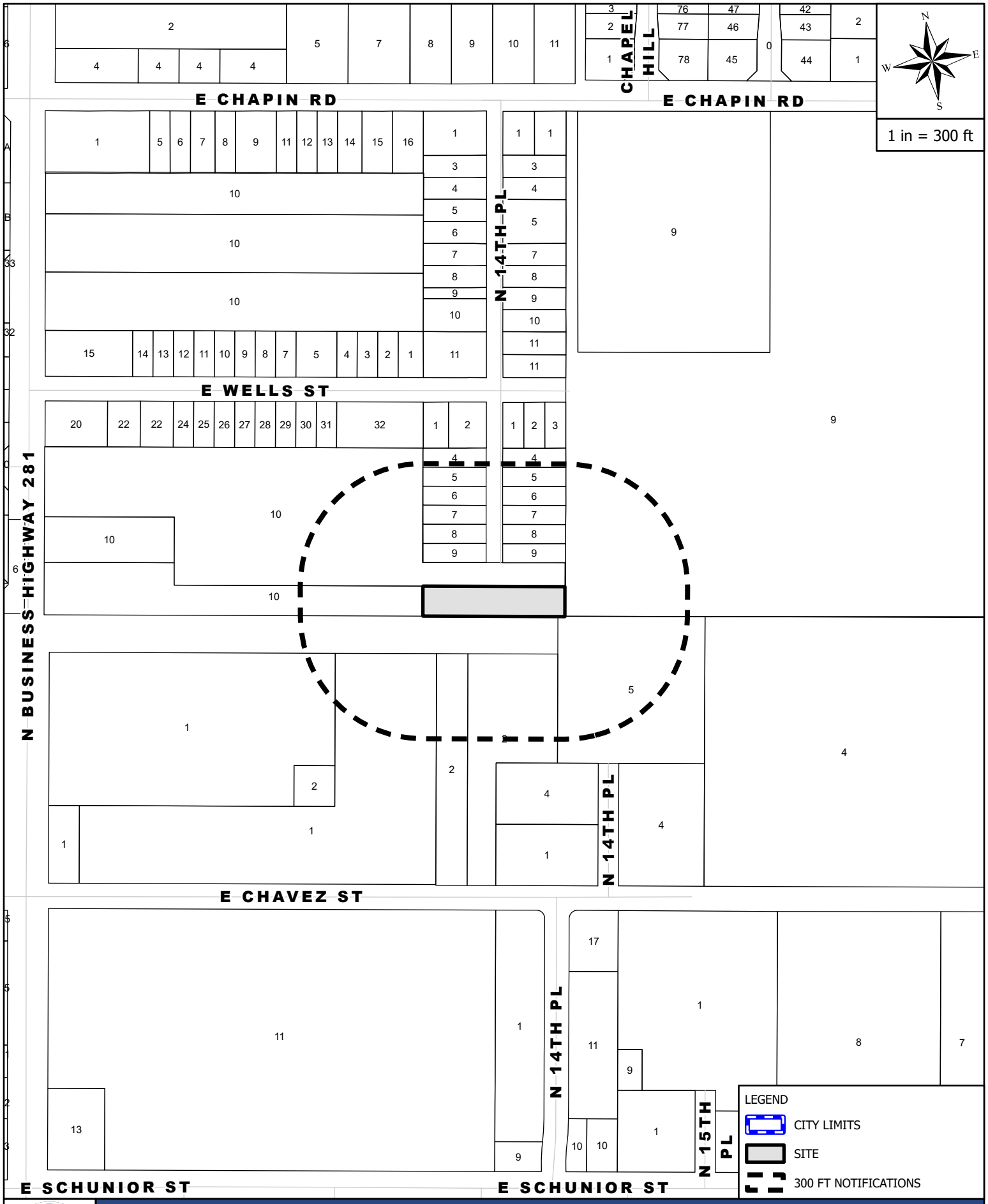
ZONING MAP

1102 N CLOSNER BLVD



FUTURE LANDUSE MAP

1102 N CLOSNER BLVD



MAILOUT AND SITE MAP

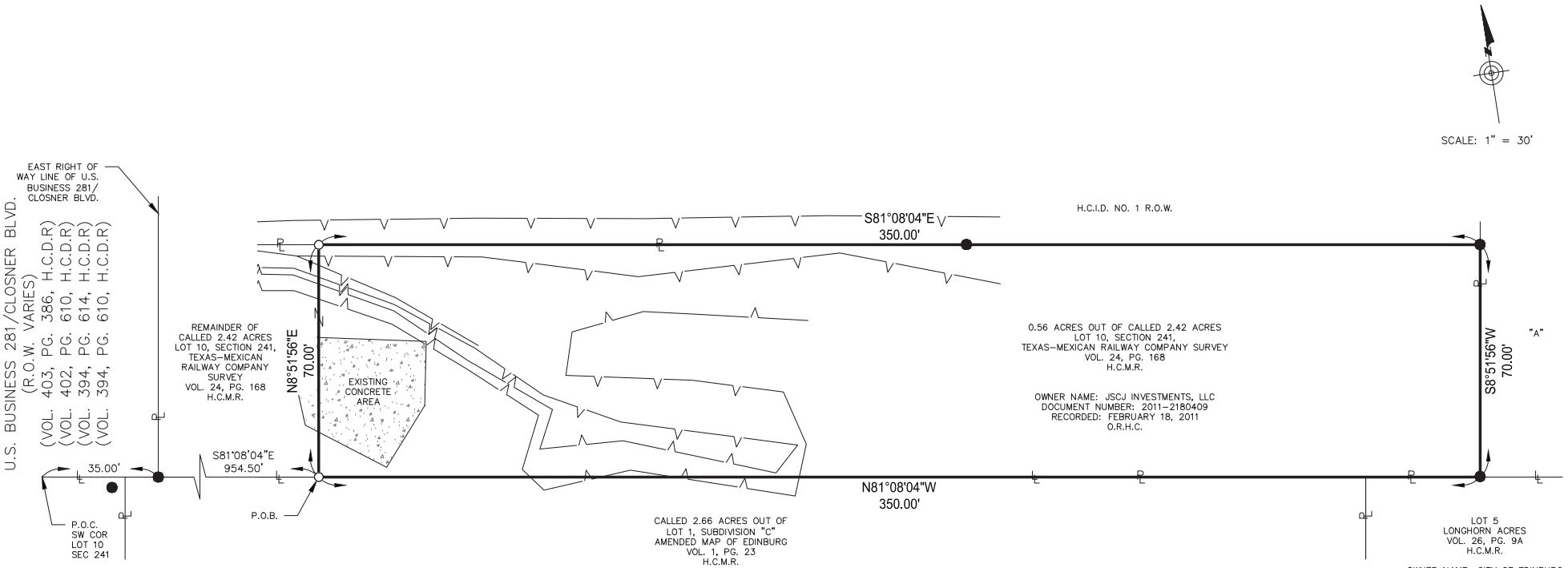
1102 N CLOSNER BLVD

Rezoning Request Site Photo

Cirilo Garcia

1102 N. Closner Boulevard





PLAT SHOWING

0.56 ACRES OUT OF CALLED 2.42 ACRES LOT 10, SECTION 241, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

ADDRESS: 1102 N. CLOSNER BOULEVARD
EDINBURG, TEXAS

SURVEYED: JUNE 30, 2026

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480338 0020 E
MAP REVISED: JUNE 6, 2000
LOMR: MAY 14, 2001

I, KURT SCHUMACHER, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

STATE OF TEXAS REGISTERED KURT SCHUMACHER 6333 PROFESSIONAL LAND SURVEYOR

07/01/2026

REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6333

NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

3. MINIMUM BUILDING SETBACKS AS PER TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBJECT TO THE CITY OF EDINBURG ZONING ORDINANCE.

4. SUBJECT TO RULES, RESTRICTIONS, AND REQUIREMENTS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

6. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.

LEGEND

○	– SET 1/2" IRON ROD W/ A RED CAP STAMPED "KLSC 6333 PROP COR"
●	– FND. 1/2" IRON ROD
	– DITCH LINE
	– COMMON PROPERTY OWNER
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
VOL.	– VOLUME
PG.	– PAGE
R.O.W.	– RIGHT OF WAY
℄	– PROPERTY LINE
℄	– LOT LINE

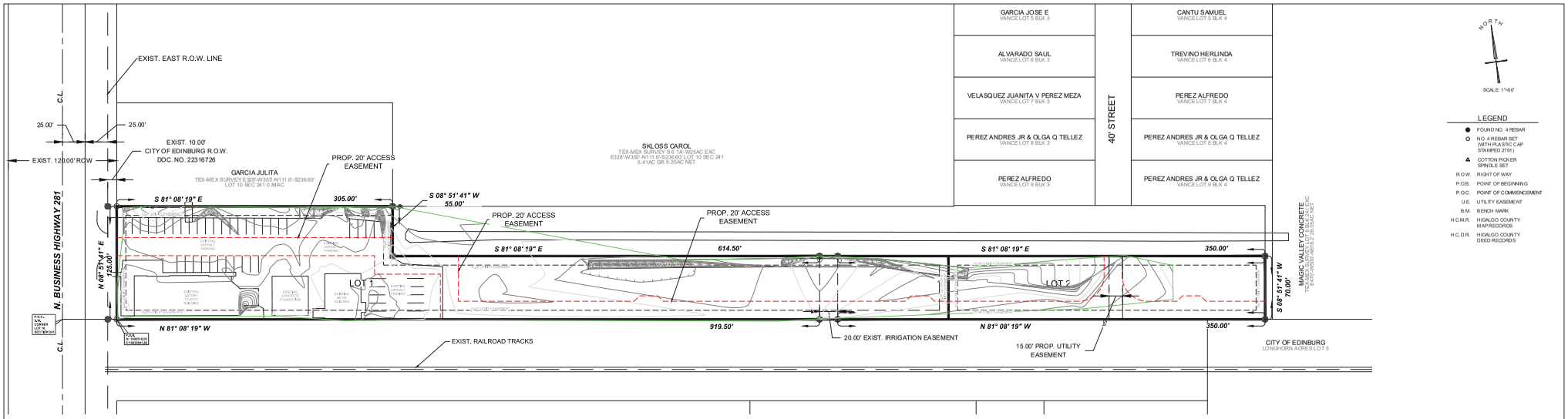
"A" LOT 9, SECTION 241
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOL. 24, PG. 168
H.C.M.R.

OWNER NAME: MAGIC VALLEY CONCRETE, INC.
DOCUMENT NUMBER: 1999-774305
RECORDED: MAY 14, 1999
O.R.H.C.

JOB NUMBER
2022_004

© COPYRIGHT 2026 KANE LINDSEY LLC., THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 FOUNTAIN PLAZA BLVD., SUITE B
EDINBURG, TX 78539
(956) 917-4809
TBPELS FIRM NO. 10194676



EVELYN'S SUBDIVISION

A 2.425 OF AN ACRE TRACT OF LAND ALSO BEING OUT OF LOT 10, AS PER MAP OR PLAT THEREOF RECORDED IN THE HIDALGO COUNTY MAP RECORDS, IN VOLUME 01, PAGE 16, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

A 2.425 - ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, OUT OF LOT 10, SECTION 241, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN DEED OF TRUST (WITH SECURITY AGREEMENT, FINANCING STATEMENT, AND ASSIGNMENT OF RENTS AND LEASES) RECORDED VIA DOCUMENT NO. 3442021, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), SAVE AND EXCEPT 0.032 OF AN ACRE TRACT BEING A 20-FOOT STRIP FOR A CANAL RIGHT-OF-WAY (DOCUMENT NUMBER 2189409, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PROPERTY LOCATED ON THE EAST SIDE OF NORTH CLOSNER BOULEVARD (BUSINESS US 281) APPROXIMATELY 1,028.5 FEET SOUTH OF CHAPIN ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING ORIGINAL 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID CLOSNER BOULEVARD FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 10; THENCE, S 8°00'E 59" E, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 10, FOR A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EAST RIGHT-OF-WAY LINE OF A PREVIOUS EXISTING 100.00 FOOT RIGHT-OF-WAY LINE OF SAID CLOSNER BOULEVARD, CONTINUING FOR A TOTAL DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID CLOSNER BOULEVARD (RIGHT-OF-WAY DEDICATION VIA DOCUMENT NUMBER 2316726, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT SOUTHWEST CORNER OF SAID 2.425-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 2.425-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 080 51 '41 "E, WITH THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID CLOSNER BOULEVARD VIA SAID DOCUMENT NUMBER 2316726, A DISTANCE OF 125.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, BEARING S 81008'19"E A DISTANCE OF 10.00 FEET FROM A NO. 4 REBAR FOUND, FOR THE APPARENT NORTHWEST CORNER OF SAID 2.425-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81008' 19" E, WITH THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 2.425-ACRE TRACT, A DISTANCE OF 305.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT WESTERNMOST NORTHEAST CORNER OF SAID 2425-ACRE TRACT OF LAND HEREIN DESCRIBED;

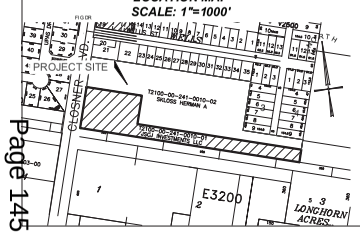
THENCE, S 080 51'41" W, WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 2.425-ACRE TRACT, A DISTANCE OF 55.00 FEET TO A NO. 4 REBAR FOUND FOR AN APPARENT INSIDE CORNER OF SAID 2.425-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81008' 19" E, WITH THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 2.425-ACRE TRACT, A DISTANCE OF 472.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 0.032 OF AN ACRE TRACT, THENCE ANOTHER 20.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID 0.032 OF AN ACRE TRACT, CONTINUING WITH THE SOUTHERNMOST NORTH LOT LINE OF SAID 2.425-ACRE TRACT FOR A TOTAL DISTANCE OF 964.50 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT EASTERNMOST NORTHEAST CORNER OF SAID 2.425-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 080 51 '41 "E, WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 2.425-ACRE TRACT, A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF SAID 2.425-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81008'19" W, WITH THE SAID SOUTH LOT LINE OF LOT 10 AND BEING THE APPARENT SOUTH LOT LINE OF SAID 2.425-ACRE TRACT, A DISTANCE OF 472.50 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.032 OF AN ACRE TRACT, THENCE ANOTHER 20.00 FEET PAST A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.032 OF AN ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 1,369.50 FEET TO THE SAID NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE SOUTHWEST CORNER OF SAID 2.425-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 2.425 ACRES OF LAND, SAVE AND EXCEPT 0.032 OF AN ACRE TRACT, FOR A NET OF 2.393 ACRES, MORE OR LESS.

LOCATION MAP
SCALE: 1"=1000'



GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "X"
AREAS TO BE DETERMINE TO BE OUTSIDE 500-YEAR FLOODPLAIN. (NOT SHADED)
COMMUNITY-PANEL 480338 0015 E.
MAP REVISED: JUNE 6, 2000 (LOMR MAY 14, 2019)

2. MINIMUM FINISHED FLOOR ELEVATION TO BE 6" ABOVE BFE OR 18" ABOVE TOP OF CURB.

3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS.:

COMMERCIAL NEIGHBORHOOD
FRONT:.....25.00 FEET
SIDE:.....5.00 FEET
REAR:.....10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

COMMERCIAL, GENERAL
FRONT:.....25.00 FEET
SIDE:.....8.00 FEET
REAR:.....10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

RESIDENTIAL, PRIMARY
FRONT:.....20.00 FEET
STREET SIDE:.....10.00 FEET
SIDE YARD:.....6.00 FEET
REAR:.....20.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

10. BENCHMARK NOTE:
STATION NAME: Y 654
LOCATION: SOUTHEAST OF THE INTERSECTION OF N. CLOSNER BLVD. & E. WELLS STREET.
TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
NORTHING: 16638888.898 EASTING: 1095823.331
HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
ORTHEMETRIC HEIGHT: 29.729 FT

11. DRAINAGE NOTE:

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY DRAINAGE REQUIREMENTS, THIS RESIDENTIAL COMMERCIAL DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 3588 C.F (0.08AC.-FT.) OF STORM WATER RUNOFF. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

13. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.

15. A FIVE (5.0') FOOT SIDEWALK THREE (3.0') FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.

16. ALL MASTER WATER METER FEES AND SEWER TAP FEES SHALL BE PAID BY DEVELOPER.

17. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

18. ALL SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OR IN LINE WITH AVERAGE SETBACKS OR EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.

19. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROADS), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

20. 50% OF PARKLAND FEE ($300.00) PER LOT WILL BE DUE AT THE TIME OF BUILDING PERMIT STAGE (INSIDE CITY LIMITS ONLY)

21. A BUFFERYARD IS REQUIRED WHERE COMMERCIAL GENERAL MEETS RESIDENTIAL PRIMARY AS PER UDC TABLE 4.204-2. ANOTHER BUFFERYARD IS REQUIRED WHERE COMMERCIAL GENERAL MEETS COMMERCIAL NEIGHBORHOOD AS PER UDC TABLE 4.204-4.

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

LUCAS CASTILLO JR., P.E.# 119190 DATE
ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
2820 GULL, McALLEN, TEXAS 78504
PHONE:(956) 379-3697

STATE OF TEXAS
LUCAS CASTILLO JR
119980
LICENSED PROFESSIONAL ENGINEER

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO GUTIERREZ, R.P.L.S.# 2791 DATE
SURVEY DATE: _____

STATE OF TEXAS
HOMERO GUTIERREZ
2791
REGISTERED PROFESSIONAL LAND SURVEYOR

MAYOR CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY, EXCEPTING FOR THOSE REQUIREMENTS FOR WHICH A WAIVER WAS APPROVED OR AN APPEAL WAS HEARD AND DECIDED UPON, WHEREIN MY APPROVAL IS REQUIRED.

MAYOR OF THE CITY OF EDINBURG DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURE ON THE DISTRICT RIGHT-OF WAYS AND/OR EASEMENTS

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO IRRIGATION DISTRICT No. 1 ON THIS _____ DAY OF _____, 20_____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT OF WAYS OR EASEMENTS WITHOUT THE WRITTEN PERMISSION OF THE H.C.I.D. NO 1

_____ ATTEST: _____
PRESIDENT SECRETARY

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

PRINCIPAL CONTACTS

	NAME		ADDRESS	PHONE(S)
OWNER:	JSCJ INVESTMENTS LLC		4409 N. KENYON ROAD - EDINBURG, TX 78542	(956) 759-6267
ENGINEER:	LUCAS CASTILLO JR.	P.E.	2820 GULL - McALLEN, TX 78502	(956) 379-3697
SURVEYOR:	HOMERO LUIS GUTIERREZ	R.P.L.S.	2600 SAN DIEGO - MISSION, TX 78572	(956) 369-0988

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS THE EVELYN'S SUBDIVISION ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
CIRILO GARCIA (MEMBER) DATE
JSCJ INVESTMENTS LLC
1102 N CLOSNER BLVD
EDINBURG, TEXAS 78541

_____ _____
JULITA GARCIA (MEMBER) DATE
JSCJ INVESTMENTS LLC
1102 N CLOSNER BLVD
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JSCJ INVESTMENTS LLC., PROVED TO ME THROUGH HIS/HERS/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20 _____

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS-CITY OF EDINBURG PLAT OF APPROVAL CERTIFICATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY.

CHAIRPERSON PLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER

ATLAS ENGINEERING CONSULTANTS
TBPE FIRM NO. 17057
600 E 11TH ST
MCALLEN, TEXAS 78501
DATE PREPARED: JULY 17TH, 2024
PAGE 1 OF 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES RESIDENTIAL, PRIMARY (RP) DISTRICT TO COMMERCIAL, GENERAL (CG) DISTRICT, BEING A 0.56 ACRES OUT OF CALLED 2.42 ACRES LOT 10, SECTION 241, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, LOCATED AT 1102 N. CLOSNER BOULEVARD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Residential, Primary (RP) District, and Commercial, General (CG) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of Being a 0.56 Acres Out of called 2.42 Acres Lot 10, Section 241, Texas-Mexican Railway Company Survey, located at 1102 N. Closner Boulevard, from Residential, Primary (RP) District to Commercial, General (CG) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 23, 2026 at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Residential, Primary (RP) District and Commercial, General (CG) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Residential, Primary (RP) District and added to the Commercial, General (CG) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the

City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
PUBLIC HEARINGS - ROUTINE ITEMS
Agenda Item No: 10.D.
Rezoning Request - Javier Hernandez

1. **Agenda Item:**
Hold Public Hearing and Consider the Ordinance Providing for the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, Being Lot 1, Unrecorded Map of Promise Land Subdivision No. 2, Located at 2213 E. Trenton Road, as Requested by Javier Hernandez. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
This property is located along the north side of E. Trenton Road, approximately 800 feet west of the intersection of E. Trenton Road and S. Raul Longoria Road. The property is currently zoned Agriculture and Open Space (AO) District. This district is typically rural in character with few buildings and cultivation that allows long views to the horizon. The requested zoning is Commercial, General (CG) District. This is the primary commercial district, meant to accommodate a wide range of commercial uses, including highway service uses and community or regional commercial, office, and service uses. This property has a frontage of 145.50 feet along E. Trenton Road and a lot depth of 416.45 feet. Currently, the property contains an existing daycare facility. The applicant wants to utilize the property to develop a medical clinic.

Adjacent zoning is Agriculture and Open Space (AO) District to the north, west and east. The property to the south is located outside the City Limits of Edinburg. Surrounding land uses consist of residential uses and commercial uses. The Future Land Use designation for this property is for General Commercial Uses.

On Friday, June 26, 2026, staff mailed public hearing notices to 45 neighboring property owners, and a subsequent notice was published in the local newspaper on July 29, 2026. At the time this report was prepared, staff received no comments in favor and none in opposition of the request.

On June 29, 2026, Planning staff met with City of Edinburg development departments to discuss the proposed rezoning. It was determined that upgrades to the existing infrastructure will be needed in this area to support the proposed development.

On July 9, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 4-0, to approve the Rezoning Request.

3. **Staff's Recommendation:**
Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Reviewed by:
Rita Guerrero, Assistant Director of Planning and Approved - 8/11/2026

Prepared by:
Eduardo Huerta, Planner II

Zoning

Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026

Attachments:

A. City Council Agenda Packet Attachments
B. Ordinance

MEETING DATES:
PLANNING & ZONING COMMISSION – 07/09/2026
CITY COUNCIL – 08/18/2026
DATE PREPARED – 06/29/2026

STAFF REPORT
GENERAL INFORMATION

APPLICATION: Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District.

APPLICANT: Javier Hernandez

AGENT: N/A

LEGAL: Being Lot 1, Unrecorded Map of Promise land Subdivision No. 2.

LOCATION: Located at 2213 E. Trenton Road.

LOT/TRACT SIZE: Lot 1

CURRENT USE: Commercial daycare use

PROPOSED USE: Commercial, General (CG) District

EXISTING ZONING: Agriculture and Open Space (AO) District

ADJACENT ZONING:
North – Agriculture and Open Space (AO) District
South – Outside of the City Limits of Edinburg
East – Agriculture and Open Space (AO) District
West – Agriculture and Open Space (AO) District

LAND USE PLAN: General Commercial Uses

PUBLIC SERVICES: North Alamo Water Supply Corporation for Water and Sewer.

RECOMMENDATION: Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District.

REZONING REQUEST
JAVIER HERNANDEZ

EVALUATION

The following is the staff's evaluation of the request:

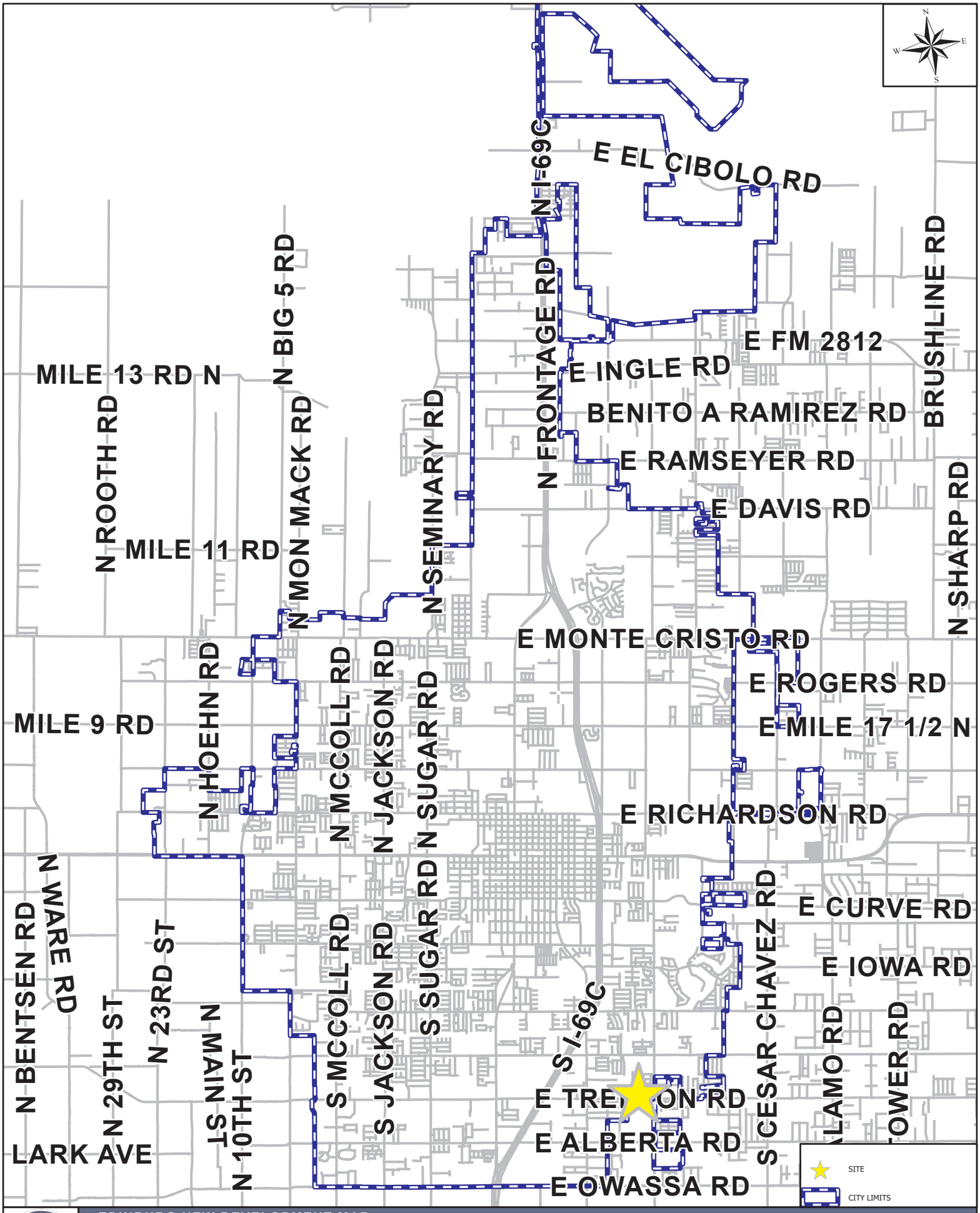
1. The property is currently a daycare.

2. Surrounding land consists of residential homes and commercial uses.

3. The proposed zoning is consistent with the Future Land Use Plan.

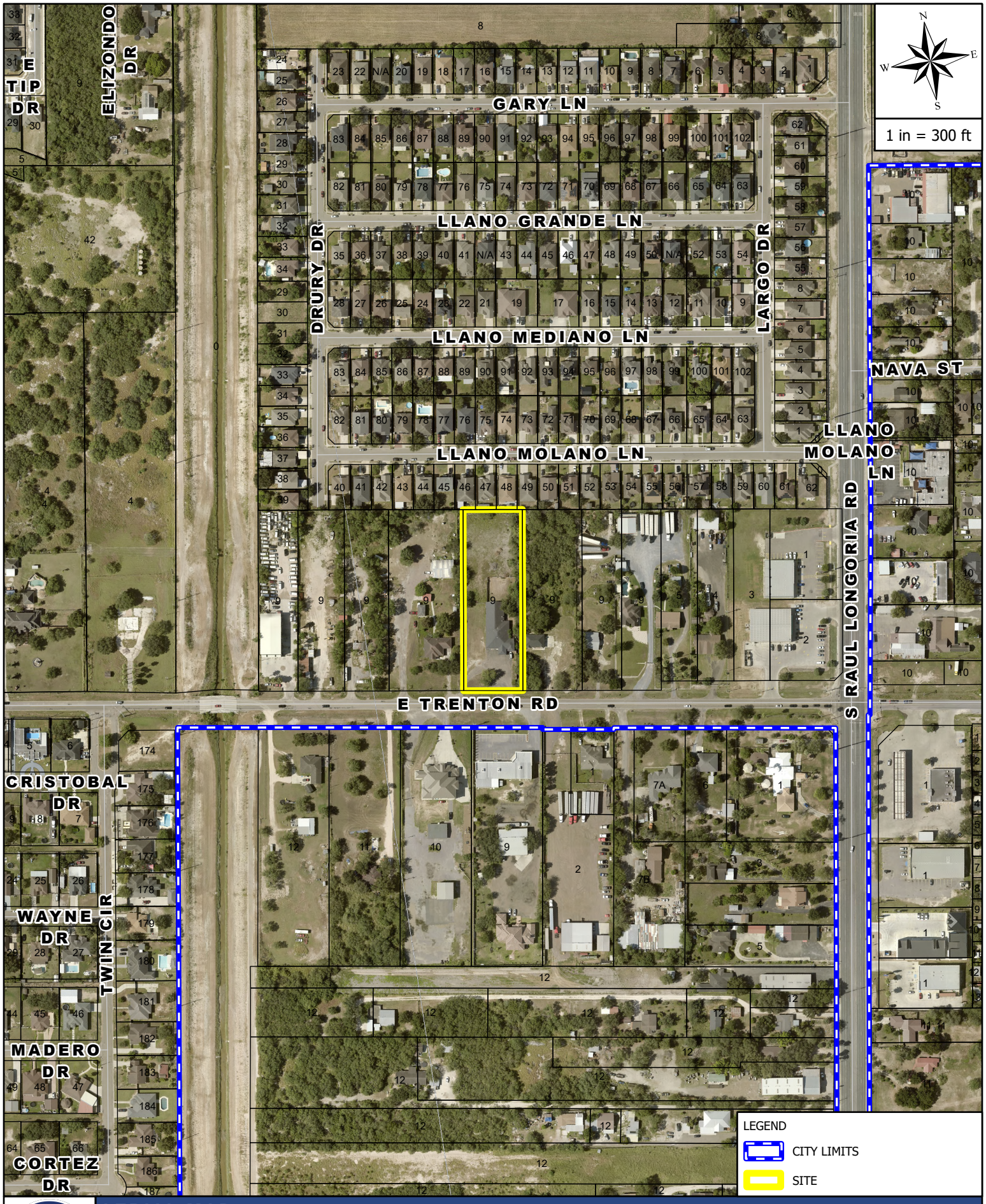
Staff recommends approval of the Rezoning Request from Agriculture and Open Space (AO) District to Commercial, General (CG) District, based on the surrounding land uses. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements, as applicable.

Staff mailed a notice of the public hearing to 45 neighboring property owners on Friday, June 26, 2026, and received no comments in favor or against at the time this report was prepared. Notice of this public hearing was published in the newspaper on July 29, 2026.



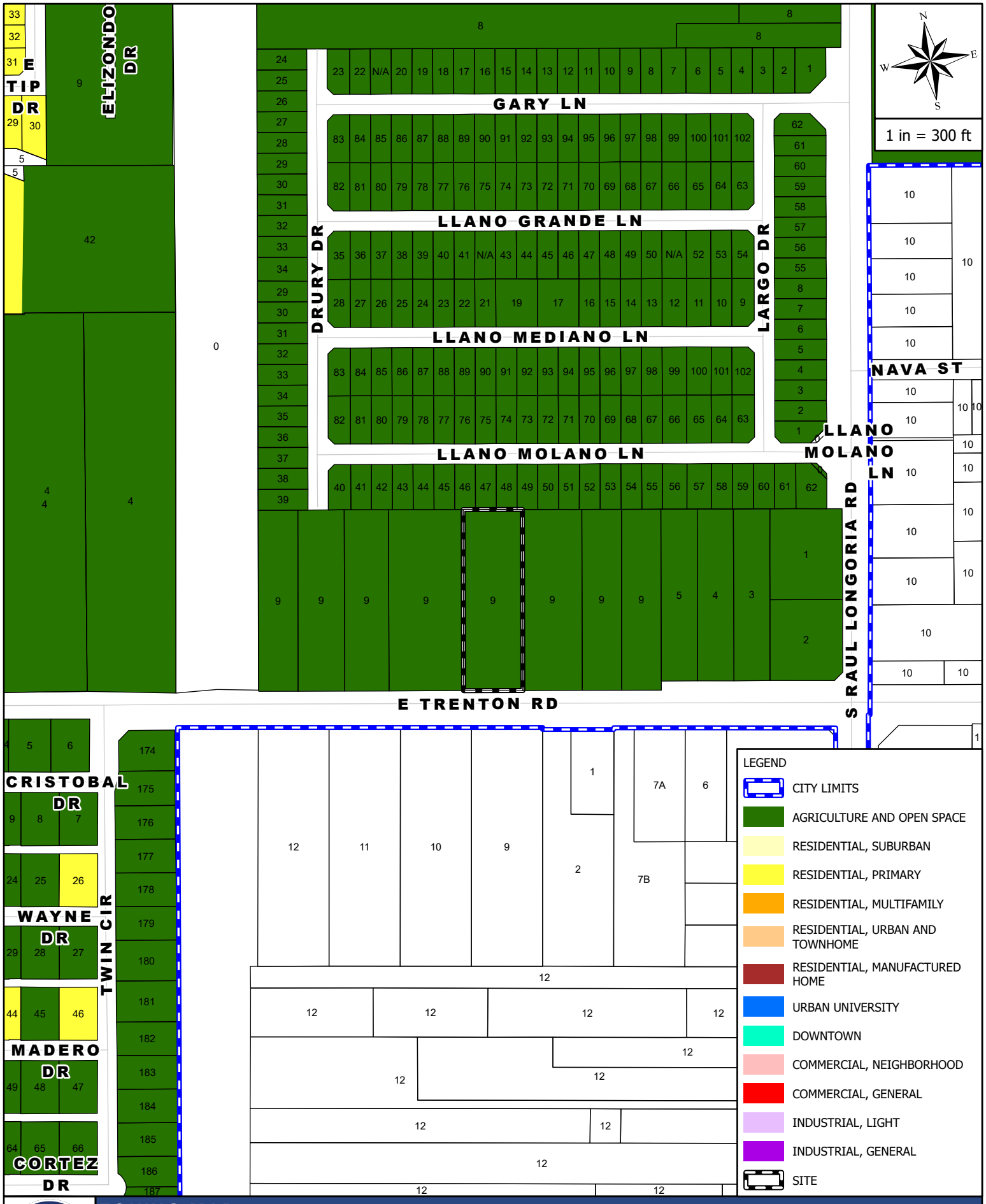
EDINBURG NEW DEVELOPMENT MAP

2213 E TRENTON RD



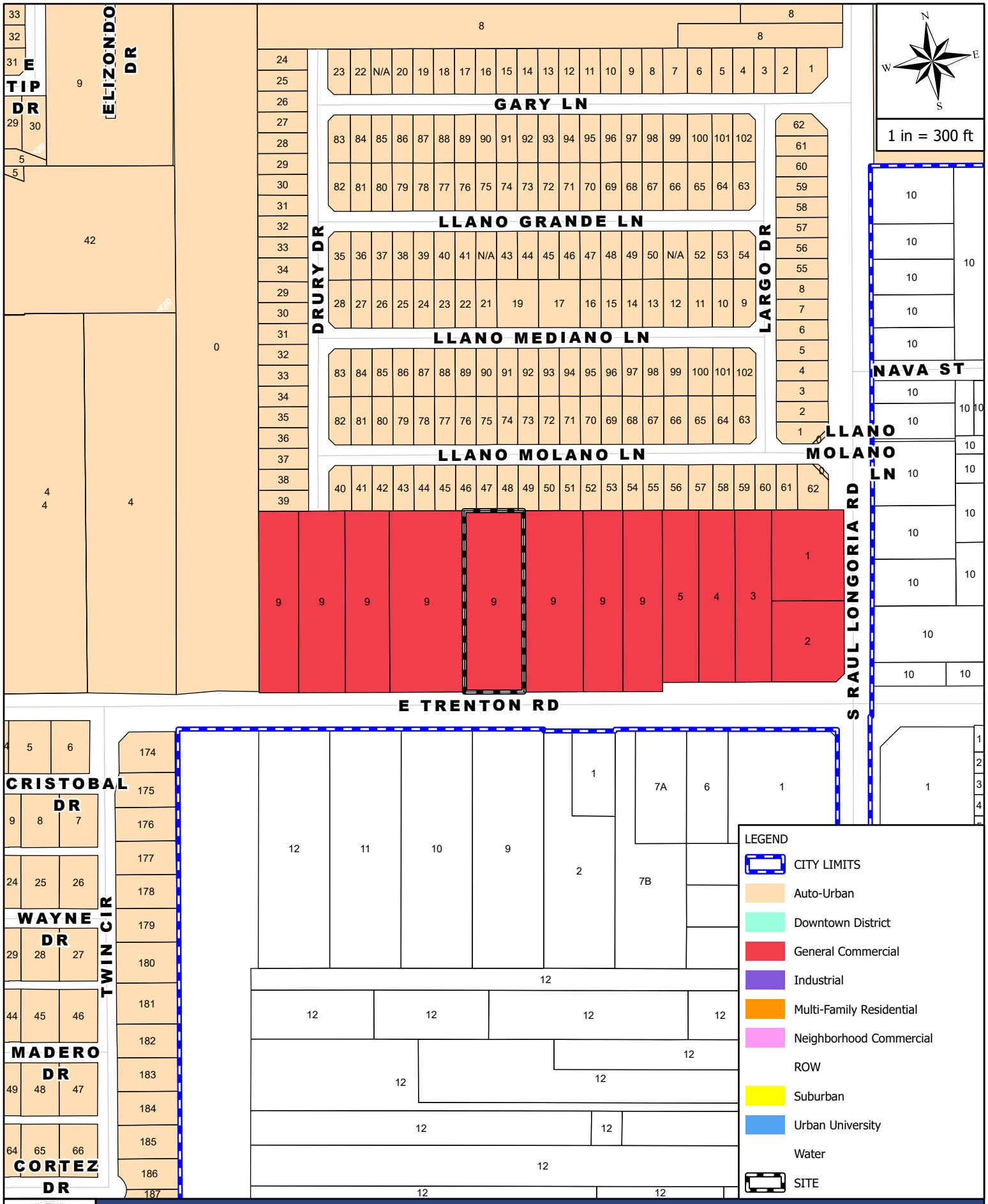
AERIAL MAP

2213 E TRENTON RD



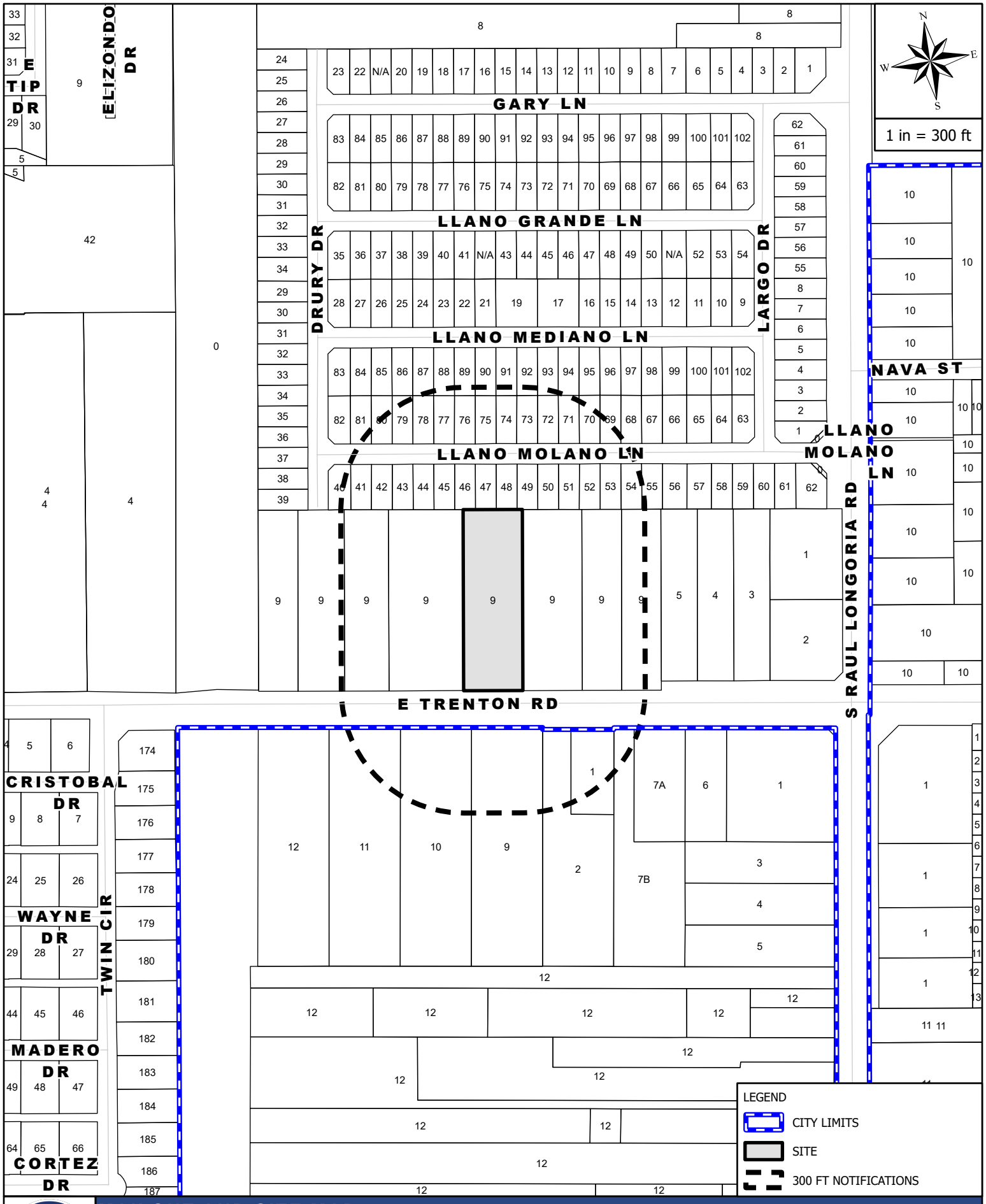
ZONING MAP

2213 E TRENTON RD



FUTURE LANDUSE MAP

2213 E TRENTON RD



MAILOUT AND SITE MAP

2213 E TRENTON RD

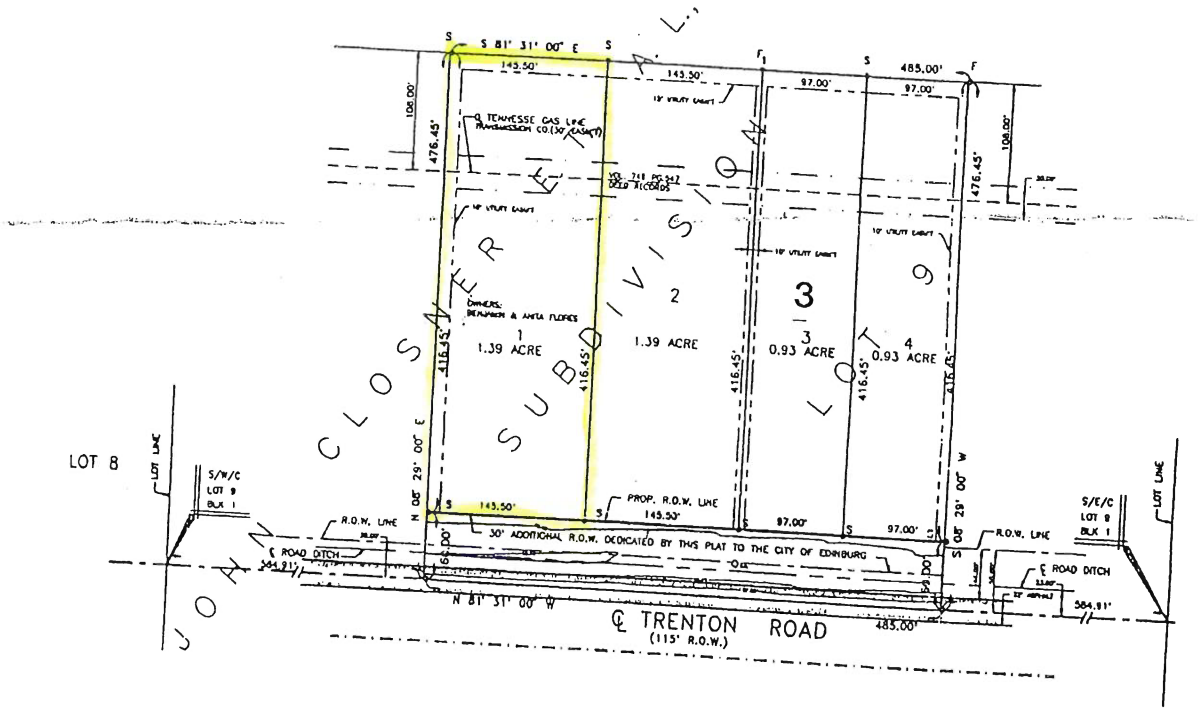
Rezoning Request Site Photo

Javier Hernandez
2213 E. Trenton Road



EXHIBIT "A"

LOT 1



MAP OF PROMISE LAND SUBDIVISION NO. 2

EDINBURG, TEXAS

A 8.30 ACRE TRACT OF LAND OUT OF THE EAST 15.91 ACRES OF THE SOUTH 17.01 ACRES OF LOT 9, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE PREPARED: MAY 21 1997

SCALE IN FEET

SCALE : 1" ------- 60'

PREPARED BY R.E.GARCIA & ASSOCIATES

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE: (210) 381-1061 FAX: 381-1260

R.E. Garcia Associates

ORDINANCE NO. _____

AN ORDINANCE AMENDING, SUPPLEMENTING, AND CHANGING THE BOUNDARIES AGRICULTURE AND OPEN SPACE (AO) DISTRICT TO COMMERCIAL, GENERAL (CG) DISTRICT, ALL OF LOT 1, UNRECORDED MAP OF PROMISE LAND SUBDIVISION NO. 2, LOCATED AT 2213 E. TRENTON ROAD, FROM ONE DISTRICT TO ANOTHER; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the owner of the herein described real estate has submitted to the Planning and Zoning Commission of the City of Edinburg, Texas, a proposed amendment, and the proposed supplement and change to the boundaries of the Agriculture and Open Space (AO) District to Commercial, General (CG) District as set out in the Unified Development Code of the City of Edinburg, Texas, heretofore finally passed, approved, and adopted by said City Council on the 9th day of August, 2022. Such proposed amendment is to change the zoning of all of Lot 1, Unrecorded Map of Promise land Subdivision No. 2, located at 2213 E. Trenton Road, from Agriculture and Open Space (AO) District to Commercial, General (CG) District, for a recommendation and report by said Planning and Zoning Commission; and

WHEREAS, the said Planning and Zoning Commission of the City of Edinburg, Texas, gave due notice as provided by said Unified Development Code of a public hearing to be held before said Planning and Zoning Commission, on July 9, 2026, at 5:30 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, and said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes, providing said notice by U. S. Mail to all property owners and persons rendering property for taxation within 300 feet of the property affected not less than ten (10) days before said public hearing; and

WHEREAS, after such public hearing, the Planning and Zoning Commission of the City of Edinburg, Texas, presented its report to the City Council of the City of Edinburg that they approved the change in zoning of said property, from one district to the other; and

WHEREAS, after receipt of the final report from the Planning and Zoning Commission, the City Council of said City provided due notice, as provided by said Unified Development Code to be held before said City Council, and notice was published one time in a newspaper published in the City of Edinburg, Texas, and of general circulation in said City, stating that a public hearing to consider said proposed revision would be held on August 18, 2026, at 6:00 P.M., in the Edinburg City Hall, City Council Chambers, located at 415 West University Drive, Edinburg, Texas, which time was not less than 15 days nor more than 20 days from the date of publication, and that said public hearing was held at such time and place, and all of which procedure in the giving of notice and the holding of said public hearing is hereby ratified and confirmed as meeting all the requirements of said Unified Development Code of the City of Edinburg, Texas and applicable statutes; and

WHEREAS, having held said public hearing, it is the opinion of the City Council of the City of Edinburg, Texas that such change and revision should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. AUTHORITY OF LAW: All requirements of the law have been met in the passing of this Ordinance.

SECTION II. The zoning of the first above-described property is hereby changed from Agriculture and Open Space (AO) District, and Commercial, General (CG) District and the boundaries of said Districts are hereby amended, supplemented and changed so as to delete the said area from the said Agriculture and Open Space (AO) District and added to the Commercial, General (CG) District.

SECTION III. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION IV. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect immediately upon its passage and publication according to law.

SECTION VI. CODIFICATION: That this Ordinance shall not be published in the Code of Ordinances of the City of Edinburg, Texas, as it is not amendatory thereof.

SECTION VII. WAIVER CLAUSE: This requirement of three separate readings of this

Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on the 18th day of August 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

By: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
ORDINANCE
Agenda Item No: 11.A.
Adoption of 2024 Family of International Building Codes and 2023 National Electrical Code

1. **Agenda Item:**
Consider Ordinance Amending the Code of Ordinances of the City of Edinburg at Title IX, General Regulations, Chapter 93, Fire Protection and Prevention, adopting the International Fire Code, 2024 Edition, including Appendices B, C, and D; and amending Title XV, Land Usage Chapter 151, Building Regulations by adopting the following 2024 Codes: International Building Code including Appendices A, C, D, F, G, H, and J; thereof: International Existing Building Code, International Fuel Gas Code, International Residential Code, adding Appendices BB and BC thereof; the 2023 National Electrical Code, International Mechanical Code, International Plumbing Code, International Swimming Pool and Spa Code, International Property Maintenance Code, International Private Sewage Disposal Code, and the International Energy Code, as promulgated by the International Code Council (ICC) [Natalia Velasquez, MCP, CBO, Chief Building Official]

2. **Description:**
The City of Edinburg regulates the construction, alteration, occupancy and maintenance of buildings through the adoption and enforcement of a series of Codes. Currently, the City operates under the 2018 International Code Council (ICC) Codes and the 2017 National Electrical Code. These Codes regulate commercial and residential structures, including fire protection, plumbing, mechanical and electrical building elements. The City is proposing to adopt the 2024 ICC Codes and the 2023 National Electrical Code as specified above. The adoption of the 2024 Family of International Building Codes and 2023 National Electrical Code is being recommended in an effort to keep up with the most current technical requirements for the construction of residential and non-residential buildings within the City's jurisdiction.

According to Best Practices in the Industry, current codes should be no more than two cycles behind the latest edition. Falling too far behind can affect Insurance Services Office (ISO) ratings for cities and increase insurance rates.

Staff conducted the following public outreach for these proposed changes:

- Workshop with industry representatives in June 2026 and August 2026.
- Follow-up presentation summarizing the workshop material and highlighting the proposed changes emailed to industry representatives.

Surrounding cities, such as McAllen, Mission, and Harlingen, have adopted and are enforcing the 2024 ICC Codes and 2023 National Electrical Code, so most industry representatives are already familiar with these proposed changes.

If approved, staff is proposing a grace period to allow for the transition to the new codes and will start enforcing them on January 1, 2027.

3. **Staff's Recommendation:**

Approve Ordinance Amending the Code of Ordinances of the City of Edinburg Title IX, General Regulations, Chapter 93, Fire Protection and Prevention, adopting the International Fire Code, 2024 Edition, including Appendices B, C, and D; and amending Title XV, Land Usage, Chapter 151, Building Regulations, by adopting the following 2024 Codes: International Building Code including Appendices A, C, D, F, G, H, and J; thereof; International Existing Building Code, International Fuel Gas Code, International Residential Code, adding Appendix BB and BC thereof; the 2023 National Electrical Code, International Mechanical Code, International Plumbing Code, International Swimming Pool and Spa Code, International Property Maintenance Code, International Private Sewage Disposal Code, and the International Energy Code, as promulgated by the International Code Council (ICC).

Reviewed by:		**Prepared by:**
Natalia Velasquez, Chief Building Official	Approved - 8/10/2026	Natalia Velasquez, Chief
Tomas Reyna, Assistant City Manager	Final Approval - 8/10/2026	Building Official

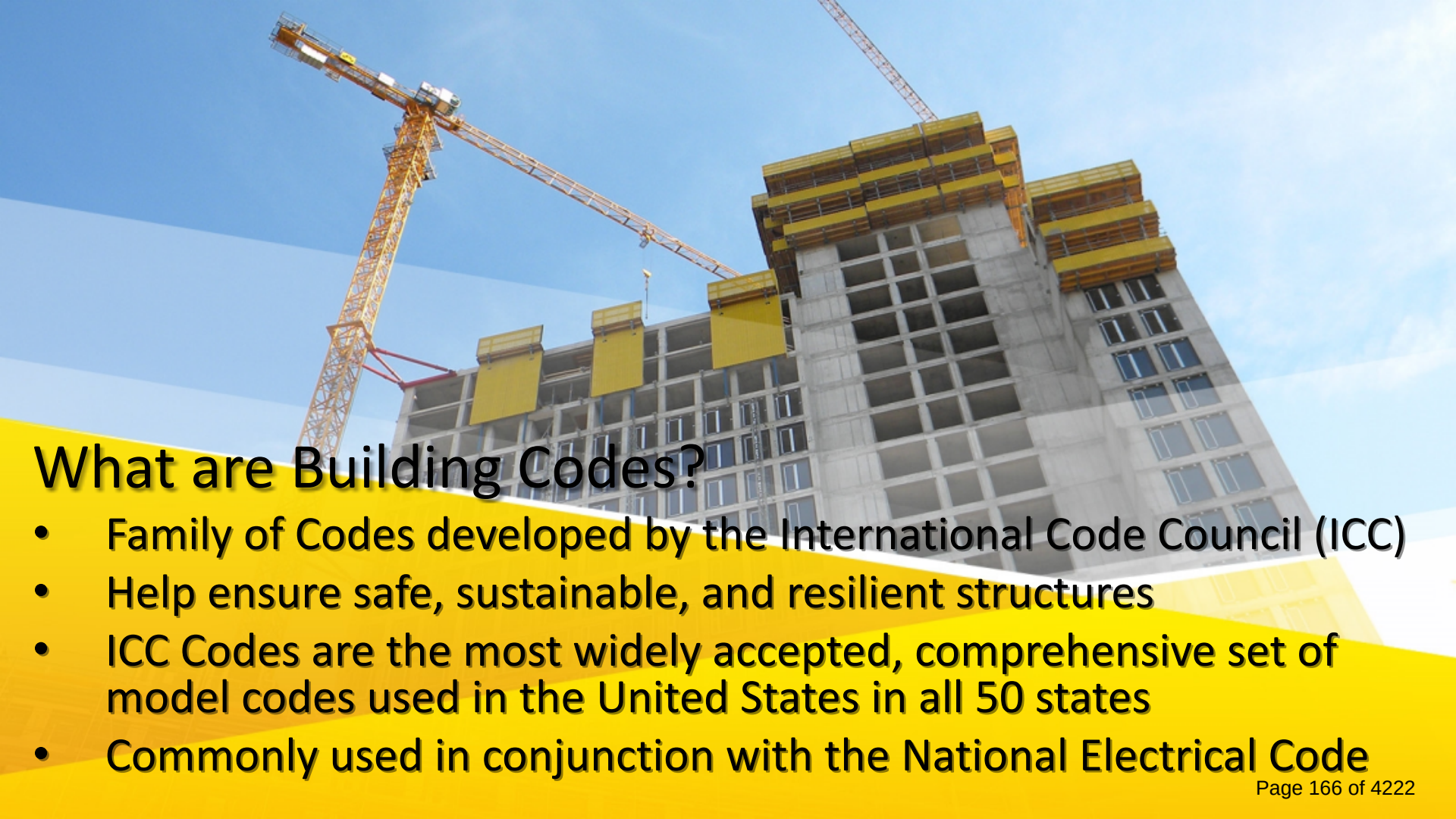
Attachments:

A. Presentation - Code adoption 2024
B. Revised Ord. 2026 - AMENDING BUILDING CODE (1)

Building Code UPDATES



City Council Meeting
August 18, 2026



What are Building Codes?

- Family of Codes developed by the International Code Council (ICC)
- Help ensure safe, sustainable, and resilient structures
- ICC Codes are the most widely accepted, comprehensive set of model codes used in the United States in all 50 states
- Commonly used in conjunction with the National Electrical Code

Codes for Adoption

- 2024 International Building Code
- 2024 International Residential Code
- 2024 International Existing Building code
- 2024 International Fuel Gas Code
- 2024 International Energy Conservation Code
- 2024 International Plumbing Code
- 2024 International Private Sewage Disposal Code
- 2024 International Mechanical Code
- 2024 International Swimming Pool and Spa Code
- 2024 International Property Maintenance Code
- 2024 International Fire Code
- 2023 National Electrical Code





Adoption Cycle

- *International Code Council (ICC) releases new codes every three years*
- *Edinburg adopted the 2018 ICC Codes and the 2017 National Electrical Code on 2021*
- *Staff did not bring forward 2021 ICC Codes for adoption*
- *2024 ICC Codes and 2023 National Electrical Code released for adoption*
- *Best practice to adopt the most current codes and not to be more than one code cycle behind*
    - *Can effect ISO ratings for cities if they get behind*
    - *Can increase insurance rates for the residents*

ISO -Insurance Services Office



Strategic Pillars and Milestones

- Milestone
  - Conducted Two Construction Industry workshops on June 2026 and August 2026
- Pillar One
  - Review City Ordinances and regulations to improve and facilitate redevelopment

- Updated building codes are separate from the Unified Development Code (UDC) process.
  - UDC covers uses of property and type, location, bulk and appearance of structures on a property
  - Building codes regulate the technical aspects of construction to ensure they are built soundly and can be occupied safely



Comparison Cities Survey

City	ICC Code Edition	National Electrical Code Edition
Edinburg (Current/Proposed)	2018/2024	2017/2023
McAllen	2024	2023
Mission	2024	2023
Pharr	2018*	2017*
Harlingen	2024	2023
Weslaco	2018*	2017*

*Currently discussing adopting 2024 ICC codes and enforced on early 2027



Highlights



- 2024 Codes addresses Tiny Homes, Solar Panels, new innovating building materials and construction methods, not part of our current codes.
- New codes would become effective January 2027

Questions



ORDINANCE NO. _____

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EDINBURG, TEXAS TITLE IX: GENERAL REGULATIONS, CHAPTER 93: FIRE PROTECTION AND PREVENTION, SECTION 93.20: FIRE CODE ADOPTED, ADOPTING THE INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B, C, AND D; AND AMENDING TITLE XV: LAND USAGE, CHAPTER 151 BUILDING REGULATIONS BY ADOPTING THE FOLLOWING 2024 CODES: INTERNATIONAL BUILDING CODE INCLUDING APPENDICES A, C, D, F, G, H, AND J, THEREOF, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, AND ADDING APPENDIX BB AND BC THEREOF, THE 2023 NATIONAL ELECTRICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, INTERNATIONAL ENERGY CODE, AND THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, AS PROMULGATED BY THE INTERNATIONAL CODE COUNCIL; PROVIDING FOR A REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING A WAIVER OF THE THREE (3) SEPARATE READINGS; AND ORDAINING OTHER PROVISIONS RELATING TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Council deems it is in the best interests of the City, to protect the public health, safety, and welfare, to amend the Edinburg Code of Ordinances and adopt the 2024 International Building Codes as setout herein; and

WHEREAS, these Codes and any applicable Appendices would also apply to any alterations, remodeling, enlargement, or repair to any building within the jurisdiction of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION I. The following codes are hereby adopted by reference as though set out herein in full:

INTERNATIONAL FIRE CODE, 2024 EDITION, INCLUDING APPENDICES B, C, AND D;
INTERNATIONAL BUILDING CODE, 2024 EDITION, WITH APPENDICES A, C, D, F, G, H, AND J THEREOF;

INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION;
INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, WITH APPENDICES BB AND BC, THEREOF;
THE NATIONAL ELECTRICAL CODE, 2023 EDITION;
INTERNATIONAL FUEL GAS CODE, 2024 EDITION;
INTERNATIONAL MECHANICAL CODE, 2024 EDITION;
INTERNATIONAL PLUMBING CODE, 2024 EDITION;
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION;
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION;
INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, 2024 EDITION;
INTERNATIONAL ENERGY CODE, 2024 EDITION;
INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2024 EDITION.

SECTION II. The Code of Ordinances of the City of Edinburg, Title IX ("General Regulations"), Chapter 93 ("Fire Protection and Prevention"), Section 93.20 ("Fire Code Adopted") is hereby amended and shall read in its entirety as follows:

Sec. 93.20 Fire Code Adopted

The International Fire Code, 2024 Edition, including Appendices B, C, and D, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Fire Prevention Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this Code of Ordinances and the International Fire Code, including Appendix B, C, and D, then in such event, the provisions of this Code shall govern and control.

SECTION III. The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 150 ("General Provisions"), Section 151.040 ("Building Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.040 – Building Code Adopted.

The International Building Code, 2024 Edition, with Appendices A, C, D, F, G, H, and J as amended, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the Office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Building Code of the City, and the same is hereby made a part of this Code of Ordinances, as fully and to the same extent as though set out herein in full; provided, however, should there by any conflict between the provisions of this code and the International Building Code, then in such event, the provisions of this code shall govern and control.

SECTION IV: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 ("Building Regulations"), Section 151.042 ("Existing Building Code Adopted") is hereby amended and shall read in its entirety as follows:

Sec. 151.042 – Existing Building Code Adopted.

The International Existing Building Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Existing Building Code of the City, and the same is hereby made a part of this Code of Ordinances, as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this code and the International Existing Building Code, then in such event, the provisions of this code shall govern and control.

SECTION V: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.050 ("Residential Code Adopted") is hereby amended and shall read in its entirety as follows:

Sec. 151.050 – Residential Code Adopted.

The International Residential Code, 2024 Edition, as promulgated by the International Code Council, with Appendix BB and BC except as provided for in Chapter 766, Health and Safety Code, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Residential Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this code and the International Residential Code, then in such event, the provisions of this code shall govern and control.

SECTION VI: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.060 ("Electrical Code Adopted") is hereby amended and shall read in its entirety as follows:

Sec. 151.060 – Electrical Code Adopted.

The National Electrical Code (NFPA 70), 2023 Edition, as promulgated by the National Fire Protection Association 70, a printed, bound copy of which code is on file and shall remain on file at the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Electrical Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided however, should there be any conflict between the provisions of this code and the National Electrical Code, then in such event, the more restricted provision of these codes shall govern and control.

SECTION VII: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.070 ("Fuel Gas Code Adopted") is hereby amended and shall read in its entirety as follows:

Sec. 151.070 – Fuel Gas Code Adopted

The International Fuel Gas Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Fuel Gas Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this code and the Fuel Gas Code, then in such event, the provisions of this code shall govern and control.

SECTION VIII: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.080 ("Mechanical Code Adopted") is hereby amended and shall read in its entirety as follows:

Sec. 151.080 – Mechanical Code Adopted.

The International Mechanical Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the mechanical code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this code and the International Mechanical Code, then in such event, the provisions of this code shall govern and control.

SECTION IX: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.100 ("Plumbing Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.100 – Plumbing Code Adopted.

The International Plumbing Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file at the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Plumbing Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided however, should there be any conflict between the provisions of this code and the International Plumbing Code, then in such event, the more restricted provision of these codes shall govern and control.

SECTION X: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.115 ("Swimming Pool And Spa Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.115 – Swimming Pool And Spa Code Adopted.

The International Swimming Pool and Spa Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Swimming Pool and Spa Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this code and the International Residential Code, then in such event, the provisions of this code shall govern and control.

SECTION XI: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.120 ("Property Maintenance Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.120 – Property Maintenance Code Adopted.

The International Property Maintenance Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Property Maintenance Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there by any conflict between the provisions of this code and the International Property Maintenance Code, then in such event, the provisions of this code shall govern and control.

SECTION XII: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.125 ("Private Sewage Disposal Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.125 – Private Sewage Disposal Code Adopted.

The International Private Sewage Disposal Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file in the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Private Sewage Disposal Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided, however, should there be any conflict between the provisions of this code and the International Private Sewage Disposal Code, then in such event, the provisions of this code shall govern and control.

SECTION XIII: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.130 ("Energy Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.130 – Energy Code Adopted

The International Energy Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file at the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Energy Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided however, should there be any conflict between the provisions of this code and the International Energy Code, then in such event, the more restricted provision of these codes shall govern and control.

SECTION XIV: The Code of Ordinances of the City of Edinburg, Title XV ("Land Usage"), Chapter 151 "("Building Regulations"), Section 151.135 ("Wildland-Urban Interface Code Adopted") is hereby amended to read in its entirety as follows:

Sec. 151.135 – Wildland-Urban Interface Code Adopted.

The International Wildland-Urban Interface Code, 2024 Edition, as promulgated by the International Code Council, a printed, bound copy of which code is on file and shall remain on file at the office of the City Secretary, except as otherwise specifically provided in this Code of Ordinances, is hereby adopted and enacted as the Wildland-Urban Interface Code of the City, and the same is hereby made a part of this Code of Ordinances as fully and to the same extent as though set out herein in full; provided however, should there be any conflict between the provisions of this code and the International Wildland-Urban Interface Code, then in such event, the more restricted provision of these codes shall govern and control.

SECTION XV. AUTHORIZED OFFICIAL: Within said codes, when reference is made to the duties of a certain official named therein, that designated official of the City of Edinburg who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said code is concerned.

SECTION XVI. INCORPORATION OF RECITALS. The City Council finds that the statements set forth in the Recitals are true and correct and the City Council hereby incorporates such Recitals as findings of fact.

SECTION XVII. AUTHORITY OF LAW. All requirements of the law have been met in the passing of this Ordinance.

SECTION XVIII. SAVINGS CLAUSE: If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION XIX. REPEALER CLAUSE: This Ordinance shall be cumulative of all other ordinances dealing with the same subject, and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall

supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

SECTION XX. PUBLICATION AND EFFECTIVE DATE: This Ordinance shall take effect January 1, 2027 and publication according to law.

SECTION XXI. CODIFICATION: That the provisions of Sections I through XIV of this Ordinance shall be published in the applicable location in the Code of Ordinances of the City of Edinburg, Texas and this Ordinance shall be published in the Code of Ordinances of the City of Edinburg, Texas.

SECTION XXII. WAIVER CLAUSE. The requirement of three separate readings of this Ordinance is hereby dispensed with by a vote of not less than a majority of all the members of the City Council.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with V.T.C.A., Government Code, Section 551.041, on August 18, 2026.

CITY OF EDINBURG

By: _____
Omar Ochoa, Mayor

ATTEST:

By: _____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

BY: _____
Benito Alonzo, City Attorney

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
VARIANCE
Agenda Item No: 12.A.
Subdivision Variance Request - Melden & Hunt, Inc.

1. **Agenda Item:**
Consider Variance Request to the City's Unified Development Code, Article 5, Section 5.206 Lots, Subsection 5.206-B Required Lot Frontage, for the Proposed Jackson Estates Phase II Subdivision, Being Lot 1, Dr. Carl R. Love Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas, Located at 5302 S. Jackson Road, as Requested by Melden & Hunt, Inc. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
The property is located at the east side of S. Jackson Road and approximately 1,230 feet north of W. Owassa Road and S. Jackson Road intersection. This property is within the City of Edinburg, City Limits. This project is currently going through a subdivision process with the Planning and Zoning Department. Melden & Hunt, Inc., on behalf of the developer, is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1. **Variance Request: Article 5, Section 5.206, Lots, Subsection 5.206-B, Required Lot Frontage**

The requested variance is to Article 5.206 Lots, Subsection 5.206-B Required Lot Frontage. The City of Edinburg Unified Development Code states that every lot shall have frontage along the right-of-way lines of a street. The developer is requesting a variance to allow for Lot 2 not to require a frontage along a right-of-way line of a street. The developer is proposing a 26-foot access easement along the north side of the lot, as their only means of access to the lot.

On July 23, 2026, the Planning and Zoning Commission recommended, with a unanimous vote of 4-0, to approve the variance request.

3. **Staff's Recommendation:**

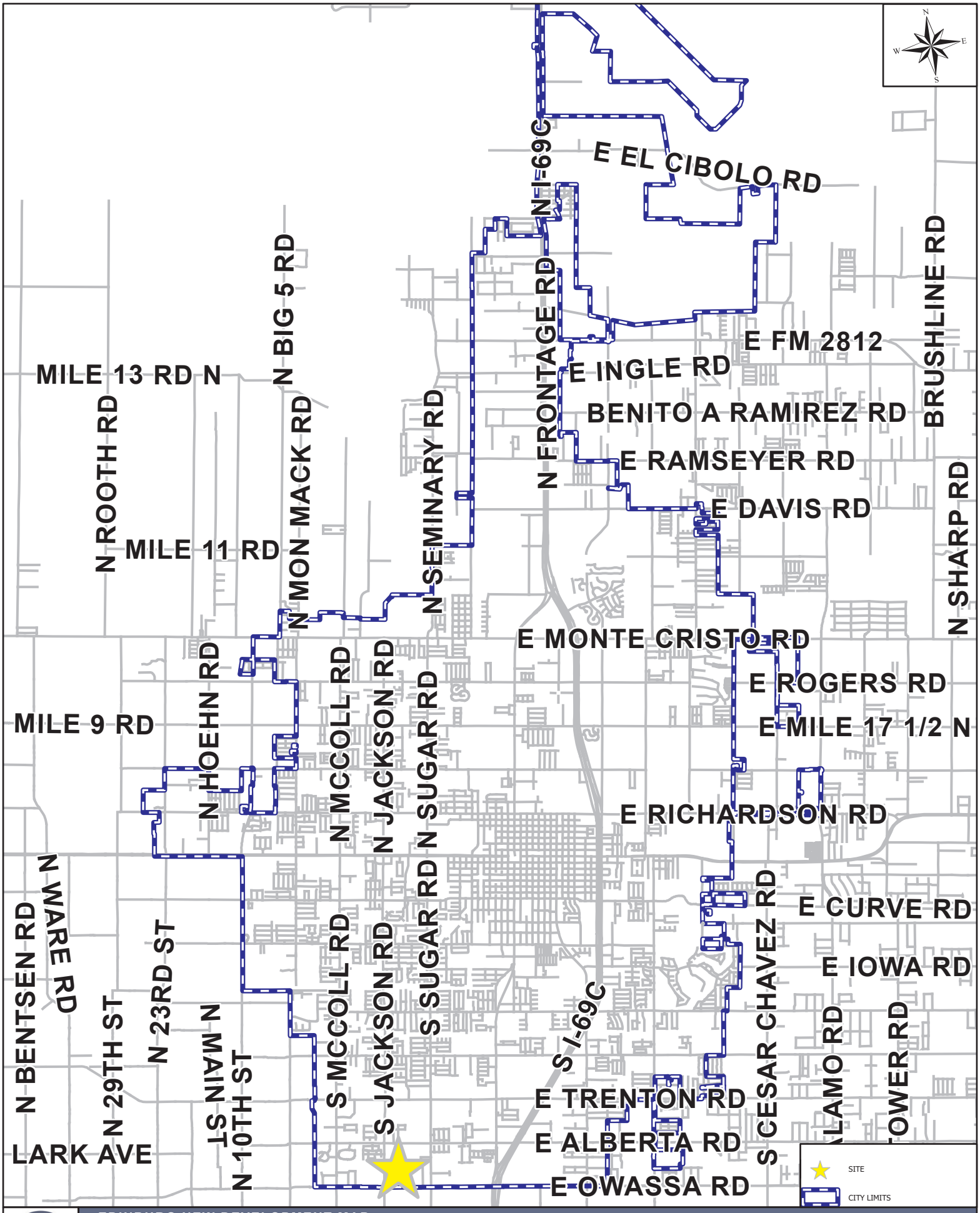
Staff recommends denial of the variance requests to ensure public safety, efficient traffic flow, and neighborhood aesthetics. Staff requests the applicant to comply with all requirements of the City of Edinburg Unified Development Code.

Reviewed by:

Rita Guerrero, Assistant Director of Planning and Zoning	Approved - 8/11/2026
Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026

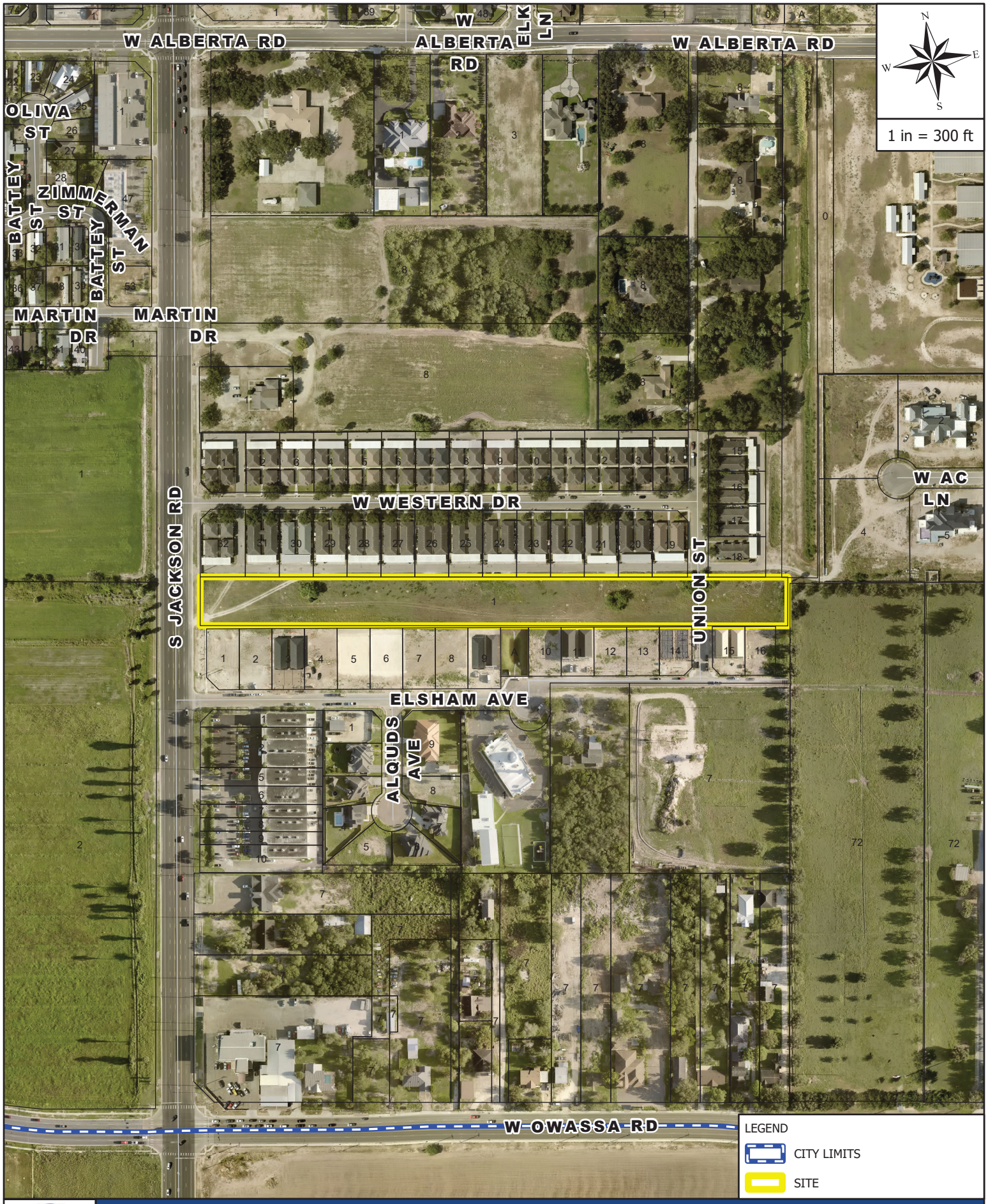
Prepared by:
Juan C Rodriguez, Planner I

Attachments:
A. City Council Agenda Packet Attachments



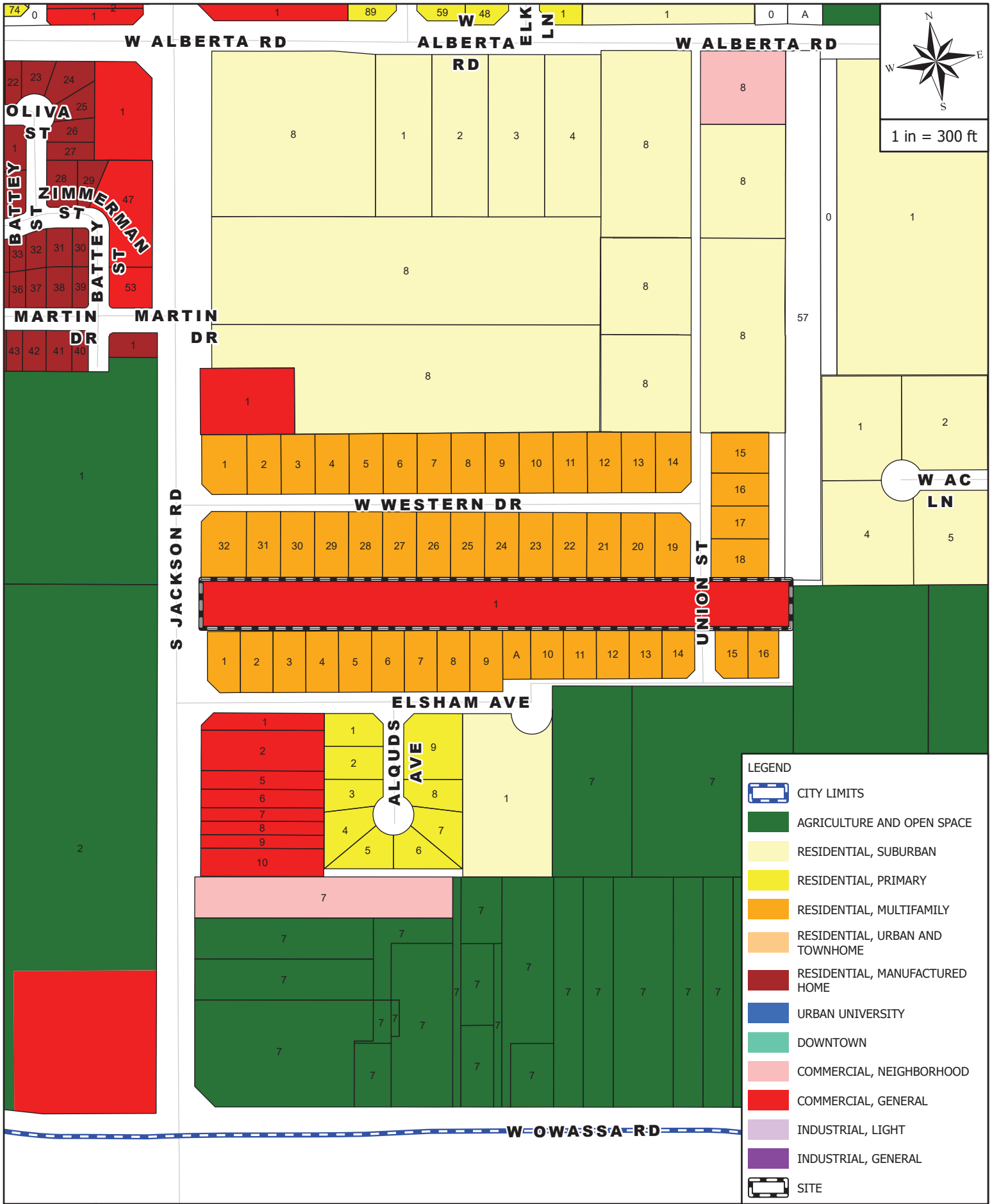
EDINBURG NEW DEVELOPMENT MAP

5302 S JACKSON RD



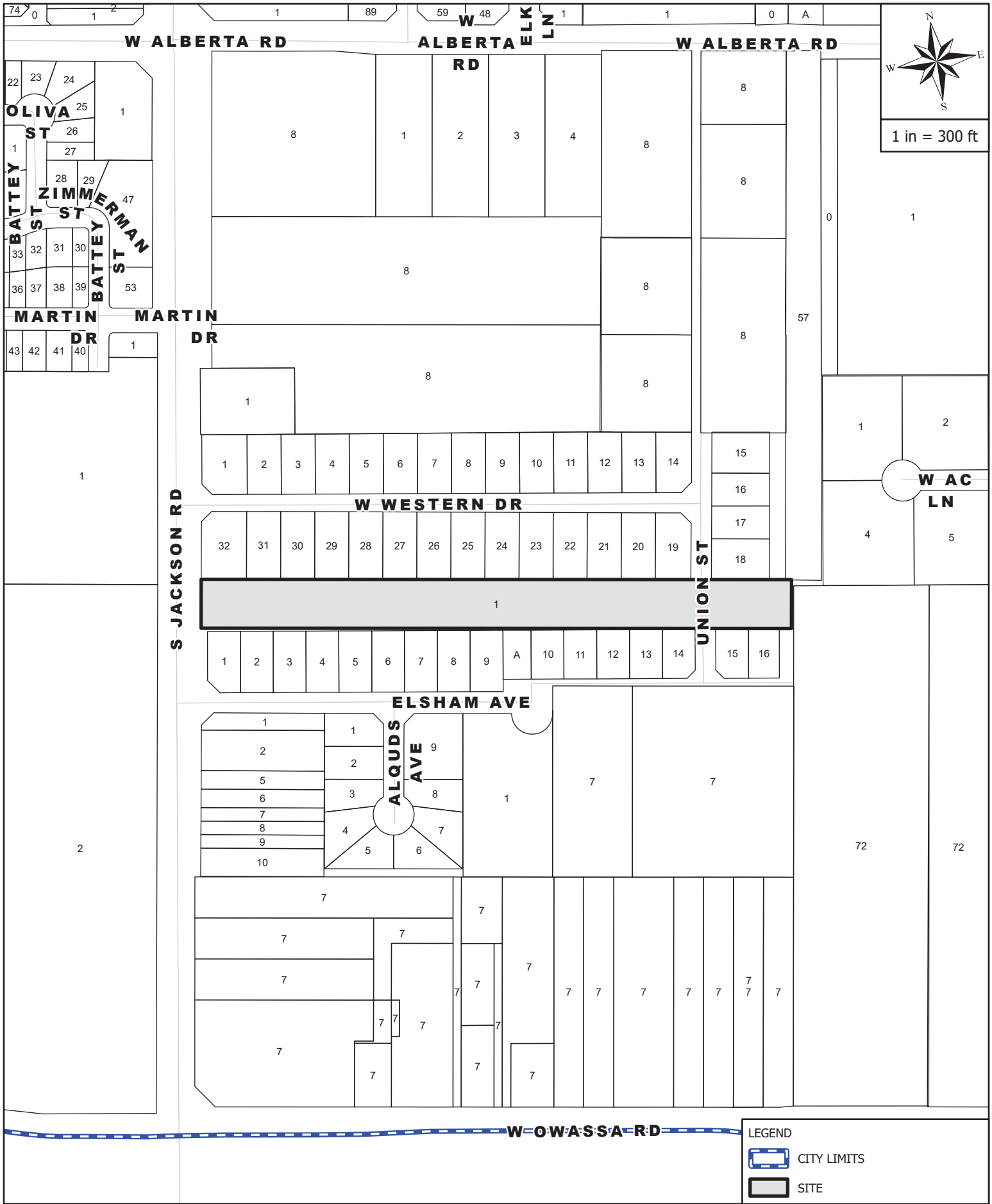
AERIAL MAP

5302 S JACKSON RD



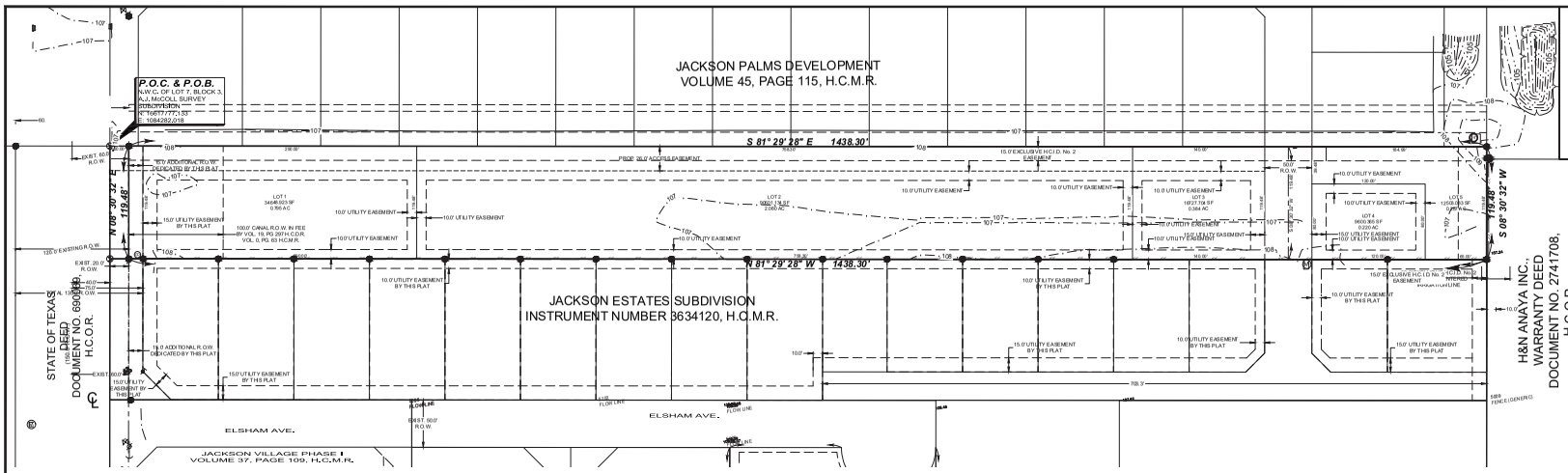
ZONING MAP

5302 S JACKSON RD



MAILOUT AND SITE MAP

5302 S JACKSON RD



MAP OF JACKSON ESTATES SUBDIVISION PH II

3.945 ACRES
BEING OUT OF LOT 1,
DR. CARL R. LOVE SUBDIVISION
CITY OF EDINBURG
COUNTY OF HIDALGO, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 3.945 ACRES SITUATED IN THE CITY OF EDINBURG, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 1, DR. CARL R. LOVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED INSTRUMENT NUMBER 3560227, HIDALGO COUNTY DEED RECORDS, WHICH SAID 3.945 ACRES BEING A CERTAIN TRACT CONVEYED TO BR GROUPS LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3333546, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.945 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE NORTHWEST CORNER OF SAID LOT 1, DR. CARL R. LOVE SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD (N: 16617777.133; E: 1084282.18) AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 29' 28" E, ALONG THE SOUTH LINE OF LOT 1, OF SAID DR. CARL R. LOVE SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF JACKSON ROAD, AT A DISTANCE OF 20.76 FEET PASS A NO. 4 REBAR IN LINE, CONTINUING A TOTAL DISTANCE OF 1,458.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 30' 32" W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 194.48 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 67° 53' 41" E A DISTANCE OF 0.80 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 29' 28" W, AT A DISTANCE OF 1,438.30 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF JACKSON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS S 07° 49' 18" E A DISTANCE OF 0.64 FEET, CONTINUING A TOTAL DISTANCE OF 1,458.30 FEET TO A CUT "X" IN CONCRETE SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 30' 32" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 119.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.945 ACRES OF WHICH 0.096 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF JACKSON ROAD LEAVING A NET OF 3.849 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION ZONE "B".
   IS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH THEN LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   AS PER FLOOD PLAIN COMMUNITY- PANEL No. 480338 0030 E ; MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR MAY 14, 2001.
2. THIS PROPERTY IS ZONED AS RESIDENTIAL MULTIFAMILY (RM) AND COMMERCIAL, GENERAL DISTRICT.
3. THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2012B) SQUARE CUT TOP OF INLET ELEV. 94.83 N: 16631232.7400' E: 1101551.6600'
4. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
   RM-RESIDENTIAL MULTIFAMILY
   FRONT: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   STREET SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   C-G-COMMERCIAL GENERAL
   FRONT: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
   FRONT EXTERIOR SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
5. MINIMUM FINISHED FLOOR ELEVATION TO BE 18" ABOVE TOP OF CURB AT CENTER OF LOT & 24" ABOVE TOP OF CURB AT CENTER OF LOT COMMERCIAL.
6. SITE PLANS MUST BE SUBMITTED FOR CITY APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT:
   41,598 CUBIC FEET (0.954 Ac. Ft.) FOR LOT 1 ___CUBIC FEET (Ac. Ft.), FOR LOT 2 ___CUBIC FEET (AC. FT.),FOR LOT 3 ___ CUBIC FEET (AC. FT.), AND FOR LOT 4 ___CUBIC FEET (AC. FT.) TO BE PROVIDED WITHIN THE PROPOSED DETENTION POND.
8. DETENTION PONDS MUST BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND NOT THE CITY OF EDINBURG.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. THE ACCESS DRIVE SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE, AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER PREVENTION PLAN (SWP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM WATER ORDINANCE 99-30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE-FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
12. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE HOA AND NOT THE CITY OF EDINBURG.
13. SAID PROPERTY SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG REQUIRMENTS AND SPECIFICATIONS. SUCH REQUIREMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE UNIFIED DEVELOPMENT CODE SETBACK, BUFFER YARDS, FLOOR AREA RATIO, LANDSCAPING, SURFACE RATIO, PARKING REQUIREMENTS, FIRE PROTECTION OR ANY OTHER CITY REQUIRMENTS.
14. A 5-FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG JACKSON RD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS ALONG ELSHAM AVENUE AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
15. ALL LOTS WILL HAVE No. 4 REBAR SET ON EACH LOT CORNER WITH A PLASTIC CAP STAMPED MELDEN AND HUNT, INC.
16. OUT PARCEL "A" SHALL BE USED FOR THE PURPOSE OF DRAINAGE DETENTION FOR JACKSON ESTATES SUBDIVISION PH II ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP, MUST BE FURNISHED AND MAINTAINED BY THE SUBDIVISION DEVELOPER UNTIL A HOME OWNERS ASSOCIATION IS ESTABLISHED.
17. ALL EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
18. INTERIOR STREET CORNERS SHALL HAVE A 15'X 15' FOOT CORNER CLIP EASEMENT AND A 25' X25' FOOT CORNER CLIP EASEMENT AT SUBDIVISION ENTRANCE.
19. PURSUANT TO APPLICATION FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS
20. 50% OF PARKLAND FEE DEDICATION DUE AT BUILDING PERMIT STAGE. ($150 PER UNIT)
21. FOR LOT 1 AND LOT 2: THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS JACKSON ESTATES SUBDIVISION PH II CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20__.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF EDINBURG DATE

_____ _____
CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____ _____
MARIO A. REYNA P.E. #117368 DATE:
STATE OF TEXAS
DATE PREPARED: 03-24-2026
ENGINEERING JOB No. 26061.00

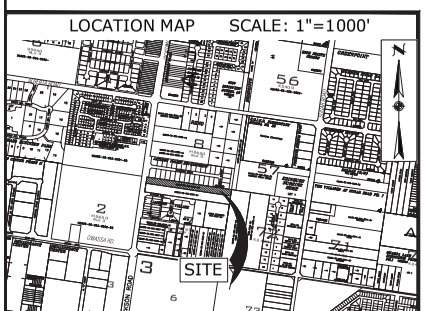
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF JACKSON ESTATES PH II SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 3-24-2026 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

_____ _____
ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE:
STATE OF TEXAS
DATE SURVEYED
T-, PAGE,
SURVEYING JOB No.

LOCATION MAP SCALE: 1"=1000'



MELDEN & HUNT INC.
CONSULTANTS ● ENGINEERS ● SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10066900
TBPE No. F-1435

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JORGE GONZALEZ, MANAGING MEMBER	2900 N. TEXAS BLVD	WESLACO, TX 78599	C/O 956-381-0981	C/O 956-381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381- 1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381- 1839

DRAWN BY: AURORA	DATE: 03-24-2026	
REVISED BY:	DATE:	
SURVEYED, CHECKED	DATE:	
FINAL CHECK	DATE:	

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

SHEET 1 OF 2

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
VARIANCE
Agenda Item No: 12.B.
Subdivision Variance Request- Eliseo Garza

1. **Agenda Item:**
Consider Variance Requests to the City's Unified Development Code, Article 3, Table 3.102-3, Townhouse and Weak-Link Townhouse Lot and Building Standards, Townhouse Lot Area and Article 3, Table 3.202-1 Nonresidential and Mixed-Use Lot Standards, Commercial, Neighborhood Lot Area for the Proposed The Town homes at Ebony Subdivision, Being a 0.68 Acre Tract of Land, Out of Lot 1, lot 2 and the East 39 Feet of Lot 3, Block 8, Enfield Estates Subdivision, Located at 198 W. Southland Ave., as Requested by Eliseo Garza. [Jaime Acevedo, Director of Planning and Zoning]

2. **Description:**
The property is located at the intersection of Tourist Drive and south of Hollywood Drive, and is within the City of Edinburg city limits. The proposed development consists of 10 single-family residential lots. The developer is requesting a variance to the City's Unified Development Code (UDC) for the aforementioned subdivision.

1. **Variance Request: Table 3.102-3**

This requested variance is to Article 3, Table 3.102-3 as it applies to the minimum lot area of the properties zoned Residential, Urban and Townhome District. The developer is proposing a lot area of 2,158 square feet. The Unified Development Code requires the lot area to be 2,500 square feet.

2. **Variance Request: Table 3.202-1**

This requested variance is to Article 3, Table 3.202-1 as it applies to the minimum lot are of the properties zoned Commercial, Neighborhood District. The developer is proposing a lot area of 7,278.19 square feet. The Unified Development Code requires for the lot area to be 10,000 square feet.

On July 23, 2026, the Planning and Zoning Commission recommended, with a vote of 4-0, approval of the Variance Requests.

3. **Staff's Recommendation:**
Staff recommends denial of the variance request, as it fails to meet the Unified Development Code's minimum lot area requirements. The City of Edinburg enforces these minimums to manage density, prevent strain on local infrastructure, and mitigate flood risks by ensuring adequate permeable surfaces. Should the board approve this variance, the applicant remains responsible for complying with all other requirements during the standard permitting process.

Reviewed by:
Rita Guerrero, Assistant Director of Planning and Zoning Approved - 8/11/2026

Prepared by:
Claudia Mariscal, Planner I

Jaime Acevedo, Director of Planning and Zoning	Approved - 8/11/2026
Tomas Reyna, Assistant City Manager	Final Approval - 8/11/2026

Attachments:

A. City Council Agenda Packet Attachments

Table 3.102-3
Townhouse and Weak-Link Townhouse Lot and Building Standards

	Minimum*							Maximum	
Development Type	Site Area / group (sf.)	Lot Area / du. (sf.)	Lot Width / du.(ft.)	Street Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)	No. of Attached du.'s	Height (ft)	Attached du.'s[3]
Weak-Link Townhouse	10,000	3,300	33	10 / 18[1]	0 / 6[2]	10 / 18[1]	3	35	8
Townhouse	8,000 ⇒	2,500	25	10 / 18[1]	0 / 6[2]	10 / 18[1]	3	35	8

TABLE NOTES:

[1]The first number is the house setback; the second is the setback for a front load garage. Street yard refers to front yard of lot.

[2]A minimum building separation of 12 feet is required, but may be reduced to 10 feet if approved by Fire Marshal.

[3]More than eight units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

*If a larger bufferyard is required, the setback shall be the width of the bufferyard; see Section 4.204.

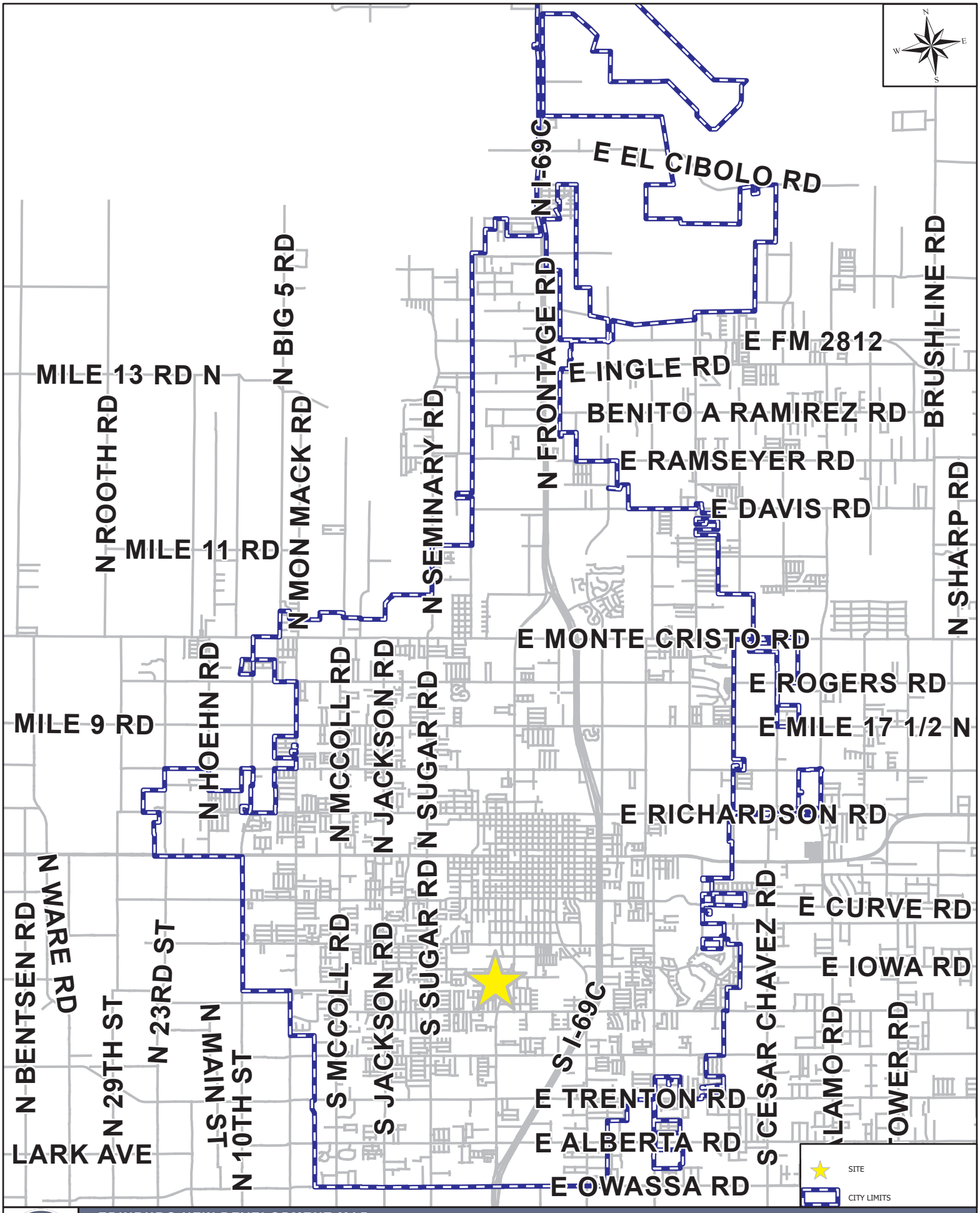
Sec. 3.202, Standards for Nonresidential and Mixed-Use Development

A. District Standards. The district standards that are applicable to all nonresidential uses are provided in Table 3.202-1,, *Nonresidential Use District Standards*. The table includes provisions for intensity, utility requirements, minimum site area, and maximum height. Information relating to these standards and their abbreviations follows:

1. **Use District and Development Types.** The first column of both tables reflects the zoning districts and permitted uses.
2. **Landscaped Surface Ratio (LSR).** The second column reflects the minimum landscaped surface ratio required on a site. The ratio is calculated as a percentage of the site area, for example, 0.25 indicates 25 percent of a site must be open space (residential) or landscaped area (nonresidential).
3. **Maximum Floor Area Ratio.** The fifth column sets out the maximum allowable intensity of nonresidential uses, which is measured by a floor area ratio (FAR). Floor area ratio is calculated as provided in Division 3.300, *Measurements and Exceptions*.
4. **Minimum Site Area.** The fourth column indicates the minimum area that is required for the listed development type.
5. **Maximum Height.** The last column indicates the maximum allowable height by use and district.

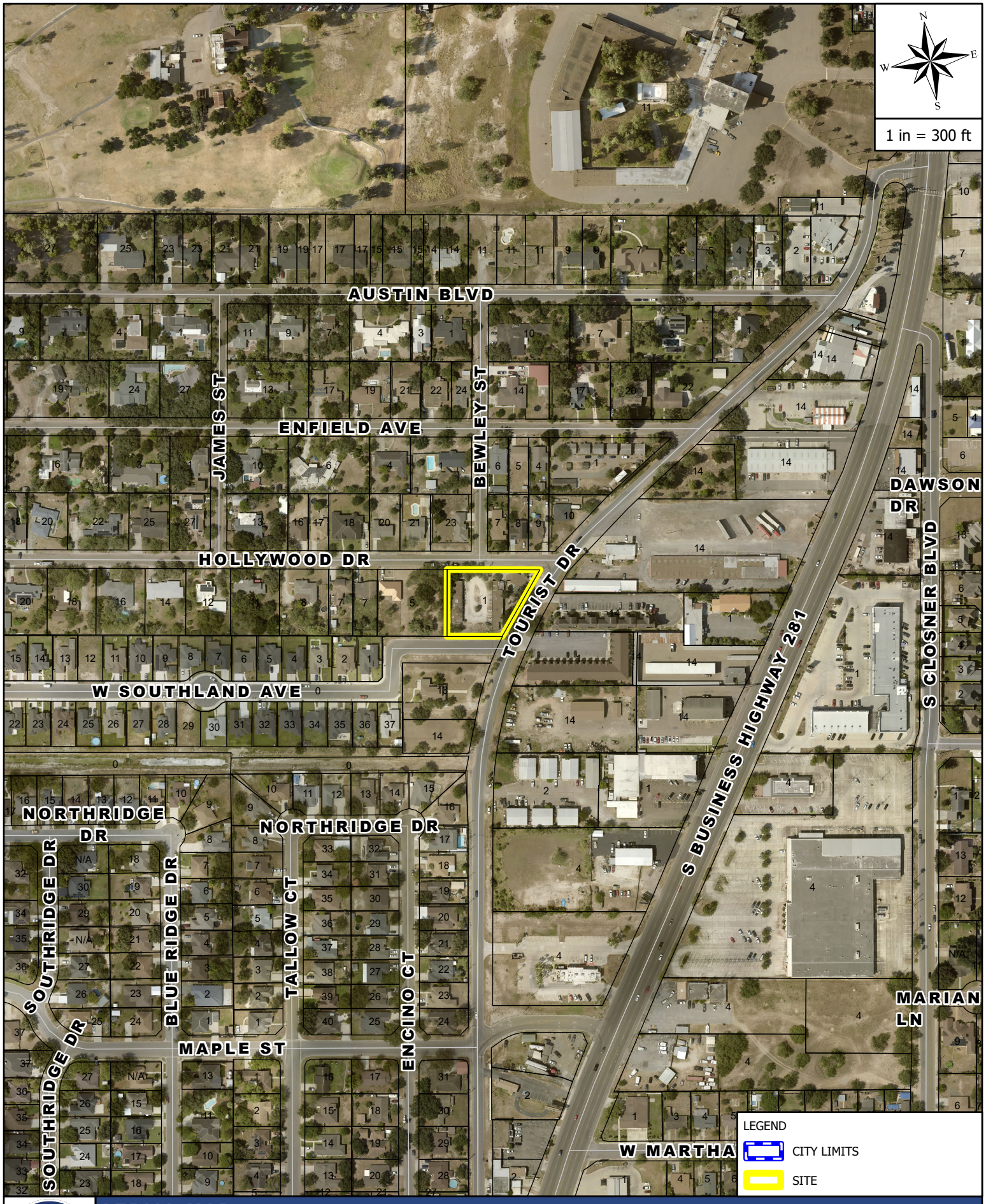
Table 3.202-1
Nonresidential and Mixed-Use Lot Standards

District and Development Type	Minimum			FAR	Maximum
	LSR	Lot Area	Lot Width (ft)		Height (ft.)
Agriculture and Open Space (AO)					
Agriculture	0.95	10 ac.	400	NA	65
Other nonresidential uses	0.90	10 ac.	330	0.042	35
Residential, Suburban (RS)					
All nonresidential uses	0.80	10 ac.	400	0.084	35
Residential, Primary (RP)					
All nonresidential uses	0.40	1 ac.	125	0.253	35
Residential Multifamily and Urban (RM)					
All nonresidential uses	0.40	10,000 sf	80	0.432	45
Urban University (UU)					
University Buildings	0.35	2 ac.	200	0.330	60
All other nonresidential uses	0.40	1 ac.	150	0.352	45
Downtown (DT)					
Commercial retail	0.00	5,000 sf.	50	0.394	100
Office and service	0.15	10,000 sf.	50	0.859	100
Mixed Use	0.15	20,000 sf.	100	1.185	100
All other nonresidential uses	0.20	10,000 sf.	50	0.962	100
Commercial, Neighborhood (CN)					
Commercial retail	0.40	10,000 sf.	50	0.197	28
Offices and service		10,000 sf.	50	0.216	35
All other nonresidential uses	0.40	20,000 sf.	100	0.253	35



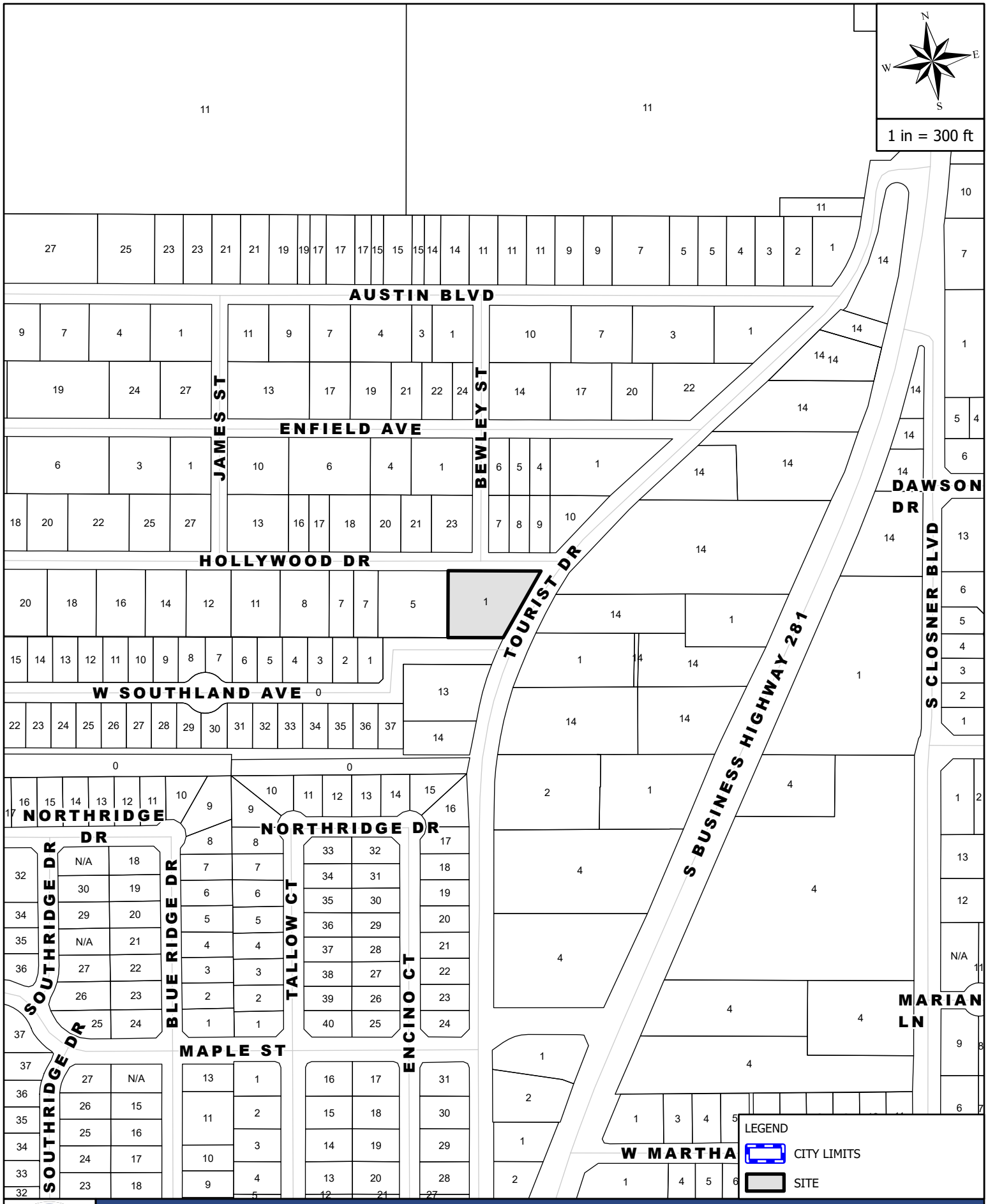
EDINBURG NEW DEVELOPMENT MAP

198 W SOUTHLAND AVE



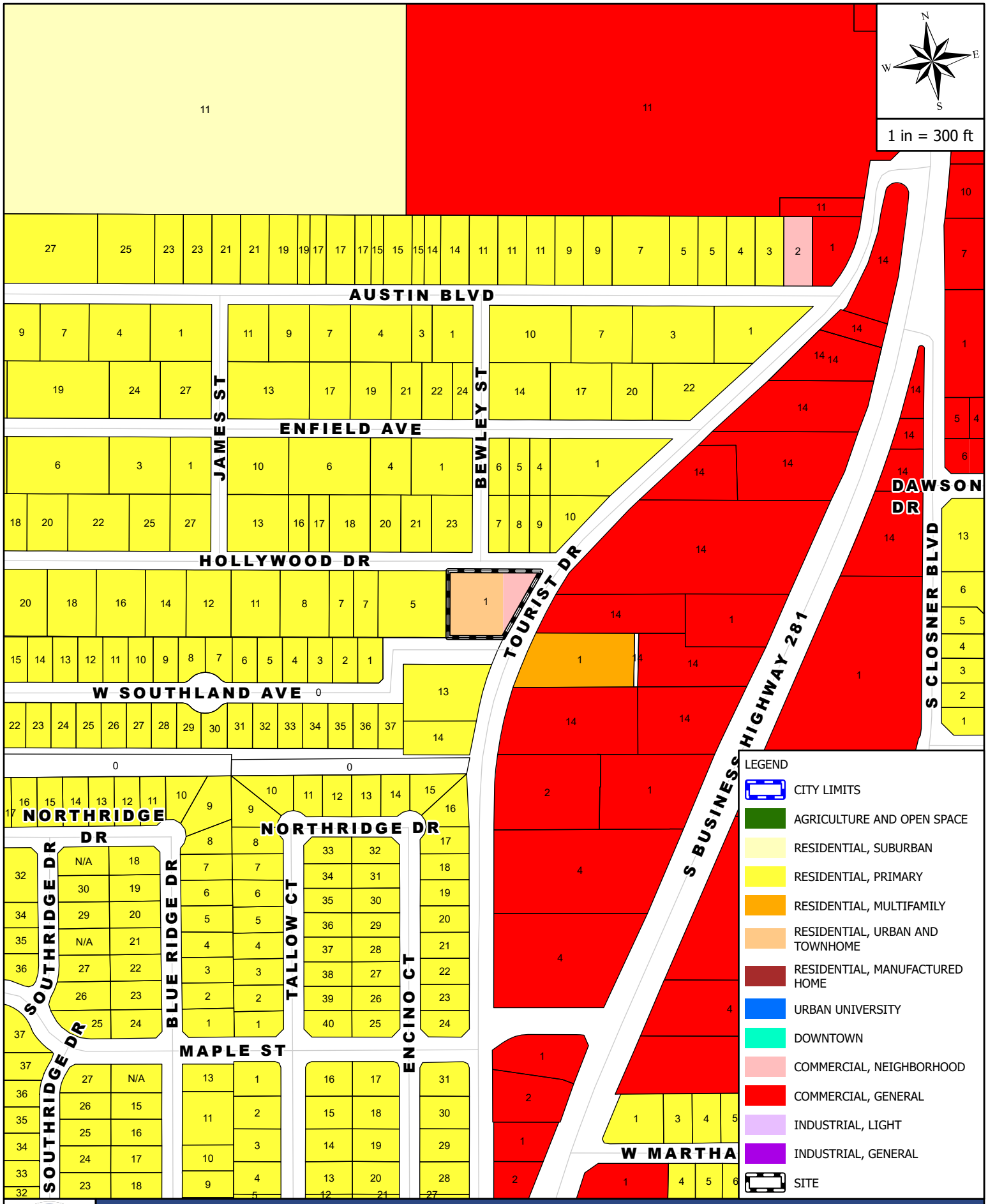
AERIAL MAP

198 W SOUTHLAND AVE



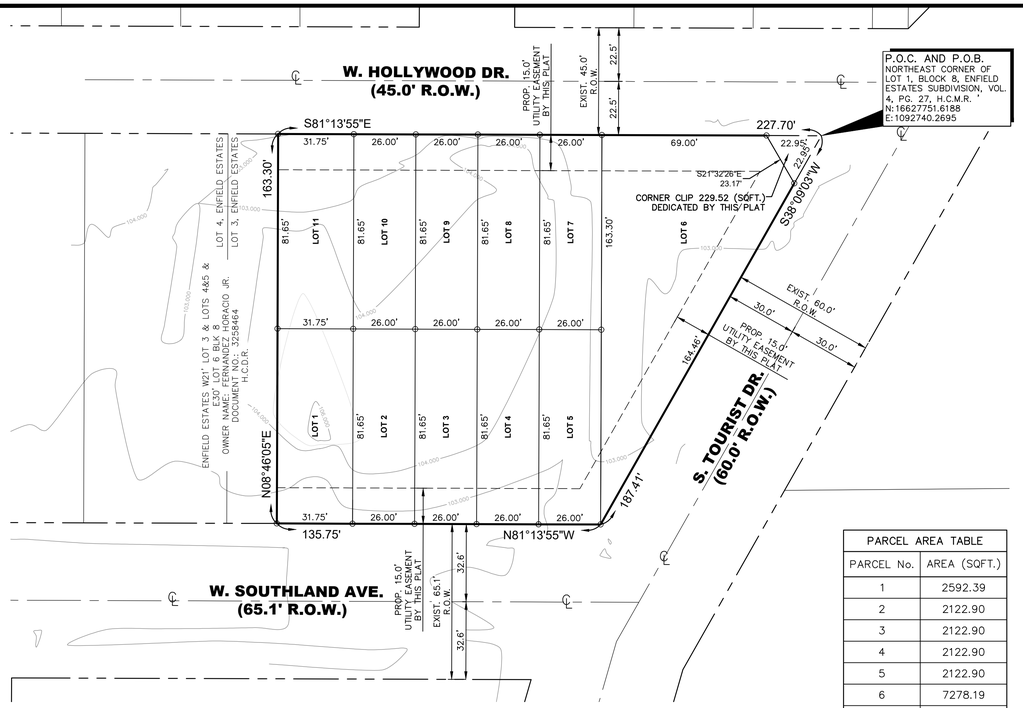
MAILOUT AND SITE MAP

198 W SOUTHLAND AVE



ZONING MAP

198 W SOUTHLAND AVE



SCALE: 1" = 30'

PARCEL AREA TABLE	
PARCEL No.	AREA (SQFT.)
1	2592.39
2	2122.90
3	2122.90
4	2122.90
5	2122.90
6	7278.19
7	2122.90
8	2122.90
9	2122.90
10	2122.90
11	2592.39

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◆	– ON–SITE BENCHMARK
℄	– CENTER LINE
L	– LOT LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
EXIST.	– EXISTING
PROP.	– PROPOSED
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
SF	– SQUARE FEET
VOL.	– VOLUME
PG.	– PAGE
D.B.T.P.	– DEDICATED BY THIS PLAT
U.E.	– UTILITY EASEMENT

SURVEY NOTES:

1. BEARINGS SHOWN ARE BASED ON SOUTH RIGHT OF WAY OF HOLLYWOOD DRIVE, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

GENERAL NOTES:

1. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS OR LOT LINES.

2. SETBACK AS PER CITY OF EDINBURG ORDINANCE FOR ZONE CLASSIFICATION LOTS 1–5 AND 7–11 ARE RESIDENTIAL URBAN AND TOWNHOME DISTRICT.
FRONT SETBACK: 10.00 FT
SIDE SETBACK: 0/0 FT
REAR SETBACK: 10.00 FT
GARAGE: 18.00 FT
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.

COMMERCIAL NEIGHBORHOOD ZONE FOR LOT 6 REFER TO TABLE 3.202–2 LOT AREA: 10,000 SF. WIDTH 50 FT. AND MAXIMUM HEIGHT 35 FT.
FRONT SETBACK:25.00 FT. ALONG S. TOURIST DR.
FRONT SETBACK:15.00 FT. ALONG W. HOLLYWOOD DR
SIDE SETBACK: 5.00 FT.
REAR SETBACK: 10.00 FT.
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.

3. FLOOD INSURANCE RATING:
COMMUNITY PANEL NUMBER 480338 0030 E,
REVISED JUNE 6, 2000,
FLOOD ZONE DESIGNATION: "ZONE X" (UNSHADED)– IS DESCRIBED TO BE AREAS OUTSIDE OF THE 500–YEAR FLOOD–PLAIN

BENCHMARK 1: SANITARY SEWER MANHOLE TOP
NORTHING: 16620165.1100'
EASTING: 1081745.3250'
ELEVATION: 108.170'

4. THIS SUBDIVISION IS A RESIDENTIAL TOWNHOME SUBDIVISION DEVELOPMENT. LOT 6 ZONED COMMERCIAL NEIGHBORHOOD.

5. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

6. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF (±_____) CUBIC–FEET (_____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SPECIFIED IN APPROVED DRAINAGE REPORT.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE CITY OF EDINBURG GUIDELINES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTU–FAMILY CONSTRUCTION.

11. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES AND MAINTAIN SAID PUBLIC STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENT IN COMMON DRAINAGE AREAS, STREET LIGHTS ELECTRIC BILL, AD OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION AS PER THE UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G HOMEOWNERS ASSOCIATION.

12. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO FRONT OF THE LOTS AT A MINIMUM SLOPE OF 1%

13. PARKLAND FEES $600.00 PER RESIDENCE, $300.00 (50%) PAID BY THE DEVELOPER PER DWELLING UNIT AND THE REMAINDER $300.00 (50%) WILL BE PAID BY THE BUILDER AT THE BUILDING PERMIT STAGE.

14. NO BUFFER IS REQUIRED HOWEVER A FENCE PERMI MUST BE OBTAINED AND APPROVED PER CITY STAFF DURING THE SUBDIVISION CONSTRUCTION STAGE. CLASS A FENCE IS REQUIRED BETWEEN LOT 6 AND LOTS 6&7. REFER TO UDC TABLE 4.204–1

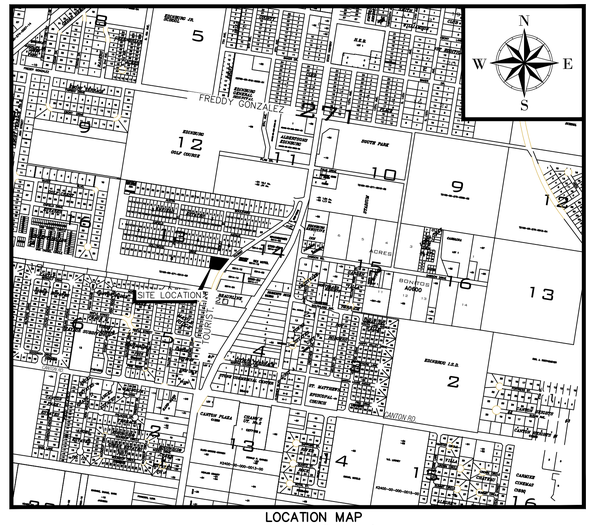
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE PERMIT STAGE THAT THE DETENTION REQUIRED ARE GREATER THAN STATED ON THIS PLAT DUE TO IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION AT LOT 6.

16. A 5.0 FOOT SIDEWALK IS REQUIRED ALONG THE FRONT OF EACH LOT AND SHALL BE CONSTRUCTED AT BUILDING PERMIT STAGE. SIDEWALK REQUIRED ALONG W. HOLLYWOOD DR., S. TOURIST DR. AND W. SOUTHLAND AVE.

17. DRAINAGE FACILITY WILL BE CONSTRUCTED AT THE BUILDING PERMIT STAGE.

18. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS. FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.

19. LOT 6 WILL ONLY BE ALLOWED INGRESS FROM W. HOLLYWOOD DR. AND EGRESS FROM S. TOURIST DR. LOCATION OF DRIVES AS PER SITE PLAN APPROVAL AT BUILDING PERMIT STAGE.



LOCATION MAP
SCALE: 1"=1000'

THE TOWNHOMES AT EBONY

A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2 AND THE EAST 39 FEET OF LOT 3, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND OUT OF LOT 1, LOT 2, AND THE EAST 39 FEET, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS CONVEYED TO ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, AS SHOWN IN DOCUMENT NUMBER 3504973, DEED RECORDS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 27, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS;.

BEGINNING; AT THE NORTHEAST CORNER OF LOT 1, BLOCK 8, ENFIELD ESTATES SUBDIVISION, AS RECORDED IN VOLUME 4, PG 27, HIDALGO COUNTY MAP RECORDS, SAID POINT BEING AT THE INTERSECTION OF W. HOLLYWOOD DRIVE AND S. TOURIST DRIVE, FOR THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N:16627757.6188', E:1092740.2695';

THENCE; CONTINUING SOUTH 38°09'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY LINE OF S. TOURIST DR. A DISTANCE OF 187.41 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°13'55" WEST, ALONG THE SOUTH LINE OF BLOCK 8 OF SAID SUBDIVISION ALSO BEING THE NORTH RIGHT OF WAY OF W. SOUTHLAND AVE. A DISTANCE OF 135.75 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°46'05" EAST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 8, OF SAID ENFIELD ESTATES SUBDIVISION, A DISTANCE OF 163.30 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", LYING ON THE SOUTH RIGHT OF WAY OF W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°13'55" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID W. HOLLYWOOD DR. ALSO BEING THE NORTH LINE OF BLOCK 8 OF SAID SUBDIVISION, A DISTANCE OF 227.70 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.68 (29,675.6925 SQ FT) ACRE TRACT OF LAND MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TOWNHOMES AT EBONY DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

OWNER: ELISEO GARZA JR.
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

OWNER: JUDITH MICHELLE BENAVIDES
ADDRESS: 1111 S. 15TH AVE. EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELISEO GARZA JR. AND JUDITH MICHELLE BENAVIDES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF_____, 20___.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE ___ DAY OF _____, 20___.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS–OF–WAY OR EASEMENTS.

ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR COMMERCIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

DATED THIS THE _____ DAY OF _____ 20____

SAUL D. MALDONADO, PE
NO. 100320, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, SAMUEL D. MALDONADO, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____ 20____

SAMUEL D. MALDONADO, RPLS
NO. 6027, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS THE TOWNHOMES AT EBONY CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING

ON THE ___ DAY OF _____, 20____.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT SUBMITTAL FOR REVIEW ONLY 6/18/2026 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER_____ OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELISEO GARZA JR. JUDITH MICHELLE BENAVIDES	1111 S. 15TH AVE.	EDINBURG, TEXAS 78539		
ENGINEER:	SAUL D. MALDONADO, PE	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, SUITE 108	McALLEN, TEXAS 78501	(956) 702–8880	(956) 702–8883

DATE OF PREPARATION: June 2026 SHEET 01 OF 01

SAMES
4943 S. JACKSON RD. STE.101 TEL. (956) 702–8880
EDINBURG, TEXAS 78589 FAX: (956) 702–8883
TEX. REG. ENGINEERING FIRM F–10602
TEX. REG. SURVEYING FIRM No. 101416–00

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.A.
2026-2028 Right of Way Acquisition Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-2, Right of Way Acquisition Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion, the City of Edinburg requires ROW Acquisition Services on City projects which require acquiring land. The qualified firm(s) selected should be experienced in the field of Right-of-Way Acquisition Services, having experience but is not limited to: review appraisal, negotiation, escrow, title coordination, project management and administrative services and other informational interests and purposes by the City. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and expertise to carry out the projects without constraints to produce documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date. The rotation is for potential projects between October 2026 through September 2028. Projects are to be funded in the upcoming fiscal years, as prioritized by the City Council.

Request for Qualifications was received on Tuesday, July 14, 2026, at 3:00 p.m. for Right of Way Acquisition Services. A total of eight (8) Requests for Qualifications were received and reviewed by staff. All the submittals received met the criteria set out in the Request for Qualifications. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. Bowman Realty Consultants, LLC
2. Briggs Field Services
3. CLF Enterprise
4. Cobb, Fendley & Associates, Inc*
5. Contract Land Staff, LLC
6. Fuentes Consulting and Services, LLC
7. Halff Associates*
8. OR Colan Associates

*On 2024-2026 rotation

Limiting the selection of firms between 1 and 3 will insure each firm will obtain a project as it arises. The current 2024-2026 rotation has 2 firms, and they have received approximately two (2) projects.

3. **Staff's Recommendation:**
Staff recommends awarding RFQ 2026-2 Right of Way Acquisition Services to qualified firm(s) and authorize the City Manager or designated appointee to enter into a Professional Services Contract with such firm(s) as projects arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City Engineer

Attachments:

A. RFQ 2026-2 - ROW Acquisition
B. Agreement (Draft)
C. Bowman Realty Consultants, LLC
D. Briggs Field Services, Inc
E. CLF Enterprise
F. Cobb, Fendley & Associates, Inc
G. Contract Land Staff, LLC
H. Fuentes Consulting & Services, LLC
I. Halff Associates, Inc.
J. OR Corlan Associates, LLC

EVALUATION

Request for Qualifications - Right of Way Acquisition Services

Request For Qualification

Engineering

96866

Project ID: RFQ 2026-2

Release Date: Wednesday, June 24, 2026

Due Date: Tuesday, July 14, 2026 3:00pm

Posted Wednesday, June 24, 2026 8:00am

Bid Unsealed Tuesday, July 14, 2026 3:02pm by Lorena Fuentes

Pricing Unsealed Tuesday, July 14, 2026 3:02pm by Lorena Fuentes

All dates & times in Central Time

Post Information

Posted At:
Wed, Jun 24, 2026 8:00 AM
Sealed Bid Process:
Yes (Bids Unsealed / Pricing Unsealed)
Private Bid:
No

1. Introduction

1.1. Summary

The City of Edinburg's Department of Engineering is currently seeking to retain a rotation list of qualified professional Right-of-Way Acquisition Services. The term of the contract will be two (2) years from 10/01/2026 – 09/30/2028. The services request is to provide the following services review appraisal, negotiation, escrow, title coordination, project management and administrative services and other informational interests and purposes by the City. Generally, the selected right-of-way acquisition service(s) will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation. The City of Edinburg reserves the right to issue multiple awards under this solicitation as deemed in its own best interests.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes
Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

1.3. Timeline

Release Project Date:
June 24, 2026

Question Submission Deadline:
July 7, 2026, 3:00pm

Proposal Submission Deadline:
July 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Request for Qualifications - Right of Way Acquisition Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 14, 2026.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. RFQ 2026-2 to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If you have any questions or require additional information contained in the RFQ, you may contact Lorena Fuentes, Interim Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Tuesday, July 7, 2026.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: RFQ 2026-2 Request for Qualifications - Right of Way Acquisition Services

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

DEVIATION FROM SPECIFICATION

Please read your requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked “ORIGINAL,” and one (1) Digital Copy in a flash drive**. Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

RFQ CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFQ

If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one, more than one, or no contract(s) in response to this RFQ.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent’s “recognition and compliance to” official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Request for Qualifications - Right of Way Acquisition Services as specified.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Edinburg.

RESPONDENT’S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled **"Addenda and Modifications".**

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

RFQ PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

VERBAL THREATS

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Employer’s Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City’s Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Scope of Services

The City of Edinburg is seeking statements of qualifications from firms interested in providing the City with the services to provide Right-of-Way Acquisition Services on an “as needed” basis. The required services will consist of but is not limited to: review appraisal, negotiation, escrow, title coordination, project management and administrative services and other informational interests and purposes by The City. Generally, the selected firm will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation.

Consultant services may include, but not necessarily be limited to:

A. Appraisal Services - Consisting of reviewing property appraisals and preparation of appraisal reports. (However, the City reserves the right to contract directly with Appraisers independent of this contract and provide said appraisals and reports to the Right-of-Way Consultant.)

B. Negotiation Services - Consisting of negotiating with the property owners for the purchase of partial or full properties, right-of-way, easements, relocation and temporary construction easements (TCE's). Preparation of all letters and documents required including the offer letters, appraisal summary agreement for purchase, and other documents as required, including relocation. All negotiation services shall be in accordance with State of Texas statutes and other applicable requirements, including, but not limited to review and approval by the City and by the State. Note: Plat, legal description and deeds will be prepared by others.

C. Escrow and Title Coordination Services - Consisting of handling the escrow and title work.

D. Project Management and Administrative Services - Consisting of attendance at meetings, general consultation on right-of-way matters and all necessary tracking or clerical work associated with services provided.

E. Selected firm(s) must be licensed and/or certified in accordance with the Texas Appraiser Licensing and Certification Act (Texas Occupations Code, Chapter 1103), including all current and future amendments thereto.

F. Written proposals will be requested from the on-call consultant when additional right-of-way services tasks are required. Specific efforts the City has identified, which may result in the need for additional right-of-way acquisition assistance include the following:

- Right-of-way acquisition and temporary construction easement associated with any City of Edinburg projects.
- Right-of-way acquisition and temporary construction easement associated with creating turn lanes at intersections.

- Easements associated with utility underground projects.
- Representation of City interests for an easement that would be granted to an outside agency wanting to construct across City owned land.
- Coordination of appraisals by others for the City to grant an easement for a utility line that will need to be placed within City property.
- Necessary right-of-way, easement, and TCE's associated with future Federal and Stat funded capital improvements projects or as requested by the City.

The written proposals will set forth the scope, personnel, and time of performance for the primary work task and will be approved through a task order under the agreement. Consultant selection will be based on qualifications as set forth in the Statement of Qualifications. Consultant selection will be at the sole discretion of the City. No consultant is guaranteed work.

4.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

A. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

B. Firm Qualification and Experience – Discuss the firm's experience and history in performing right of way acquisition services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

C. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

D. References – Provide at least three (3) references (names and current phone numbers) from recent work and list all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

E. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

F. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

G. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

H. Presentation – Electronic submittal only.

5. Vendor Questionnaire

1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

2. If you have any proprietary documents, please attach the redacted document here.

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

4. Required Forms

4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here*

Please download the below documents, complete, and upload.

CONFLICT_OF_INTEREST.pdf

*Response required

4.2. Please fill out and sign the General Questionnaire and upload here*

Please download the below documents, complete, and upload.

GENERAL_QUESTIONNAIRE.pdf

*Response required

4.3. Please fill out the Litigation Disclosure Form and upload here*

Please download the below documents, complete, and upload.

LITIGATION_DISCLOSURE_FORM.pdf

*Response required

4.4. Please fill out and sign HB 89 and upload here*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

HOUSE_BILL_89_VERIFICATION.pdf

*Response required

4.5. Please fill out and sign the Senate Bill 13 and upload here*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_13_VERIFICATION.pdf

*Response required

4.6. Please fill out and sign the Senate Bill 19 and upload here*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_19_VERIFICATION.pdf

*Response required

4.7. Please fill out and sign the Non-Collusion Affidavit and upload here*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

*Response required

4.8. Please fill out and sign the Conflict of Interest form and upload here*

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at
https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

◯ Yes
◯ No

*Response required

4.10. Draft Agreement* Response not required./For reference only

Please download the below documents. *For reference only

RFQ_Agreement_2026-2028_-_Right-Of-Way.pdf

6. Evaluation Criteria

1. Overall Qualification of Team

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

2. Previous Experience with City

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

3. Presentation

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

4. Stability and References

Scoring Method:
Points Based
Weight (Points):
15 (*15% of Total*)

5. Ability to meet Schedules and Deadlines

Scoring Method:
Points Based
Weight (Points):
30 (*30% of Total*)

7. Attachments

B - Rules for Electronic Bidding

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR PROFESSIONAL RIGHT-OF-WAY ACQUISITION SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

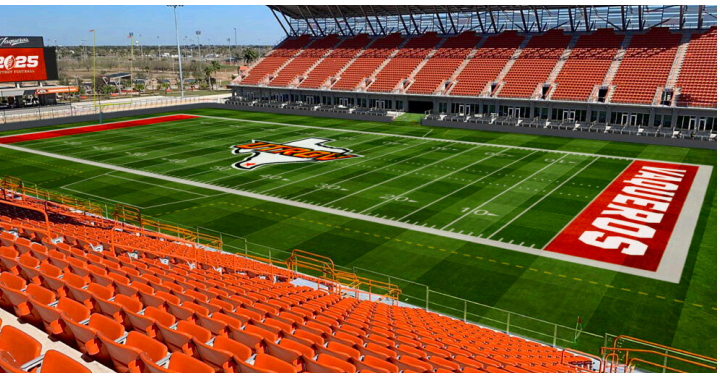
Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT “A” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL RIGHT-OF-WAY ACQUISITION SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT “B” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL RIGHT-OF-WAY ACQUISITION SERVICES PURSUANT TO RFQ NO. XXXX-XXX









City of Edinburg

Right of Way Acquisition Services

Request for Qualifications No. 2026-2

Statement of Qualifications

July 14, 2026

SUBMITTED TO:

Mardoqueo Hinojosa
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539
P: 956.388.8211
E: mhinojosa@cityofedinburg.com

SUBMITTED BY:

Katie Hudson, SR/WA
Vice President, Right of Way & Land Services
Bowman Realty Consultants, LLC
111 Tower Dr, Suite 325
San Antonio, TX 78232
M: 804.592.7381
E: khudson@bowman.com
bowman.com

Ismael Hernandez
Project Manager
Bowman Realty Consultants, LLC
111 Tower Dr, Suite 325
San Antonio, TX 78232
O: 888.707.3020
M: 915.255.3027
E: ismael.hernandez@bowman.com

Bowman
REALTY CONSULTANTS, LLC



Bowman
REALTY CONSULTANTS, LLC

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Team Organizational Chart

Appendix

Transmittal Letter

July 14, 2026

Mardoqueo Hinojosa
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

RE: Request for Qualifications No. 2026-2 | Right of Way Acquisition Services

Dear Mr. Hinojosa:

Bowman Realty Consultants, LLC (Bowman) is pleased to submit our Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ) No. 2026-2 for Right of Way Acquisition Services. We appreciate the opportunity to be considered for inclusion on the City's on-call rotation and are committed to providing **responsive, professional, and efficient right of way acquisition services** that support the City's transportation, utility, drainage and capital improvement projects.

We understand the City is seeking a qualified partner to provide appraisal review coordination, acquisition and negotiation services, title and escrow coordination, project management and administrative support on an as-needed basis. Our team has extensive experience delivering these services for municipalities, counties, utilities and transportation agencies. Through experienced acquisition professionals, strong project management, and proactive communication, Bowman delivers acquisition programs that **maintain schedules, reduce risk and ensure regulatory compliance.**

Bowman brings a dedicated **Texas-based** team led by Katie Hudson, SR/WA, including **former TxDOT leadership** with extensive knowledge of Texas statutes, agency procedures and acquisition practices. The team is supported by Thomas M. Bogdon, MAI, R/W-AC, MRICS (Cushman & Wakefield) and Randy L. Seale, MAI (Allen, Williford & Seale, Inc.), providing immediate access to experienced Texas appraisal and appraisal review professionals. Our scalable team responds quickly to individual task orders while supporting multiple concurrent assignments throughout the contract.

Our approach emphasizes proactive communication, transparent project tracking, timely reporting and close coordination with City staff and project stakeholders. We recognize that the City's ability to deliver transportation, utility, drainage and capital improvement projects depends on timely acquisition of the required property rights. Bowman is committed to supporting those efforts through **responsive project management,** respectful property owner engagement and **efficient acquisition services** that help keep projects on schedule.

Bowman confirms that no addenda have been issued for this RFQ as of the date of this submission. Bowman is fully committed to providing the level of service the City expects and deserves. If selected, we will dedicate the personnel and resources necessary to serve as a **dependable extension of your staff** and support the successful delivery of the City's infrastructure program.

Sincerely,

Katie Hudson, SR/WA
Vice President, Right of Way & Land Services
Bowman Realty Consultants, LLC
M: 804.592.7381 | E: khudson@bowman.com

Project Understanding & Approach

PROJECT UNDERSTANDING

Bowman understands that the City of Edinburg is one of the **fastest-growing communities in South Texas** and serves as the governmental, educational and economic center of Hidalgo County. Continued population growth, expanding commercial development, utility infrastructure needs, roadway improvements and capital improvement investments create an increasing demand for professional right of way acquisition services to support the City's long-term infrastructure goals. Edinburg's ongoing growth, strategic location within the Rio Grande Valley, and continued investment in transportation and utility improvements require a consultant that not only possesses technical acquisition expertise but also understands the unique needs of the local community.

Bowman understands that this contract will support the City through as-needed task orders for a wide range of transportation, utility, drainage, parks, municipal facility, water, wastewater and capital improvement projects. Our team is prepared to **rapidly mobilize** for assignments ranging from **single-parcel easement acquisitions to complex, multi-parcel corridor projects** while maintaining consistent communication, documentation, reporting and coordination with City staff.

Bowman recognizes that successful right of way acquisition in the Rio Grande Valley requires an understanding of the area's diverse



demographics, strong family and property ownership traditions, agricultural interests, commercial growth patterns, and the importance of maintaining positive relationships with residents and businesses throughout the acquisition process. Our approach balances infrastructure delivery objectives with **fair and respectful treatment of property owners,** ensuring that acquisitions are conducted efficiently, professionally, and in accordance with all applicable federal, state and local requirements.

Bowman recognizes that each task order issued under this contract may involve different property interests, project schedules, funding sources and stakeholder considerations. Our team is prepared to adapt our acquisition approach to each assignment while maintaining consistent communication, thorough documentation and responsive coordination with City staff throughout project delivery.

SCOPE OF SERVICES

Bowman will provide comprehensive right of way acquisition services on an as-needed basis in support of transportation, utility, drainage, parks, municipal facility and capital improvement projects undertaken by the City of Edinburg.

Project Management and Program Administration

Bowman will provide overall project management and coordination services for individual task orders, including:

- Development of **acquisition strategies and schedules**
- Establishment of **parcel tracking and reporting systems**
- Coordination with City staff, engineers, surveyors, appraisers, attorneys, title companies and regulatory agencies
- Attendance at project meetings and stakeholder meetings
- Preparation of **monthly progress reports** and acquisition status updates
- Monitoring schedules, budgets and project milestones
- Identification and resolution of acquisition challenges
- Maintenance of acquisition records and project documentation



Bowman's project management approach focuses on **proactive communication,** accountability and **timely delivery** of services to support the City's capital improvement program. Throughout each assignment, Bowman will maintain regular communication with City staff, provide timely status updates, and proactively resolve issues to help keep acquisitions and associated capital improvement projects on schedule.

Bowman recognizes that the success of an on-call right-of-way acquisition program depends on responsiveness, flexibility and timely execution. Upon authorization, our Texas-based team will promptly initiate project coordination, establish acquisition schedules, assign qualified personnel and begin property owner outreach. Our scalable staffing model allows us to support **multiple concurrent task orders** while maintaining consistent communication, accurate reporting and dependable project management throughout each assignment.

Appraisal Review and Valuation Coordination

Bowman will partner with **Allen, Williford & Seale, Inc., led by Randy L. Seale, MAI,** for appraisal review services and **Cushman & Wakefield, led by Thomas M. Bogdon, MAI, R/W-AC, MRICS,** for appraisal and valuation support, including:

- Review of appraisals prepared by others
- Evaluation of appraisal compliance with applicable standards and project requirements
- Identification of appraisal deficiencies or inconsistencies
- Preparation of appraisal review recommendations
- Coordination with appraisers regarding updates or revisions
- Preparation of valuation summaries to support acquisition negotiations

The City may elect to contract directly with appraisers and provide appraisal reports to Bowman for review and acquisition purposes.

Right of Way Acquisition and Negotiation Services

Bowman will perform acquisition and negotiation services for fee simple acquisitions, easements, temporary construction easements (TCEs) and other property interests required for public projects.

Services include:

- Ownership verification and parcel research
- Review of title commitments, plats, surveys and legal descriptions
- Preparation of acquisition packages
- Initial contact with property owners
- Presentation of approved offers
- Delivery and explanation of appraisal summaries
- Preparation of offer letters and acquisition documentation
- In-person meetings and site visits as necessary
- Negotiation of acquisitions in accordance with approved values and City authorization
- Documentation of all contacts and negotiations
- Coordination of administrative settlements when approved by the City

Bowman will strive to achieve successful **voluntary acquisitions** while maintaining professional and respectful relationships with property owners.

Community Engagement and Stakeholder Outreach

Bowman recognizes that community acceptance and stakeholder trust are critical components of successful right of way projects.

Our community engagement strategy includes:

- Early outreach to affected property owners and stakeholders
- Clear communication regarding project benefits, timelines and property impacts
- Designation of a single point of contact for each acquisition assignment

- Timely responses to property owner questions and concerns
- Personal meetings, phone calls and site visits when appropriate
- **Bilingual communication support** when requested or beneficial
- Coordination with businesses, residents and community stakeholders
- Participation in public meetings and open houses as requested by the City

Bowman understands the unique demographic characteristics of the Rio Grande Valley and the importance of culturally responsive communication. Our team recognizes that many property owners have longstanding ties to their property and community. Through transparency, active listening, and respectful engagement, Bowman seeks to build trust, reduce conflicts and facilitate successful project outcomes.

Relocation Assistance Services

For projects involving displacement of residential or business occupants, Bowman will provide relocation assistance services in accordance with applicable regulations.

Services may include:

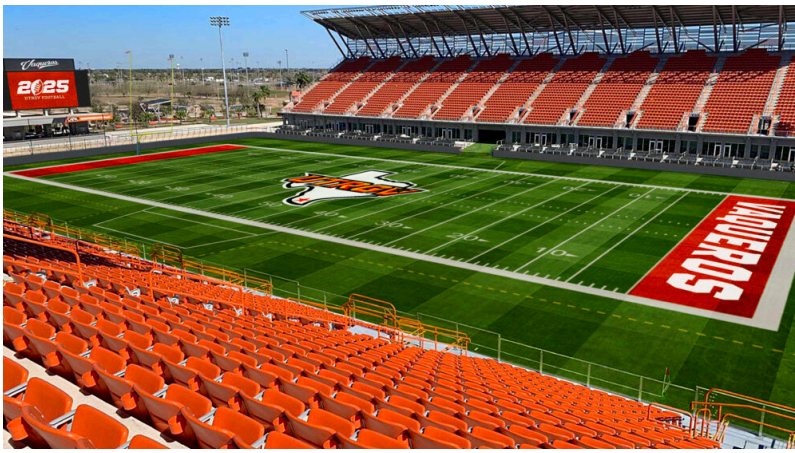
- Identification of relocation impacts
- Relocation planning and coordination
- Preparation of required notices and documentation
- Assistance with relocation benefit eligibility determinations
- Coordination with displaced occupants
- Maintenance of relocation files and compliance records
- Support for **Uniform Relocation Assistance** requirements when federally funded projects are involved

Title and Escrow Coordination

Bowman will coordinate title and escrow activities necessary to complete acquisitions.

Services include:

- Review of title commitments and ownership records
- Identification of title exceptions and encumbrances



- Coordination of title curative actions
- Coordination with title companies and attorneys
- Monitoring execution of conveyance documents
- Escrow management and closing coordination
- Tracking document recording and closing requirements
- **Resolution of title issues** affecting project delivery

Easement Acquisition Services

Bowman will support acquisition of various easement interests required for City projects, including:

- Utility easements
- Water and wastewater easements
- Drainage easements
- Access easements
- Temporary construction easements
- Slope easements
- Permanent roadway easements
- Utility relocation easements
- Easements associated with third-party utility crossings of City-owned property

These services will support roadway, utility, drainage and infrastructure improvements throughout the City.

Support for Federal, State and Local Projects

Bowman will provide right of way services for City projects funded through **local, state and federal** sources.

Services may include support for:

- Transportation corridor improvements

- Intersection and turn-lane projects
- Utility undergrounding initiatives
- Water and wastewater system improvements
- Drainage and flood mitigation projects
- Parks and recreation improvements
- Economic development initiatives
- Future capital improvement projects identified by the City

All services will be performed in accordance with applicable funding agency requirements.

Reporting and Documentation

Bowman will maintain complete and organized project records throughout each assignment. Bowman's documentation is maintained in an organized, **audit-ready** format that provides City staff with current acquisition status, complete negotiation histories and readily accessible project records throughout each task order.

Deliverables may include:

- Acquisition schedules
- Parcel inventory reports
- Parcel status tracking reports
- Negotiation summaries
- Appraisal review reports
- Title review reports
- Relocation documentation
- Community engagement logs
- Monthly progress reports
- Final acquisition reports

COMMITMENT TO THE CITY OF EDINBURG

Bowman is committed to serving as a **dependable extension of City staff** by delivering responsive, efficient and professional right of way acquisition services. Through proactive communication, disciplined project management, organized documentation, and respectful property owner engagement, we will help the City advance transportation, utility, drainage, and capital improvement projects while maintaining schedules, minimizing project risk and supporting successful project delivery.





31+ Years in Business

75+ Right of Way & Land Professionals

2,500 Number of Employees (Approx.)

108 Offices Nationwide



In Texas, Bowman operates 10 offices, including locations in **San Antonio, Dallas (Plano), Fort Worth, Austin, Houston, Waco, Marshall, Midland and San Marcos,** supported by the Texas Board of Professional Engineers firm registration (TBPE No. 14309) and Texas Board of Professional Land Surveying firm registration (TBPLS No. 101206-00). For the City of Edinburg, **services will be led from our San Antonio office.** Our Texas-based leadership team combines public-sector acquisition expertise, knowledge of Texas statutes and TxDOT procedures and the ability to rapidly mobilize in support of the City's on-call acquisition program.

Bowman Realty Consultants LLC, is a subsidiary of Bowman Consulting Group Ltd. Bowman is a nationally recognized professional services firm ranked #71 in Engineering News-Record's Top 500 Design Firms and #50 in the Texas and Southeast region. With 31 years in business and **75+ dedicated right of way and land professionals,** we provide turn-key acquisition services from title research and owner negotiation through MOA preparation, deed execution and eminent domain support.

Bowman maintains active right of way acquisition engagements with the TxDOT Dallas District, the City of Falls Church, Virginia and Spotsylvania County, Virginia, giving us current working knowledge with TxDOT procedures, DCAD processes and municipal acquisition standards directly applicable to this contract.

Why Bowman for Edinburg?

Bowman brings a rare combination to this project: TxDOT Dallas District linear corridor right of way experience (FM 1461, FM 549), active right of way acquisition programs for Virginia municipalities (City of Falls Church, Loudoun County) and a dedicated Texas-based team, **including a former TxDOT Project Delivery Manager as Subject Matter Expert**, ready to mobilize without a learning curve.

- **Texas-based municipal right of way expertise**
- **Integrated acquisition, title, appraisal review and GIS support**
- **Experienced MAI appraisal and appraisal review partners**
- **Rapid task order mobilization**
- **Transparent tracking and reporting**

Team Members

Bowman's growth is driven by a commitment to clients, not simply expansion. Our clients bring expertise in their industries, products and end-users, while we focus on understanding their project goals and how to achieve them effectively. By leveraging the specialized knowledge of our local teams and the extensive resources of our national network, Bowman is prepared to deliver innovative development strategies, advanced design concepts and cutting-edge technology to support the success of each project.

2,500+ Employees
75+ Right of Way & Land Professionals
420+ Professional Engineers
150+ Fully Equipped Field Survey Crews
80+ Professional Surveyors
40+ Environmental Specialists
40+ Planners & Designers
30+ Registered Landscape Architects

Awards

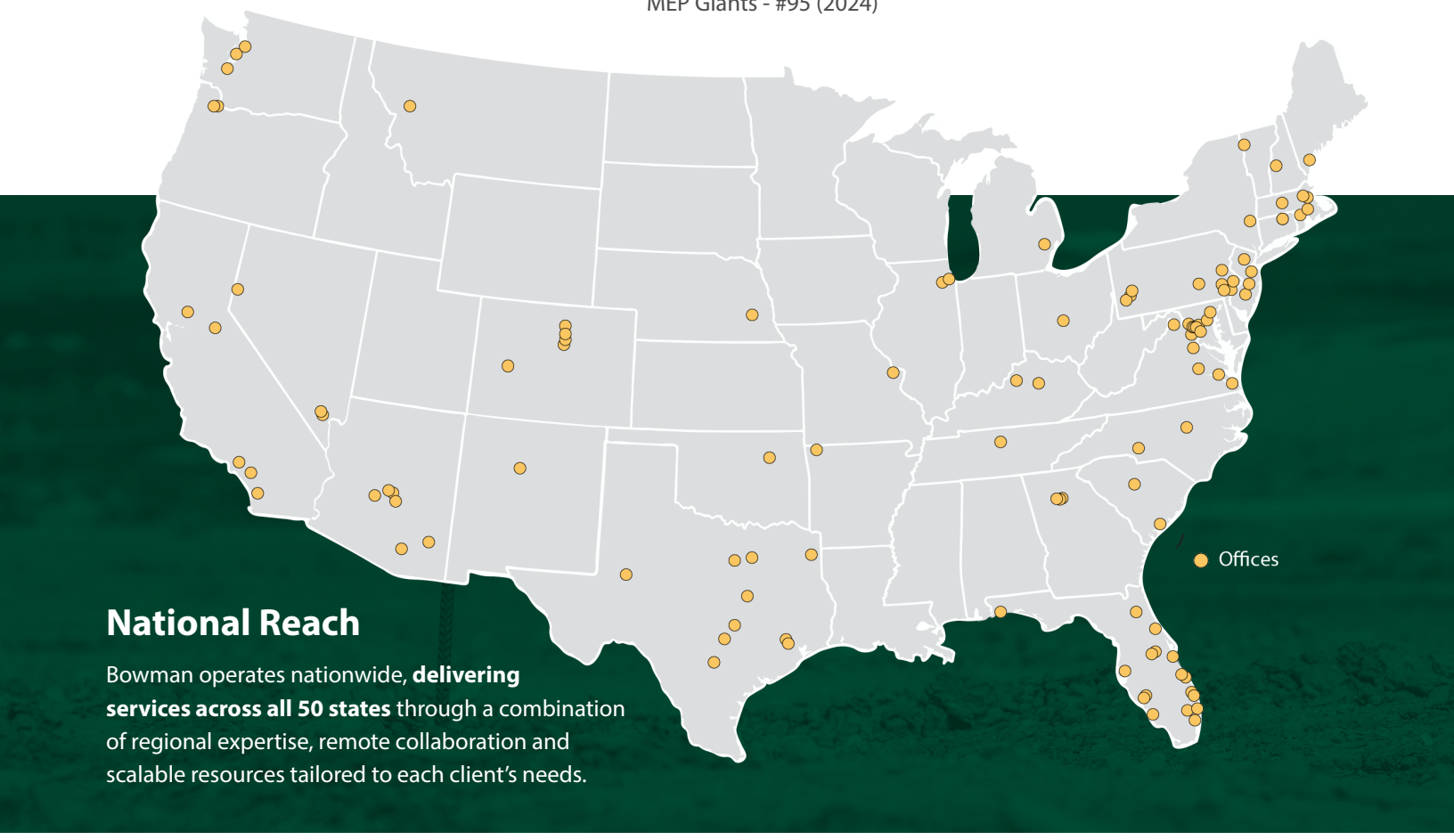
Zweig Group - Hot Firm List - #4 (2025)

Forbes - Most Successful Small Cap Companies in America - #3 (2023)

Engineering News Record
- **#50 - Texas & Southeast - Top Design Firms (2025)**
- #126 - Top 150 Global Design Firms (2025)
- #71 - Top 500 Design Firms (2026)
- #61 - Top 100 Pure Designers (2026)
- #19 - Mountain States & Southwest - Top Design Firms (2025)
- #38 - East - Top Design Firms (2025)
- #64 - New York & New Jersey - Top Design Firms (2024)

National Business Journals
- #29 - South Florida Business Journal Largest Engineering Firm (2025)
- #12 - Philadelphia Business Journal Largest Engineering Firm (2025)
- #19 - Washington Business Journal Largest Engineering Firm (2025)
- #25 - Louisville Business First Largest Engineering Firm (2025)
- #38 - Dallas Business Journal Largest Engineering Firm (2025)
- #31 - Houston Business Journal Largest Engineering Firm (2025)
- #17 - Phoenix Business Journal Largest Engineering Firm (2025)
- #26 - Boston Business Journal Largest Engineering Firm (2025)

MEP Giants - #95 (2024)



National Reach

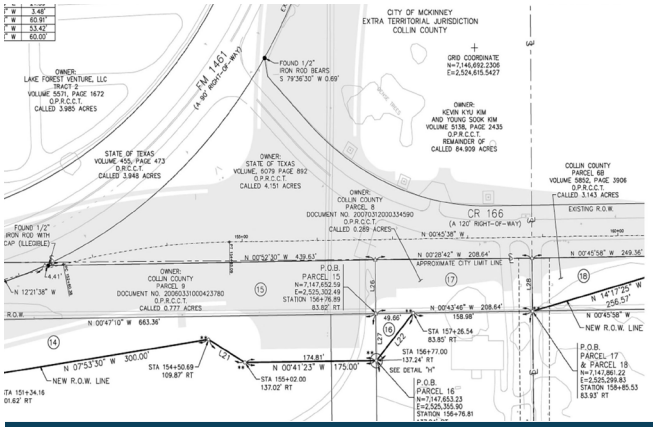
Bowman operates nationwide, **delivering services across all 50 states** through a combination of regional expertise, remote collaboration and scalable resources tailored to each client's needs.

Project Experience

TxDOT - FM 1461 Right of Way Mapping & Acquisition

Collin County, TX

Bowman completed right of way mapping, legal descriptions and parcel plats for seven miles of acquisitions along FM 1461. Staff secured right-of-entry for **150 parcels,** communicated directly with property owners at every stage, verified TxDOT control monuments, provided topography for proposed improvements and staked monuments for the existing and proposed corridor. FM 1461 demonstrates Bowman's experience delivering complex, multi-parcel right of way acquisition services within the **TxDOT** system, including **property owner coordination,** regulatory compliance and corridor acquisition practices directly applicable to municipal capital improvement projects throughout Texas.



Client

Texas Department of Transportation

Schedule

Completed 2021

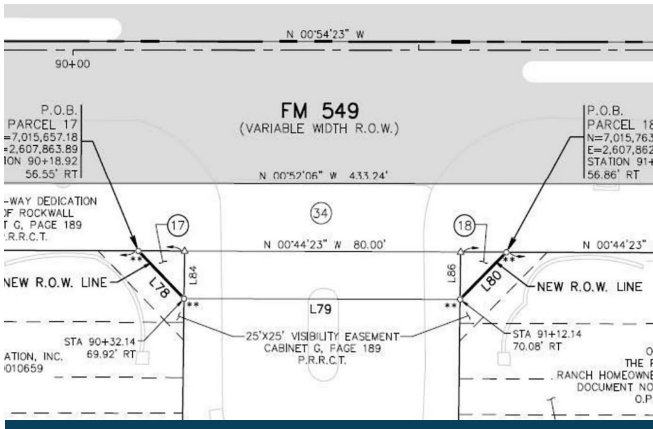
Services

Right of Way Mapping, Legal Descriptions, Parcel Plats, Right-of-Entry (150 parcels), Property Owner Communication, Right of Way Monumentation, Boundary Survey

TxDOT - FM 549 Right of Way Mapping & Acquisition

Rockwall, TX (SH 205 to SH 276)

Bowman completed right of way mapping, legal descriptions and parcel plats for two miles of acquisitions along FM 549. Field crews obtained right-of-entry for **70 parcels,** maintained **direct owner communication** throughout, verified TxDOT control monuments and staked both existing and proposed right of way. This project demonstrates Bowman's ability to efficiently manage corridor acquisitions requiring extensive property owner coordination while maintaining project schedules and regulatory compliance.



Client

Texas Department of Transportation

Schedule

May 2019 - March 2020

Services

Right of Way Mapping, Legal Descriptions, Parcel Plats, Right-of-Entry (70 parcels), Property Owner Communication, Boundary Survey, Right of Way Monumentation

TxDOT Right of Way FM 6 to Sabine Creek

Collin County, TX

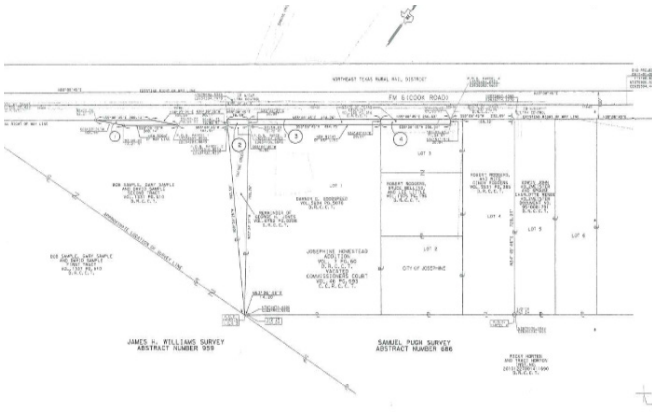
Bowman provided complete right of way acquisition services for four parcels required to construct a new bridge and approaches at FM 6 at Sabine Creek. Services were performed in full compliance with the Federal **Uniform Relocation Assistance** and Real Property Acquisition Act and Texas state law and included title and closing services, owner negotiations, project administration and condemnation support.

Schedule

2015 - 2016

Services

Right of Way Acquisition, Title & Closing Services, Owner Negotiations, Project Administration, Condemnation Support, Relocation Assistance



Client

Texas Department of Transportation

Parker County Transportation Bond Program

Weatherford, TX

Bowman provided boundary, aerial and topographic survey services for approximately eight miles of a proposed loop road around the City of Weatherford. Scope included aerial panel management and GPS-controlled flight producing planimetrics, a digital terrain model and orthophotos. The boundary survey covered approximately four miles of the proposed route, with deed research, monument recovery and a property map produced from subdivision plats and ownership records. Bowman prepared **50 right of way acquisition documents** with legal descriptions signed and sealed by a Registered Professional Land Surveyor, set right of way monuments and staked the proposed corridor so property owners and appraisers could assess the new alignment. The team also coordinated with engineers, land men, title agents and property owners throughout and surveyed Level A and Level B utilities within the project limits.

Schedule

2019

Services

Boundary Survey, Aerial Survey, Topographic Survey, Right of Way Acquisition Documents, Legal Descriptions, Utility Survey (Level A & B)



Client

Freese and Nichols, Inc.
Parker County, TX

West Broad Street Multimodal Improvements - Pedestrian & Bicycle Right of Way Acquisition

Falls Church, VA

Bowman is providing right of way acquisition services for **29 properties** along West Broad Street in support of a federally funded pedestrian and multimodal corridor, including sidewalk widening, intersection improvements, bicycle access and a new mid-block crossing. The project required negotiated easements and right of way acquisition from residential and commercial property owners along an established urban corridor, demonstrating experience directly applicable to municipal capital improvement programs involving transportation, pedestrian, utility and public infrastructure projects.



Client

Department of Public Works
City of Falls Church, Virginia

Schedule

2024 - Present (Active)

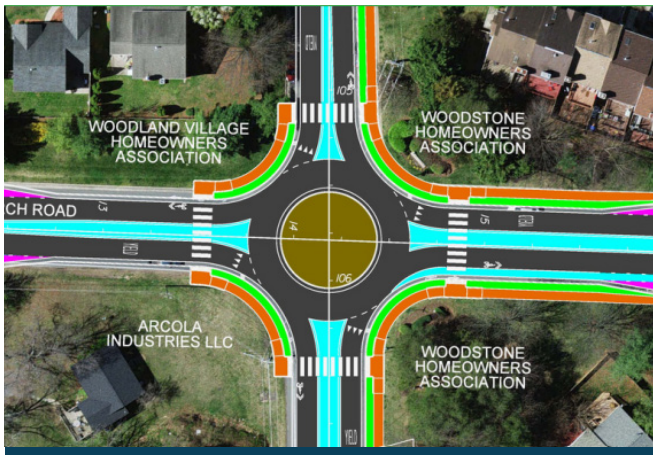
Services

Right of Way Acquisition (29 parcels), Appraisal Reports, Basic Acquisition Reports (BARs), Title Examination, Negotiation, Easement Documentation, Relocation Assistance

Sugarland Road / East Church Road / East Frederick Drive

Loudoun County, VA

Bowman provided complete right of way acquisition services for 6 parcels supporting construction of a mini-roundabout at the Sugarland Road and East Church Road intersection in Sterling, Virginia, part of Loudoun County's Intersection Improvement Program targeting documented safety and operational deficiencies with ADA-compliant pedestrian ramp upgrades. Services included parcel proffer review, BAR and appraisal preparation, offer package preparation and delivery, owner negotiations, lender consent coordination, impasse documentation and biweekly County coordination meetings. All parcels were tracked and invoiced independently within the County's management system. Bowman continues to provide right of way acquisition services to Loudoun County on multiple projects.



Client

Loudoun County, VA

Schedule

2024 - Present

Services

Right of Way Acquisition, BARs, Appraisal Coordination, Owner Negotiation, Lender Consent, Offer Package Preparation, Impasse Documentation

Massaponax Church Road Waterline Phase II

Massaponax, VA

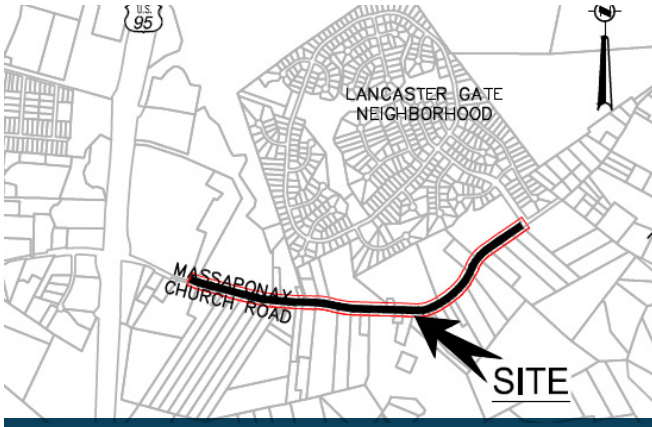
Bowman is providing right of way acquisition services supporting construction of approximately 12,000 LF of 12-inch water main serving Spotsylvania County. The project requires acquisition across **40 parcels** and includes preparation of Acquisition Appraisal Reports, Basic Administrative Reports (BARs), offer packages, compensation agreements and mortgage release documentation. This project demonstrates Bowman's ability to efficiently acquire utility easements while coordinating title, negotiations and project management for critical public infrastructure improvements.

Schedule

2025

Services

Right of Way Acquisition, Appraisal Coordination, BAR Preparation, Easement Acquisition, Title Coordination, Owner Negotiations, Offer Packages, Project Management



Client

Spotsylvania County, Virginia

Perry D. Miller Reservoir

Winchester, VA

Bowman provided comprehensive right of way acquisition services supporting expansion of the Perry D. Miller Reservoir for the City of Winchester. Services included title research, acquisition appraisals, **appraisal reviews,** acquisition agreement preparation, owner negotiations, closing coordination and project management. This project demonstrates Bowman's ability to integrate appraisal coordination, title services, negotiations and acquisition management to support successful public infrastructure projects.

Schedule

2025

Services

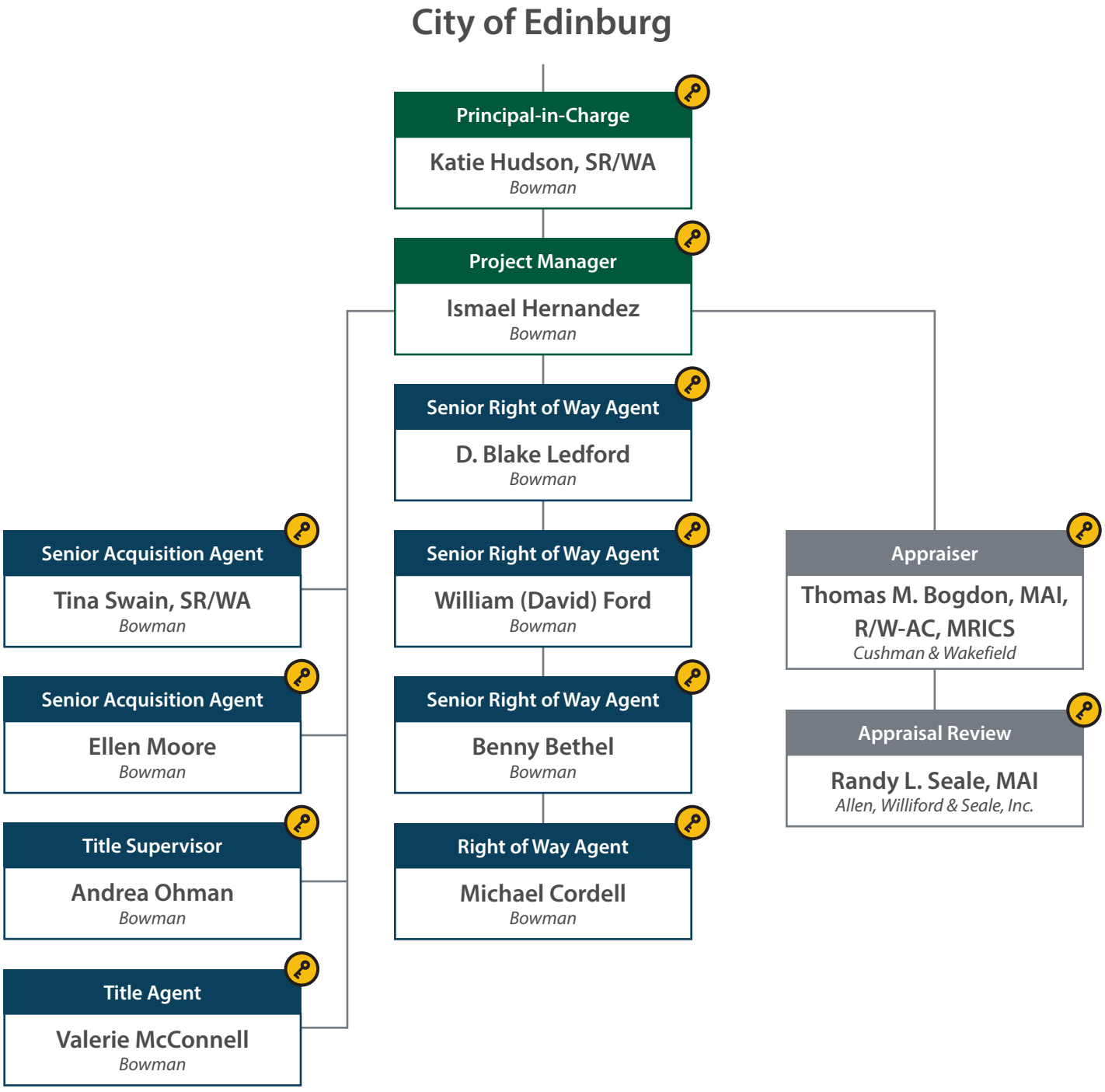
Right of Way Acquisition, Title Coordination, Acquisition Appraisals, Appraisal Review, Owner Negotiations, Closing Coordination, Project Management



Client

City of Winchester, VA

Organizational Chart



KEY

- Management
- Subconsultant
- Support Staff
- Key Personnel Resume

NOTE:

Click on each key staff member's name to access their resume. Click the "Team Organizational Chart" button on each page to jump back to this page.

Key Highlights

- **SR/WA Certified**
- **Texas Licensed Real Estate Broker**
- **Executive Program Leadership**
- **12+ Years of Experience**
- **12+ Years with Bowman**

Education

M.B.A. Business Administration & Management, Capella University

Registrations

Real Estate Brokerage License:
Texas (34550-EA)
Florida (BK3554419)
Illinois (471.022874)
Vermont (081.0134414)
North Carolina (#365869)
Tennessee (383566)
Nebraska (20257254) Washington (26013390)

Senior Right of Way Professional (SR/WA) (#7401) Designation 6/5/2024

Associations

International Right of Way Association (IRWA)

Katie Hudson, SR/WA

Principal-in-Charge

Katie Hudson is Vice President of Right of Way & Land Services and will serve as **Principal-in-Charge** for the City of Edinburg. She provides executive leadership for municipal, transportation, utility, and public infrastructure acquisition programs nationwide, overseeing project delivery, quality assurance, staffing, regulatory compliance and client satisfaction. As Principal-in-Charge, Katie provides executive leadership for multidisciplinary teams delivering acquisition, easement, title coordination, appraisal review, negotiation, stakeholder engagement and project management services. She is responsible for overall project oversight, quality assurance, schedule management, regulatory compliance, and client satisfaction, ensuring acquisition programs are delivered efficiently and in accordance with applicable federal, state and local requirements. Katie is a **Texas licensed Real Estate Broker** and holds the Senior Right of Way Professional (SR/WA) designation, bringing extensive experience overseeing complex right of way programs that support public infrastructure improvements throughout the United States. Katie provides executive oversight to ensure task orders are properly staffed, acquisition activities remain on schedule, and City objectives are achieved through responsive communication and proactive management.

Experience

Florida Power & Light Storm Secure Undergrounding Program | *Various Locations, FL*
Directed a large-scale right of way acquisition program supporting utility undergrounding improvements across multiple Florida communities. The project included managing teams of right of way agents, customer outreach specialists, and surveyors, as well as coordinating easement acquisition efforts, title review, landowner negotiations and stakeholder outreach activities. Specific improvements included underground conversion of electric distribution infrastructure and associated easement acquisition requirements. As a result of these improvements, utility resiliency was enhanced and storm-related service disruptions were reduced. Acquisition analyses, title research, and property impact evaluations were completed to determine easement requirements and support program implementation.

City of Parkland Drainage & Utility Easement Program | *Parkland, FL*
Responsible for providing acquisition and notification services supporting municipal drainage and utility infrastructure improvements. The project included easement acquisition, public outreach, title review, document preparation and coordination with property owners. Specific improvements included securing drainage and utility easements necessary for infrastructure enhancements throughout the city. As a result of these improvements, municipal utility and drainage systems were positioned to better support long-term community needs. Property evaluations and acquisition analyses were completed to determine easement requirements and facilitate project implementation.

Katie Hudson, SR/WA *(continued)*

Principal-in-Charge

Massaponax Waterline Project | *Massaponax, VA*
Provided executive leadership for right of way acquisition activities supporting water infrastructure improvements. Oversaw acquisition planning, title review, easement negotiations, stakeholder coordination, and document preparation to secure the property rights necessary for waterline construction while maintaining project schedules and supporting successful project delivery.

Tampa Electric Storm Protection Program | *Tampa, FL*
Directed right of way acquisition services supporting a statewide utility undergrounding and storm hardening program. Managed easement acquisition, title review, customer outreach, environmental coordination, construction support and overall project administration to facilitate the acquisition of property rights required for critical utility infrastructure improvements.

NIPSCO / NiSource Electric & Gas Program | *Various Locations*
Provided executive oversight for right of way acquisition and land services supporting electric and natural gas infrastructure improvements. Directed acquisition planning, title review, easement negotiations, stakeholder coordination, and project management activities necessary to secure property rights for utility modernization and system expansion projects.

VDOT Route 7 Improvements Design-Build | *Loudoun County, VA*
Directed right of way acquisition services for a major transportation corridor improvement project involving roadway widening and multimodal enhancements. Oversaw appraisal coordination, appraisal review, negotiations, relocation, acquisition management, and stakeholder coordination while ensuring compliance with applicable federal and state requirements and maintaining project schedules for successful design-build delivery.

Key Highlights

- **Former TxDOT Project Delivery Manager**
- **33+ Years of Experience**
- **FHWA & TxDOT Compliance Expert**

Ismael Hernandez

Project Manager

Texas right of way professional with more than **33 years of experience** managing acquisition programs for transportation infrastructure. Former TxDOT Project Delivery Manager with extensive expertise in right of way acquisition, appraisal oversight, Local Public Agency coordination, consultant management, and compliance with FHWA, Texas Administrative Code and **TxDOT requirements.** Brings executive-level experience delivering complex, multi-county acquisition programs and supporting successful project delivery for public agencies throughout Texas.

Experience

Texas Department of Transportation (TxDOT) Right of Way Program Management | *El Paso, TX*
Directed all right of way acquisition activities for the TxDOT El Paso District across six counties, providing leadership for appraisals, acquisitions, relocations, consultant contracts, Local Public Agency coordination, and Advance Funding Agreements while maintaining full compliance with FHWA and TxDOT requirements.

El Paso Central Appraisal District Appraisal Services | *El Paso, TX*
Senior Appraiser; Prepared residential and commercial land appraisals across El Paso County; supervised staff appraisers, managed mass appraisal workflows, represented the district in property value protests and ensured compliance with Texas Property Tax Code -- directly supporting Bowman's DCAD valuation and appraisal coordination capabilities on Texas municipal projects.

Turner Collie and Braden Engineering Company Surveying and Drafting Support | *El Paso, TX*
As a Draftsman and Survey Assistant, Ismael Hernandez was responsible for the preparation of survey and mapping documents supporting engineering and land development projects. The project included assisting with boundary, pipeline, topographic, subdivision and street improvement surveys, as well as preparing plats, subdivision layouts and topographic maps from field notes. As a result of these efforts, accurate survey documentation supported engineering design and project development. Field data interpretation and drafting analyses were completed to determine site conditions, mapping accuracy and overall survey reliability.

Key Highlights

- **15+ Years of Experience**
- **Texas Acquisition & Title Specialist**
- **Multi-Parcel Corridor Negotiations**

D. Blake Ledford

Senior Right of Way Agent

D. Blake Ledford has over **15 years** of progressive experience in right of way acquisition, title research and pipeline infrastructure projects across Texas and the southern United States. His expertise includes title analysis, landowner negotiations, easement acquisition and right of way coordination, supporting large-scale oil and gas and infrastructure developments. His experience in both the public and private sectors has equipped them with the skills to navigate complex land ownership, regulatory requirements and stakeholder coordination across multi-parcel acquisition programs.

He is a hands-on lead right of way professional who actively manages field teams, conducts negotiations, resolves title issues and coordinates with engineering, legal and project management teams to support schedule-driven acquisition efforts.

Experience

Various Projects | *VA*
As a Right of Way Agent with Bowman, Blake supports right of way acquisition efforts throughout Virginia. Responsibilities include landowner negotiations, coordination with design and engineering teams and documentation review. The work includes collaboration with local agencies and utility providers to secure access and easement rights in support of infrastructure improvements and transportation projects. Blake applies technical knowledge and communication skills to resolve conflicts and maintain compliance with project requirements.

Various Projects | *TX*
As a Project Manager with Texas Land and Title LLC, Blake was responsible for overseeing title and right of way operations on pipeline projects throughout Texas. Responsibilities included managing agent teams, ensuring accurate title research, resolving landowner concerns, and maintaining schedules and budgets. The project included oversight of acquisition processes, due diligence reviews and reporting. As a result, the projects met key regulatory milestones and client expectations.

Various Projects | *TX*
As a Sr. Lead Right of Way Agent with Texas Land and Title LLC, Blake led field teams in title examination and acquisition for pipeline corridors. The project included negotiations with landowners, preparation of easement documents and tracking acquisition status. These efforts supported timely permitting and construction timelines.

Various Projects | *TX*
As a Sr. Lead Right of Way Agent with Universal Field Services, representing Summit Midstream, Blake was responsible for title research, deed plotting and acquisition coordination. The project included securing rights for pipeline routes, coordination with legal teams and supporting GIS mapping updates.

Key Highlights

- **Texas Land Acquisition Experience**
- **Title Research & Due Diligence**
- **Landowner Coordination**

Education

B.S. Kinesiology and History, Stephen F. Austin State University

Professional Landman Training

William (David) Ford

Senior Right of Way Agent

William (David) Ford has experience completing land acquisition and leasing activities for various types of linear projects including renewable energy projects. His expertise includes landowner communication, lease negotiation support, **title research** and due diligence for property acquisitions. David works directly with landowners, attorneys and project stakeholders to verify ownership information, coordinate leasing activities and facilitate communication throughout the land acquisition process. His experience conducting title research and managing stakeholder relationships supports efficient documentation and agreement execution for land development and renewable energy projects.

Experience

Renewable Energy Land Acquisition Services | *New Braunfels, TX*
As a Right of Way Agent, David was responsible for supporting land leasing and acquisition activities for renewable energy projects. The work included conducting title research to verify legal descriptions and acreage calculations and assisting with due diligence related to property acquisitions and divestitures. He coordinated communication between clients, brokers and other stakeholders throughout the leasing process while maintaining relationships with landowners, attorneys and local government officials. These efforts supported the negotiation and execution of lease agreements required for renewable energy project development.

Project Controls Support for Electrical Infrastructure | *Baton Rouge, LA*
As a Project Controls Manager, David was responsible for maintaining project information systems and preparing reports and analyses supporting electrical infrastructure projects. The work included analyzing project costs, monitoring performance against budgets and forecasts and maintaining project data within workflow management systems. These efforts supported project management teams in tracking financial performance and maintaining accurate project documentation.

Key Highlights

- **Easement Acquisition Specialist**
- **Property Negotiations**
- **Florida Licensed Real Estate Agent**
- **Notary Public**

Education

B.S. Business Administration, American Institute for Business

Licenses & Certifications

Real Estate License: Florida (SL3508186)

Notary Public: Florida

Benny Bethel

Senior Right of Way Agent

Benny Bethel has over 6 years of progressive experience in real estate, land acquisition, and construction across Florida, Tennessee and Iowa. His expertise includes land acquisition, closings and recordings, **easement procurement,** deed restrictions, land development, and permit approvals, supporting both public and private sector infrastructure projects. Benny's experience managing complex property transactions has equipped him with the skills to navigate permitting and acquisition processes involving local agencies and private stakeholders.

Experience

Right of Way Specialist II | *Knoxville, TN*
Benny completed right of way acquisition activities for transportation projects, including ownership research, negotiations, relocations and coordination with stakeholders. He supported project budgeting, scheduling and documentation while participating in public engagement efforts to address property owner concerns. His work ensured projects progressed efficiently and met required timelines.

Right of Way Agent III | *Melbourne, FL*
Benny prepared legal documentation for easement procurement and land acquisition, including interpreting deed restrictions and analyzing title reports. He coordinated with engineering and legal teams to ensure compliance with local and state requirements and supported timely completion of infrastructure projects. His work contributed to meeting project schedules and regulatory standards.

Property Manager | *Florida / Iowa*
Benny managed residential and agricultural properties, overseeing lease agreements, maintenance and compliance with local regulations. He prepared documentation, conducted market analyses and coordinated with stakeholders to support efficient property operations.

Key Highlights

- **Texas Right of Way Acquisition**
- **Title & Easement Negotiations**
- **Federal Infrastructure Experience**

Education

Coursework Completed, University of North Texas

Continuing Education:

Telecommunications Program, Texas A&M University and SMU Cox School of Business

Marketing of Technology Products, California Institute of Technology

Michael Cordell

Right of Way Agent

Land acquisition and right of way professional with **10+ years** of experience securing landowner agreements, negotiating easements and resolving title issues across pipeline, energy infrastructure and transportation projects throughout Texas and multi-state operations. Proven ability to conduct title research, manage complex transactions and maintain productive stakeholder relationships across politically sensitive and high-stakes acquisition environments. Direct experience supporting **federal right of way programs** through Bowman.

Experience

Federal Right of Way Project | *Texas*
Acquired landowner agreements for rights-of-way and construction access on a federally funded infrastructure project in Texas. Performed due diligence to locate landowners, confirmed ownership and encumbrances and secured executed right of way instruments in compliance with federal acquisition requirements.

UFS Company, Navigator CO2 Pipeline | *IL, NE*
Secured landowner agreements for pipeline routing and underground storage well locations across a multi-state CO2 pipeline corridor. Negotiated access agreements and right of way permissions with rural and agricultural landowners; managed complex multi-parcel negotiations across state lines.

Red Sky Land, Kentucky Wired Project | *Kentucky*
Negotiated and executed fiber optic right of way easements across multiple landowners for statewide broadband infrastructure. Researched land ownership and access routes, prepared easement documents and coordinated with project managers to maintain schedule.

Private Ranch Energy Project (Gas & Solar) | *Texas*
Negotiated pipeline right of way and surface use agreements with private landowners for a combined gas and solar development. Coordinated site selection with solar developers and managed landowner expectations through execution of final agreements.

Energy Transfer | *Permian Basin, TX*
Updated title and verified surface ownership for pipeline routing in the Permian Basin. Resolved encumbrances and prepared curative documentation to clear title prior to right of way acquisition.

EOG Resources | *Oklahoma*
Acquired oil and gas leases and conducted due diligence analysis for upstream development. Researched county records and verified mineral ownership for multi-parcel lease programs.

Key Highlights

- **SR/WA Certified**
- **Federal & DOT Acquisition Experience**
- **25+ Years of Experience**

Education

B.A. Business Administration, Minor in Communications, Wesleyan College

Licenses & Certifications

International Right of Way Association (SR/WA)

Alpha Kappa Psi Business Fraternity

AASHTO Leadership Development Series, 2023

Leadership, Education and Development Program, 2018

Professional Enrichment Program, State Highway Administration Office of Real Estate, 2014

Notary Public: Maryland and District of Columbia

Awards

The "Negotiator" Award, 2018

Employee of the Year, State Highway Administration (SHA) Office of Real Estate, 2016

Tina Swain, SR/WA

Senior Acquisition Agent

Tina Swain is a real estate professional with **25 years** of experience, including 12 years of specialized experience in right of way and eminent domain and 13 years prior as a licensed realtor in DC, MD and VA. She has successfully managed property acquisitions, negotiations, relocations and stakeholder communications for large scale transportation projects across multiple agencies. Known for her organizational skills and ability to build strong relationships, Tina consistently delivers results that balance project needs with community interests.

Experience

U.S. Department of Transportation (USDOT) / Federal Highway Administration (FHWA) / Office of Planning and Real Estate | *Washington, DC*
Realty specialist who administered the FHWA Realty Program for federal-aid projects across the Mid-America region encompassing 13 states. Reviewed and provided recommendations on reauthorization plans involving proposed changes to right of way / realty regulations, policies and guidance. Assisted in drafting and revising key resources, including the Right of Way Operational Guide, Right of Way Manual Checklist and 508 Compliance Guidance for realty specialists. Reviewed and updated training materials related to right of way certification to enhance accuracy and usability.

District Department of Transportation (DDOT) Metropolitan Branch Trail (MBT) Projects: Piney Branch to Blair Road and Fort Totten to Takoma Station | *Washington, DC*
DDOT Real Estate Manager. The MBT projects had multiple phases across the District and Maryland to create a pedestrian trail network. Tina was the DDOT Real Estate Manager that managed the right of way needs for the trail projects. She negotiated with stakeholders and property owners to obtain the necessary rights needed for the project to proceed to construction.

DDOT Florida Avenue NE and New York Ave NE Intersection Project | *Washington, DC*
DDOT Right of Way Program Coordinator. The project was designed to enhance all modes of transportation and improve overall safety by adding two-way traffic to First Street NE, restoring two-way traffic on Florida Avenue NE, adding protected bicycle lanes, improving pedestrian connectivity and vehicular flow and reducing driver confusion. Tina managed and negotiated the acquisition, relocation and remediation of the property located in the middle of the Florida Avenue and New York Avenue intersections to improve the intersection configuration and overall mobility. The acquisition, relocation and demolition of the Wendy's restaurant and reconfiguration of the intersection created a safer intersection crossing, adding protected bike lanes and creating three new public park spaces.

Key Highlights

- **DOT Acquisition Experience**
- **Easement Negotiations**
- **20+ Years of Experience**

Education

B.S. Organizational Business Communication, Bethel University

A.S. Paralegal Studies, Madisonville Community College

Registrations

Notary Public: KY and IL

Certifications

International Right of Way Agent (IRWA), Professional Development Training

CPR/AED Certified

Associations

International Right of Way Association, Member

Ellen Moore

Senior Acquisition Agent

Ellen Moore has over **20 years** of progressive experience in right of way acquisition, land procurement and easement negotiations across the Midwest and Southeast. Her expertise includes easement acquisition, title and deed review, landowner negotiations, regulatory compliance and utility infrastructure projects, supporting transportation, broadband and utility clients. Ellen's experience in both the public and private sectors has equipped them with the skills to navigate complex right of way acquisition processes while working with public agencies, utility providers and private landowners.

Ellen is a hands-on leader who actively manages field operations while supporting project coordination, landowner negotiations, staff mentoring, client communication and regulatory compliance. Her collaborative leadership style and ability to build trust with stakeholders have contributed to successful project delivery across multiple states.

Experience

Fiber Optic Broadband Expansion Projects | *Illinois & Tennessee*
As a Right of Way Field Supervisor and Right of Way Agent, Ellen Moore was responsible for coordinating easement acquisition activities for regional fiber optic and broadband expansion projects while employed by another firm. The projects included supervising a team of four Right of Way Agents, assigning parcels strategically to improve productivity and serving as the liaison between field staff and senior leadership. Ellen negotiated easements and land use agreements with private property owners, interpreted legal documents and resolved complex landowner concerns while maintaining an 85% successful negotiation rate. Through effective leadership and communication, all acquisition activities were completed on schedule and within budget while maintaining compliance with project requirements.

Transportation Right of Way Acquisition | *Kentucky*
As a Right of Way Unit Leader, Ellen Moore was responsible for coordinating right of way acquisition activities for transportation improvement projects while employed by the Kentucky Transportation Cabinet. The projects included acquiring residential, commercial and industrial properties, coordinating appraisals, negotiations, purchases and relocation activities and preparing title reviews, deeds and conveyance documents. Ellen educated property owners on project impacts, valuations and compensation while maintaining compliance with state and federal requirements. Strong partnerships with real estate professionals supported successful relocation efforts and acquisition objectives were consistently achieved.

Key Highlights

- **Title Research & Curative Specialist**
- **Florida Licensed Real Estate Agent**
- **12+ Years of Experience**

Education

B.S. Business Administration, Accounting, Mansfield University of Pennsylvania

Licenses & Certifications

Real Estate License: Florida (SL3424998)

Notary Public: Florida

Andrea Ohman

Title Supervisor

Andrea Ohman has over 12 years of progressive experience in right of way acquisition, title research and land services across the Southeastern and Mid-Atlantic United States. Her expertise includes **marketable title** review, easement preparation, and curative title actions, supporting electric distribution and infrastructure improvement projects. Andrea's experience in both the public and private sectors has equipped her with the skills to navigate complex ownership research and permitting processes from local jurisdictions and utility agencies.

Experience

Right of Way Supervisor | *Florida*
As a Right of Way Supervisor with Bowman, Andrea is responsible for leading Bowman's right of way team, including training, mentoring and managing staff. She oversees workload assignments, ensures quality control of deliverables, and collaborates with engineers and clients to deliver projects on schedule and within budget. Andrea supports the development of internal processes to streamline team operations and align with project goals and procedures.

Sr. Research Land Representative | *Florida*
As a Senior Research Land Representative, Andrea was responsible for conducting marketable title research for electric distribution projects. The project included retrieving public records such as deeds, surveys, liens, and leases from county courthouses and online sources. She assembled title files and prepared ownership reports, including chain of title and limited certificates. As a result of her work, easements were prepared in collaboration with engineering teams for use by field agents. Title files were posted and managed according to project procedures.

Sr. Title Examiner | *Florida*
As a Senior Title Examiner with Amrock, Inc., Andrea was responsible for preparing title documentation for real estate transactions. The project included analyzing title records in accordance with client and state requirements across over 20 states. She set and cured title requirements, plotted legal descriptions and verified closing requirements with internal departments. As a result of these improvements, accurate and complete titles were delivered for closing. Andrea also supported title clearance, recording and final policy processes.

Right of Way Abstractor | *Florida*
As a Right of Way Abstractor with Land Acquisitions, Inc., Andrea was responsible for preparing due diligence title abstracts for right of way projects. The project included obtaining and analyzing records from courthouses and assembling ownership reports for brokers and survey teams. As a result of these efforts, over 50 due diligence abstracts were completed according to varying client specifications.

Key Highlights

- **QA/QC Documentation Specialist**
- **Right of Way Document Control**
- **13+ Years of Experience**

Education

Social Psychology, Elmira College

Mass Communication / Media Studies, Lindenwood University

Valerie McConnell

Title Agent

Valerie McConnell is a right of way and land administration professional with experience leading technician teams and delivering compliant, audit-ready documentation for transportation and infrastructure projects. As a right of way supervisor, she manages multiple teams supporting VDOT projects, Virginia municipalities and government contracts, with a focus on adherence to VDOT standards, data accuracy and **rigorous QA/QC of project deliverables.**

Her experience includes parcel-level due diligence, project reporting, database management, acquisition support and document control, ensuring complete, accurate and defensible right of way project records. With a background in commercial lending compliance and documentation, Valerie brings a strong understanding of regulatory requirements and file integrity. She is known for reinforcing QA/QC processes, improving data reliability and supporting consistent, on-time delivery in accordance with client and agency expectations.

Experience

Bowman | *U.S.A.*
As Right of Way Supervisor, Valerie leads right of way and land administration efforts supporting VDOT and municipal transportation projects, with an emphasis on quality assurance and compliance. She oversees technician teams, implementing QA/QC processes to ensure accuracy, consistency and adherence to client standards and project requirements. Valerie reviews deliverables, performs detailed document proofing and validates parcel data to maintain high-quality project records.

She coordinates parcel-level due diligence, manages reporting and database integrity, and supports acquisition activities including legal document review and closing coordination. Valerie partners with project managers and clients to address feedback, strengthen workflows and improve overall data quality and delivery performance. She also mentors staff, reinforces quality standards and drives continuous improvement across multiple concurrent projects.

Percheron, LLC | *U.S.A.*
As Document Control Supervisor, Valerie supervised and trained up to 10 team members and provided land administration oversight for renewable, T&D and select midstream projects. She managed client directives, streamlined workflows to meet deadlines and maintain document quality, performed due diligence on thousands of parcels to support legal and financial compliance, prepared accurate project-level reporting, maintained database records for construction stipulations and operational restrictions and coordinated acquisition closings. Valerie reviewed as-built surveys for payment and land-use compliance, completed due diligence for completed pipeline and well-line projects, reviewed legal documentation for new acquisitions, verified and entered acquisition records and prepared payments due to landowners, helping produce accurate, compliant and review-ready project files.



Thomas M. Bogdon, MAI, R/W-AC, MRICS

Senior Director
Valuation & Advisory

Professional Expertise

Prior to joining Cushman & Wakefield, Mr. Bogdon served as Senior Director for JLL Value and Risk Advisory. Mr. Bogdon has been engaged in real estate valuation and consultation since 1983 providing a wide variety of appraisal and consulting services. These valuations and consulting assignments have pertained to a variety of purposes; i.e., sale, loan, arbitration, eminent domain, litigation, tax, dissolution, leased fee and leasehold interest, easements, and current value portfolio appraisals and reviews. Valuation clients served include developers and investors, fund advisors, attorneys, lenders, public agencies, institutional advisors, and condemning authorities. Mr. Bogdon has also provided expert witness testimony before Superior Courts of Dallas and Tarrant County as well as Federal Bankruptcy Court throughout the U.S. and numeral local courts for eminent domain hearings and trials.

Memberships, Licenses, Professional Affiliations

- Designated member of the Appraisal Institute (MAI)
- Appraisal Institute – Member No. 8312
- Royal Institute of Chartered Surveyors, MRICS Designation

Education

BBA Management – Texas Tech University

QUALIFICATIONS OF RANDY L. SEALE, MAI

Randy L. Seale is a principal associated with Allen, Williford & Seale, Inc. AWS is a real estate appraisal firm with a national right of way valuation and litigation support practice. AWS maintains corporate offices in Houston, Texas. Mr. Seale's responsibilities include appraisal and appraisal review of all types of right of way and commercial properties and he has testified as an expert witness regarding real property value on numerous occasions in local, state, and federal courts of law. Mr. Seale has also edited articles and co-authored an article for the International Right of Way Association's Right of Way Magazine.

BIOGRAPHICAL DATA

Mr. Seale was born in Pittsburg, Texas, in 1962. He attended public schools in Pittsburg, Texas, prior to attending Texas A & M University. Mr. Seale is married and has three children.

EDUCATION

Bachelor of Science Degree (Agricultural Economics):
Texas A & M University (1984)
Appraisal Institute: Various Course Work
International Right of Way Association: Various Course Work

PROFESSIONAL AFFILIATIONS

Appraisal Institute (MAI No. 8445)
International Right of Way Association (Member)
State Certified General Real Estate Appraiser:
Texas Certificate No. 1320302-CG
California Appraiser I.D. No. AG017798
Colorado Appraiser No. CG.200002962
Louisiana Certificate No. G0972
Pennsylvania Certificate No. GA001396L
Washington Certificate No. 1100314
New Jersey Certificate No. 42RG00259400
Florida License Number RZ4242
Utah License Number 5460038-CG00

ACTIVITIES

International Right of Way Association
International Valuation Committee (Past Chairman)
Past President and Director - Chapter 8
Right of Way Professional of the Year- Chapter 8
Appraisal Institute Chapter 33
Houston Livestock Show & Rodeo (Committeeman)

City of Edinburg Experience

Bowman Realty Consultants, LLC has not previously performed right-of-way acquisition services for the City of Edinburg. Our proposed team has successfully delivered comparable services supporting municipal capital improvement programs for municipalities, counties, utilities, and transportation agencies throughout Texas and nationwide and is prepared to immediately support the City's program.

Barbara Price

Project Manager, Real Estate

Capital Metropolitan Transportation Authority (Austin, TX)
P: 512.389.7438
E: barbara.price@capmetro.org

Bowman provided survey and geospatial services in support of Capital Metro's real estate and right of way programs, delivering accurate boundary and land data to support property acquisition and transportation infrastructure planning across the Austin, Texas region.

Eric Gustin

Operations Manager

Pike Engineering
P: 239.336.4981
E: egustin@pike.com

Bowman provides right of way research and acquisition services supporting FPUC distribution line conversions from overhead to underground. Through targeted outreach, Bowman secures voluntary easements for new equipment and underground facilities, enabling compliant design and construction that meet current state and national standards through ongoing, on-demand support.

Scott Freda

CIP Project Manager

City of Falls Church, VA
P: 571.238.4557
E: sfreda@fallschurchva.gov

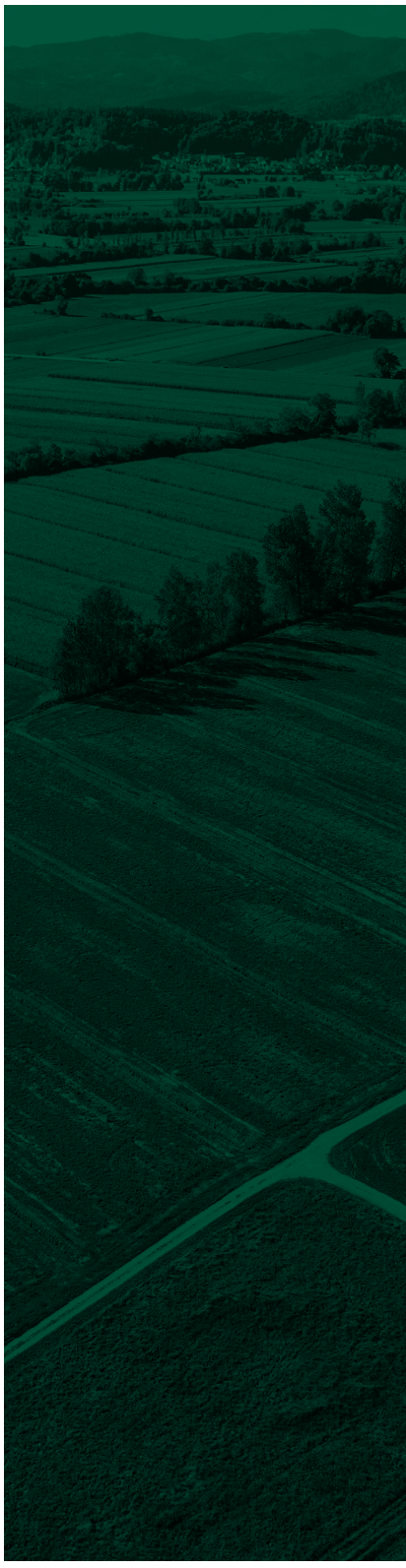
Bowman is providing right of way acquisition services for 29 properties along West Broad Street in support of a federally funded pedestrian and multimodal corridor, including sidewalk widening, intersection improvements, bicycle access and a new mid-block crossing.

Ronald Baker Jr.

Manager, Construction Services

Spotsylvania County, VA
P: 540.507.7325
E: rbaker@spotsylvania.va.us

Bowman provided right of way acquisition services for 40 parcels supporting installation of 12,000 linear feet of water main along Massaponax Church Road, including 8 Acquisition Appraisal Reports, 32 BARs, offer package preparation and direct owner negotiation to secure executed easement agreements on behalf of Spotsylvania County.



Insurance

Bowman Realty Consultants maintains General Liability, Automobile Liability, Workers' Compensation, Umbrella Liability and Professional Liability insurance **meeting or exceeding the City's requirements.** Evidence of coverage is attached. Bowman Realty Consultants has had no material insurance claims within the past five years.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Foundation Risk Partners, Corp. P.O. Box 219 Timonium MD 21094	**CONTACT NAME:** Certificates Team **PHONE (A/C, No, Ext):** 410-832-7600 **FAX (A/C, No):** (410) 832-1849 **E-MAIL ADDRESS:** certsprorisk@foundationrp.com
INSURED BOWMCON-03 Bowman Realty Consultants, LLC 12355 Sunrise Valley Drive, Suite 520 Reston VA 20191	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Charter Oak Fire Insurance Company — 25615 **INSURER B :** The Travelers Indemnity Company of America — 25666 **INSURER C :** Travelers Property Casualty Company of America — 25674 **INSURER D :** Berkshire Hathaway Specialty Insurance Company — 22276 **INSURER E :** Beazley Insurance Company, Inc. — 37540 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1196013257 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			630A3238719	8/31/2025	8/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			810-5880B353	8/31/2025	8/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 0			CUP6J395074	8/31/2025	8/31/2026	EACH OCCURRENCE AGGREGATE $	$ 25,000,000 $ 25,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB6J317115	8/31/2025	8/31/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E	Primary Professional & Poll Liab Excess Professional & Poll Liab			47-EPP-330666-03 V3349C250401	8/31/2025 8/31/2025	8/31/2026 8/31/2026	Each Claim/Aggregate Excess Each Claim/Agg	$5M/$5M $5M/$5M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

If required by an insured written contract, executed prior to any loss, the certificate holder is an Additional Insured on a primary and non-contributory basis under the General and Auto Liability Policies. If required by an insured written contract, executed prior to any loss, Waiver of Subrogation is provided for General, Auto, and Workers Compensation Policies. Umbrella Policy follows form over General, Auto, and Employer's Liability Policies. 30 day notice of cancellation, 10 day for non-payment.

Travelers Policy 107560433, 12/1/2024-12/1/2025, Employee Theft Limit of $1M

CERTIFICATE HOLDER

* Evidence of Coverage *

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Professional Services Agreement

Bowman Realty Consultants, LLC has read the Professional Services Agreement, will meet the prerequisite insurance requirements, and, if selected, **agrees to enter into the agreement.**

Appendix

TREC
TEXAS REAL ESTATE COMMISSION

Easement or Right-of-Way Agent
Certificate of Registration

HUDSON, KAITLYNN
5404 CYPRESS CENTER DR SUITE 140 - ROW
TAMPA, FL 33609

Registration #: **34550-EA**
Registration Expires: **03/31/2028**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Easement or Right-of-Way Agent

For additional information or to file a complaint please contact TREC at www.trec.texas.gov.

Chelsea Buchholtz
Executive Director

TREC
TEXAS REAL ESTATE COMMISSION

Easement or Right-of-Way Agent
Certificate of Registration

BOWMAN REALTY CONSULTANTS LLC
5404 CYPRESS CENTER DR SUITE 140
TAMPA, FL 33609

Registration #: **6305-EB**
Registration Expires: **04/30/2028**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Easement or Right-of-Way Agent

For additional information or to file a complaint please contact TREC at www.trec.texas.gov.

Chelsea Buchholtz
Executive Director

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

CERTIFICATE OF LICENSE HISTORY

An automated search of the Texas Real Estate Commission's database reveals the following licensing information current as of 07/10/2026. Please note: Texas does not license by mere reciprocity.

Name: Hudson, Kaitlynn
License Type: Individual ERW
License Number: 34550-EA
License Status: Active
Original License Date: 03/16/2026
Exam Date: 00/00/0000
License Expiration Date: 03/31/2028

DISCIPLINARY ACTIONS

An automated search of the Texas Real Estate Commission's database for the past ten (10) years reveals the following disciplinary action record(s) as of 07/10/2026. Any disciplinary actions listed below are final as of the disposition date. If this section is blank, there were no disciplinary records located.

ERW EDUCATION HISTORY

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
02/23/2024	00002-ERWQ	Principles of Land Acquisition	500 - Qualifying Easement or Right-of-Way Course	International Right of Way Association	16

Additional information about this license holder may be viewed at the agency's website (www.trec.texas.gov) using the License Holder Search found on the home page. The original license date does not necessarily reflect continuous licensure. Copies of any final orders resulting from disciplinary action taken against the license holder may also be found using the Check for Disciplinary Actions link displayed under the "Related Information" on the sidebar of the License Holder Search results.

--------END OF RECORD--------

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

CERTIFICATE OF LICENSE HISTORY

An automated search of the Texas Real Estate Commission's database reveals the following licensing information current as of 07/10/2026. Please note: Texas does not license by mere reciprocity.

Name: Bowman Realty Consultants LLC
License Type: Business ERW
License Number: 6305-EB
License Status: Active
Original License Date: 04/06/2026
License Expiration Date: 04/30/2028

DISCIPLINARY ACTIONS

An automated search of the Texas Real Estate Commission's database for the past ten (10) years reveals the following disciplinary action record(s) as of 07/10/2026. Any disciplinary actions listed below are final as of the disposition date. If this section is blank, there were no disciplinary records located.

Additional information about this license holder may be viewed at the agency's website (www.trec.texas.gov) using the License Holder Search found on the home page. The original license date does not necessarily reflect continuous licensure. Copies of any final orders resulting from disciplinary action taken against the license holder may also be found using the Check for Disciplinary Actions link displayed under the "Related Information" on the sidebar of the License Holder Search results.

--------END OF RECORD--------

STATEMENT OF QUALIFICATIONS
RIGHT-OF-WAY ACQUISITION SERVICES
FOR CITY OF EDINBURG RFQ 2026-2

UNDER THE FEDERAL UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICY ACT OF 1970, AS AMENDED; STATE OF TEXAS STATUTES; CITY OF EDINBURG PROCEDURES; OTHER LOCAL, STATE AND FEDERAL REGULATIONS



SUMITTED TO:

City of Edinburg, Texas

CITY OF EDINBURG
c/o City Secretary Department (1st Floor)
415 W. University Drive
Edinburg, Texas 77588

SUBMITTED BY:

BRIGGS FIELD SERVICES, INC. (DBE)

3920 Cypress Creek Parkway, Suite 350
Houston, Texas 7068
In Association with:
THE WATTS GROUP, Review Appraiser

July 14, 2026

COVER PAGE

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1. **Key Staff Resumes**

REFERENCES

COST PROPOSAL

INSURANCE

1. **STATEMENT OF INSURANCE**
2. **CERTIFICATES**

BRIGGS Field Services, Inc.

3920 Cypress Creek Parkway, Suite350
Houston, TX 77068
Tel: 281-583-9400
Fax: 281-583-9488

July 14, 2026

Mr. Mardoqueo Hinojosa
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

Reference: RFQ #2026-2 Right-of-Way Acquisition Services

Dear Mr. Hinojosa:

In response to RFQ No. 2026-2, **BRIGGS FIELD SERVICES, INC. (BFS)** is pleased to submit this Statement of Qualifications to provide Right-of-Way Acquisition Services for the City of Edinburg. BFS is a Texas-based right-of-way consulting firm with more than 30 years of experience providing acquisition, relocation assistance, title coordination, title curative, appraisal review coordination, property management, utility coordination, and project management services for public infrastructure projects throughout Texas and across the nation.

Our team is highly qualified to provide the services requested by the City, including right-of-way acquisition, rights-of-entry, relocation assistance, title services, title curative, appraisal review coordination, negotiations, condemnation support, and project management. All services are performed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), applicable state and federal regulations, and agency-specific procedures.

A significant strength of our team is our direct experience serving the City of Edinburg. BFS previously provided right-of-way acquisition services for the Veterans Boulevard Detention Pond Project, including title services, title curative, appraisal review coordination, negotiations, and acquisition support involving an exceptionally complex heirship tract. During the assignment, BFS successfully acquired 72 ownership interests associated with a 7.94-acre portion of a 13.94-acre tract. What was initially believed to involve six to ten heirs ultimately required title curative and acquisition efforts involving 75 separate heirship interests spanning multiple generations, including heirs residing in Mexico. BFS successfully resolved these ownership complexities and secured the property interests necessary to advance the project. This accomplishment demonstrates our ability to overcome challenging title issues, manage difficult acquisitions, and deliver results on projects where ownership uncertainty could otherwise delay project delivery.

Additional recent experience includes the University Corridor Bus Rapid Transit Project for the Metropolitan Transit Authority of Harris County and the Springdale Bypass Project for the Arkansas Department of Transportation. These projects demonstrate BFS's ability to successfully manage complex acquisition programs while maintaining schedule, budget, and regulatory compliance.

Key advantages of the BFS Team include:

- More than 30 years of right-of-way acquisition and relocation assistance experience.
- Proven experience serving municipalities, transportation agencies, transit authorities, utilities, and federally funded infrastructure programs.
- Successful prior experience serving the City of Edinburg.
- Extensive knowledge of Uniform Act, FHWA, FTA, FRA, FEMA, and TxDOT requirements.
- More than 3,000 parcel acquisitions, including hundreds of rights-of-entry and relocation assignments.
- Established quality assurance and quality control procedures.

- Comprehensive project tracking and reporting systems.
- Ability to rapidly deploy qualified personnel to meet project schedules and workload demands.

The Principal-in-Charge and authorized representative for this solicitation is:

Kerry J. Briggs
President / Principal-in-Charge
BRIGGS FIELD SERVICES, INC.
3920 Cypress Creek Parkway, Suite 350
Houston, TX 77068
Office: 281-583-9400
Direct: 832-541-8733
Email: kerry.briggs@briggsfieldservices.com

BFS has reviewed the City of Edinburg Professional Services Agreement incorporated within RFQ No. 2026-2 and understands the associated contractual and insurance requirements. BFS agrees to execute the Professional Services Agreement if selected and possesses the personnel, resources, and capabilities necessary to successfully perform the requested services.

BFS will provide direct management oversight throughout the assignment while maintaining close coordination with City staff and project stakeholders. Our firm is financially sound, maintains adequate resources to support project delivery, and has no known conflicts of interest that would impair our ability to provide objective professional services.

We appreciate the opportunity to submit our qualifications for this important assignment and welcome the opportunity to discuss our experience and approach with the City. We affirm that the information contained herein is true and correct to the best of our knowledge and belief.

Respectfully Submitted,

BRIGGS FIELD SERVICES, INC.



Kerry J. Briggs
President / Principal-in-Charge

1. ABOUT BRIGGS FIELD SERVICES

BRIGGS FIELD SERVICES, INC. (BFS), headquartered in Houston, Texas, with a proposed project office in Edinburg, Texas, is a full-service right-of-way acquisition and support services firm.

BFS provides comprehensive right-of-way support services to public- and private-sector clients. All services are performed in accordance with applicable local, state, and federal laws and regulations, including the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs (42 USC 61), as amended; 49 CFR Part 24; and applicable City of Edinburg and Texas Department of Transportation (TxDOT) policies and procedures. BFS has provided right-of-way services to TxDOT and other state transportation agencies and recently completed eminent domain proceedings for Benton County, Arkansas.

BFS provides a full range of right-of-way management and real estate services for public works projects. Our staff has expertise in every phase of the right-of-way process, from route selection and property acquisition through project closeout. BFS currently employs more than 20 qualified right-of-way agents and real estate professionals, with an average of 15 years of experience acquiring rights of entry and property interests through negotiation, settlement, and eminent domain when necessary.

BFS delivers practical, innovative, and cost-effective solutions for complex right-of-way projects. We offer project management, acquisition, relocation, and property management services to federal, state, county, and municipal governments. Our experienced core team is knowledgeable in all right-of-way disciplines, ensuring assignments of all sizes are handled efficiently, appropriately, and with close attention to detail.

Company Legal Name:
Briggs Field Services, Inc.

Corporate Office:
3920 Cypress Creek Parkway, Suite 350
Houston, TX 77068

Dallas Office:
2655 Villa Creek Drive Suite 276
Dallas, TX 75234

Edinburg Office: Pending

Years in Business:
29 Years (1993)

Type of Operation:
C Corporation (Texas)

Certifications:
HUB (State of Texas)

Number of Employees : 12

Discipline:
22 Total Employees

Annual Average Revenue for Last 10 Years:
$ 1M to Less than $ 2M

For more than 28 years, BFS has remained at the forefront of the professional real estate and right-of-way industries by combining proven processes with practical, forward-thinking solutions. Our team brings strong project understanding, extensive experience, and the depth of resources needed to help the City achieve its time-critical right-of-way acquisition objectives.

FINANCIAL STATEMENT

BFS is financially sound and will have no difficulty meeting the demands of any assignment **(Dun & Bradstreet No. 95-765-3942 and Tax ID No. 76-0399207)**. BFS has never been subject to any audit or removal by any governmental and/or public agency. Financial statements are available upon request.

BFS has the resources, availability, experience, and systems in place to efficiently perform the selected services. BFS meets all industry requirements, and our experienced staff ensures compliance with the required performance schedule, taking into account our existing business commitments. We have adequate financial resources and can obtain such resources as needed. Our repeat clients demonstrate a satisfactory record of past performance.

BFS has no past or pending bankruptcies, lawsuits, civil judgments, or criminal convictions. We have never been terminated from a contract for default or any other reason. BFS has never had any claim for professional omissions and/or errors.

1. SUB-CONSULTANT

BFS's proposed staff, including sub-consultants, are committed to the project and delivery schedule. **Even though our corporate office is in Houston, we will work from offices in the project area to save on travel time and cost.** We commit our staff for the duration of the project and can add personnel from Houston's corporate office. Our sub-consultant (The Watts Group) has recently worked with BFS in Edinburg, Texas. The business relationship with the Watts Group spans more than 10 years.

THE WATTS GROUP
REAL ESTATE APPRAISAL AND CONSULTING

THE WATTS GROUP (SUB-CONSULTANT – APPRAISAL REVIEW AND CONDEMNATION SUPPORT SERVICES)

Contact: Brian Watts, MAI, President

5622 Ballina Canyon Lane, Houston, Texas77041 Phone:

(713) 849-3500; Email: wattsgroup@earthlink.net

THE WATTS GROUP (Watts) is a real property appraisal firm located in Houston, Texas. The company was founded in 1992. The firm primarily operates in the appraisal and real estate business/industry within property types: commercial, residential, industrial, land, agricultural, public, recreational, and specific purposes. This organization has been operating for approximately 22 years. Watts has completed several appraisal assignments for the TXDOT. He has testified as an expert witness regarding real property on numerous occasions in various courts of law throughout the country.

In addition, Brian Watts holds the MAI designation through the Appraisal Institute and a General Appraiser License with the State of Texas. Mr. Watts is a past officer with Gulf Coast Chapter 8 of the International Right of Way Association. He has also served on various International and Chapter committees for the International Right of Way Association. He is a graduate of the University of Texas at Austin.

2. SERVICES PROVIDED BY PROJECT TEAM

BFS provides a full range of right-of-way management and real estate services to public and private organizations that need to acquire property for public works projects. BFS maintains a staff of professionals with expertise in every phase of the right-of-way process, from route selection to property acquisition to project closeout. The following is a detailed list of services provided by the BFS Project Team:

CONSULTANTS

TABLE 1 - SERVICES PROVIDED BY THE PROJECT TEAM

SERVICES PROVIDED	BY	DESCRIPTION	CRITERIA
Rights of Entry (ROE)	BFS	Obtain legal agreement that allows the City access private property.	[4] TxDOT
Property Acquisition Services	BFS	Implement acquisition of property	[1] URA [4] TxDOT
Property Appraisal Services	CITY SELECTED	Provide valuations and independent fee appraisal reports, appraisal problem analyses, administer the appraisal procurement process, and expert witness testimony. If required by the City	[6] USPAP
Appraisal Review Services	WATTS	Provide review appraisal reports to determine "Just Compensation" in compliance with USPAP and related State and City regulations.	[6] USPAP
Condemnation and Settlement Support Services	BFS WATTS	Assist in acquiring parcels for which amicable settlements have not been reached prior to construction. Will make recommendations for settlements, refer parcels to City Legal Department for legal settlements, and eminent domain proceedings.	[6] USPAP [1] URA
Relocation Assistance and Advisory Services	BFS	Provide relocation activities to guarantee parcels are vacated in accordance with project schedule. BFS will ensure all displacees receive all written notices of vacate dates and benefit entitlements as prescribed by the Uniform Relocation Act, including acquisition interviews, pre-acquisition reports, residential & non-residential benefit entitlements, & relocation advisory assistance.	[1] URA
Administrative and Project Management Services	BFS	Oversee project from initial notice to proceed to project closeout. Our project managers have proven experience in all facets of the right-of-way management process, including kick-off meetings, progress reports, database management, quality plan, safety plan, and checklist, administering sub-contracts, prepare and submit invoices, project tracking, and final contract report.	[1] URA [4] TxDOT [5] City
Real Property Management Services	BFS	Manage property during the acquisition process, including, but not limited to, assisting with the disposal of acquired personal property, coordinating interim leases with occupants, and contracting for lawn care, maintenance, and property demolition.	[4] TxDOT [5] C
Title Company and Closing Services	BFS/CITY SELECTED	Prepare title needs, including title abstracts and research, title contracting, in-house closings, and procurement of title insurance policies.	[8] TREC [5] City
Public Outreach/Hearing Services	BFS	Prepare and provide required public oversight on identified projects.	[5] City [1] URA
Utility Relocation Coordination	BFS	Assist in developing plans with both public and private utility companies to successfully relocate existing and future facilities.	[5] City

1. RELEVANT PROJECT EXPERIENCE



BRIGGS FIELD SERVICES, INC. (BFS) has diverse Experience in right-of-way management, land acquisition, relocation assistance, property management, project management, permitting, and coordinated utility relocation. We have a proven track record of successfully providing services as described in the RFQ and BFS Scope of Work.

The relevant projects have provided the BFS Team with the needed experience as required in the RFQ, including experience in right-of-way acquisition for Federal, State, and local government agencies in accordance with State Eminent Domain Laws and Federal Uniform Real Property Acquisition Policies and Statutes. Additional past project experience includes the following:

- Acquisition and permitting of the right of way for highway and transportation, regional light rail projects, municipal water and sewer line projects, and electric utilities.
- Right-of-way acquisitions that involve politically and culturally sensitive issues. Acquisition of right of entry permits and right-of-way negotiations for local public agencies.
- Administering a federally funded program relating to negotiation and acquisition of right of way and real property relocation, title research, title report, title opinion preparation, appraisal review, and property management.
- Management of railroad right-of-way; coordinated utility relocations for railroad expansion projects; title research; and damage claim settlements.
- Reviewed appraisals for determination of just compensation in compliance with all applicable rules and regulations. Developed and administered relocation advisory assistance plans.

This is a summary of the BFS-relevant projects log, including the number of parcels acquired, property types, location, clients, and condemning agencies, as shown in the following table.

TABLE 2 - RIGHT OF WAY ACQUISITION AND RELOCATION EXPERIENCE LOG

PROJECT NAME	NO. OF PARCEL S	WORK DATE (MO/YR)	TYPE OF PROPERTY	LOCATION	CLIENT
Veterans Blvd Detention Project	74 owners	12/25	Commercial Residential	Edinburg, TX	City of Edinburg
Springdale Bypass Loop 112-412	68	12/25	Commercial Residential	Springdale, AR	Arkansas DOT
CP-4,1,2,3		11/20/2022	Commercial Residential	Fresno, CA	CHSRA
University BRT Project	139	11/24	Commercial Residential	Houston, TX	Metro Transit Authority
Southeast & East End LRT Corridor	276	11/14	Commercial Residential	Houston, TX	Metro Transit Authority
Bus Transit Center (Duck-Out Site)	15	02/12	Industrial	San Antonio, TX	VIA Metro
35-Mile Waterline Extension	144	12/03	Vacant Land	Hughes Springs, TX	NE Texas Mun. Water District

FM 1774: Waller Co. to FM 1488	9	01/15	Vacant Land Residential	Fort Bend, CO, TX	TXDOT
FM 2234 at UPRR:	9	05/16	Vacant Land	Montgomery County, TX	TXDOT
FM 521: Harris / Montgomery Co. to FM 2234	5	05/16	Vacant Land Residential	Montgomery, TX	TXDOT
West LRT Corridor	62	12/14	Commercial Residential	Denver, CO	[1] RTD
Eagle P-3 Commuter Rail	66	12/17	Commercial Residential Vacant Land	Denver, CO	[1] RTD
Rio Blanco Bridge	5	08/15	Vacant Land	Denver, CO	Archuleta County
Harebell Bridge	7	09/14	Vacant Land	Pagosa Springs, CO	San Juan Village
Acquisition Services HSR 14-14 ROW #7	11 7	10/19	Vacant Land	Fresno, CA	High-Speed Rail Authority
WCR 49 Corridor ROW Acquisition	51	12/15	Residential Vacant Land	Weld County, CO	Weld County
Tasman West Light Rail	72	08/02	Commercial Residential	San Jose, CA	[2] VTA
Tasman East Light Rail	78	09/03	Commercial Residential	San Jose, CA	[2] VTA
Valona Light Rail,	85	10/04	Commercial Residential	San Jose, CA	[2] VTA
Capitol Light Rail	83	07/03	Commercial Residential	San Jose, CA	[2] VTA
County Road – Hwy 147	34	12/16	Vacant Land Farm Land	Little Rock, AR	ARDOT
Alcoa Road & Roundabouts	63	10/15	Commercial Residential	Benton, AR	Saline County

[1] RTD denotes Regional Transportation District, Denver CO

[2] VTA denotes Santa Clara Valley Transportation Authority, San Jose, CA

BFS will manage the project using a task-force approach to organize and execute the required right-of-way services. Work assignments will be made by discipline after the City issues a written work authorization or directive. When appropriate, BFS will secure Rights of Entry, Possession and Use Agreements, and other access instruments to obtain timely site access, support project delivery, and maintain the approved right-of-way acquisition schedule.

All right-of-way services will be performed in accordance with applicable local, state, and federal laws, regulations, and procedures, including, without limitation, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and any applicable City of Edinburg, TxDOT, and funding-agency requirements.

PROJECT EXPERIENCE AND QUALIFICATIONS

2. KEY STAFF PERSONNEL

To meet the City of Edinburg needs and requirements, BFS has assembled an experienced team that has worked together on previous projects. The team includes right-of-way appraisers, acquisition agents, relocation assistance specialists, and property management professionals.

Kerry J. Briggs, ERW, Principal/Project Manager, is authorized to negotiate and bind the BFS Team on all contractual matters. Mr. Briggs is a former right-of-way agent and engineering technician with the Union Pacific Railroad. He managed the railroad right-of-way in over 16 states, including right-of-way acquisition, relocation assistance, utility coordination, license agreements, lease management, legal descriptions, and plat reviews. He is a certified easement/right-of-way agent by the Texas Real Estate Commission.

Glenda Briggs, SR/WA, R/W-NAC, R/W-AMC, is the Utility Relocation & QA/QC Manager. Mrs. Briggs has over 25 years of right-of-way acquisition experience. Over the past years, Ms. Briggs' vast work experience includes working in both the public and private sectors on utility relocation projects. She is knowledgeable about the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Suzyette Romoser, SR/WA, is the Acquisition/Relocation Manager. She is a licensed Texas real estate broker with over 10 years of experience in right of way acquisition services throughout Texas. Mrs. Pellerin will be responsible for the internal quality-control review of all acquisition assignments.

Linda Norwood is a Relocation Assistance Specialist. She has over 30 years of experience as an established relocation professional. She has provided permanent and temporary professional relocation services to transit districts, the Department of Transportation, water districts, economic and community development agencies, redevelopment agencies, non-profit housing agencies, municipalities, public housing authorities, and private developers. She is knowledgeable of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Brian Watts, MAI (Watts Group), is our Review Appraisal and Condemnation Support. He is a certified Texas real estate appraiser with over 30 years of appraisal experience on multiple infrastructure projects. He will be responsible for the independent review of appraisals by City-selected appraisers. Watts Group has previously provided similar services on the recent BFS project.

Other BFS team members have years of experience in municipal, transportation, and transit-related projects and a working knowledge of the U.S. Transportation Department (FTA), Federal Highway Administration (FHWA), Federal Uniform Relocation Assistance Policies Act of 1970 (as amended) (URA), Uniform Standards of Professional Appraisal Practice (USPAP), and TxDOT Right of Way guidelines.

Key members of the BFS Team staff have direct project experience providing acquisition and relocation assistance services for municipal, transportation, and public works projects in Texas and other states, utilizing both the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (as amended) and several states' Department of Transportation guidelines and local assistance procedures, including TxDOT and other state and federal regulatory policies and requirements. A summary of key personnel experience is shown below.

PROJECT EXPERIENCE AND QUALIFICATIONS

TABLE 3 - KEY PERSONNEL/TASK MANAGER EXPERIENCE MATRIX

KEY STAFF	TITLE	DESIGNATION	AVAILABILITY	FIRM
Kerry J. Briggs	Principal/Project Mgr.	TREC ERW Agent	80%	BFS
Glenda Briggs	QA/QC Manager	SR/WA, R/W-NAC, R/W-AMC	80%	BFS
Suzyette Romoser	Acquisition Manager	SR/WA, Notary Public	100%	BFS
Linda Norwood	Relocation Specialist	HUD Certification	80%	BFS
Michael Powell	Property Mgmt.	SR/WA, R/W-NAC	100%	BFS
Brian W. Watts	Appraisal Review	MAI	As Needed	Watts

Other BFS team members bring extensive experience in municipal and transportation-related projects, along with working knowledge of Federal Highway Administration (FHWA) requirements, the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), FEMA Hazard Mitigation, and TxDOT procedures and guidelines. The following experience matrix summarizes the project team's key personnel, including education levels and experience with relevant agencies.

The BFS team will manage the project using the project task force methodology for organization and execution. Project assignments will be based on the discipline required after the issuance of a written work directive authorized by the City.

ACQUISITION, CONDEMNATION, PROPERTY MANAGEMENT AND RELOCATION STAFF

Amelia Pellerin, SR/WA, will lead the acquisition staff with two agents, with both the Texas licensing and Uniform Act requirements. The acquisition staff includes three members with SR/WA designations. Linda Norwood will lead the relocation assistance staff. Staff includes two relocation agents. Michael Powell will lead the property management staff of 2 agents. The following experience matrix summarizes acquisition and relocation, property management, and condemnation/eminent domain staff, including education level, real estate licensing, and experience with all associated agencies.

TABLE 4 - ACQUISITION AND RELOCATION AGENTS STAFFING MATRIX

STAFF/PERSONNEL	ASSIGNMENT	YRS. EXP.	EDUCATION	REAL ESTATE LICENSE NUMBER	FIRM
Glenda Briggs, SR/WA	Project Management	30	BS	-	BFS
Luis G. Perches, SR/WA	Acquisition	30	-	410899-	PLS
Amelia Pellerin, SR/WA	Acquisition	21	BS	250654 (Broker)	BFS
Lance Jack, SR/WA	Acquisition	14	BS	504614	BFS
Kerry J. Briggs, ERW	Project Management	30	BS	439 (ERW)	BFS
Brittney Kilgore	Acquisition/Prop. Mgmt.	7	BS	0604258	BFS
Michael Powell	Condemnation	22	BS	-	BFS
Emanuel Marsenburg	Property Mgmt.	22	BS	-	BFS
Linda Norwood	Relocation	27	MA	-	BFS

James Coffey	Relocation Specialist	8	-	-	BFS
Joan Festival	Relocation Specialist	15	-	-	BFS

PROJECT EXPERIENCE AND QUALIFICATIONS

APPRAISAL STAFF

Brian Watts, MAI (Watt Group), will be our review appraisal. He will provide independent review appraisals for City selected appraisers. The following experience matrix summarizes review appraiser, including years of experience, education level, real estate licensing, and sub-consultant association.

TABLE 5 - APPRAISERS STAFFING MATRIX

PERSONNEL	ASSIGNMENT	YRS. EXP.	EDUCATION	REAL ESTATE APPRAISER LICENSE NUMBER	FIRM
Brian W. Watts, MAI	Review Appraiser Expert Witness	30	BBA	1326490	Watts
Leonel Garza, III	Review Appraiser Expert Witness			1328375	Garza

All staff identified above are available for full-time assignments, as required by the City's scope-of-work authorizations.

3. STAFF AVAILABILITY

As stated in the Project Management Approach, the BFS Team is committed and prepared to handle the project professionally and expeditiously. We recognize that our roles are complementary and will ensure that City and community needs are addressed throughout the term of the project contract and beyond.

The matrix shows staff by job classifications, including the expected number of work hours per year and percentages of total hours over the duration of the project. Adjustments to percentages of total hours shall be provided if warranted by changes to the City's scope of work and/or work authorization.

The following matrix summarizes project team readiness and availability to perform and meet the Project schedule.

TABLE - JOB CLASSIFICATIONS AVAILABILITY MATRIX

	JOB CLASSIFICATIONS	NO. OF STAFF	EXPECTED NO. OF HOURS PER YEAR	PERCENT OF TOTAL HOURS FY 24	FY 25	FY 26	FY 27	FY 28
KEY STAFF	Principal	1	208	10	10	10	10	10
	Project Manager	1	1664	80	80	80	80	80
	Quality Manager	1	416	20	20	20	20	20
	Acquisition Manager	1	1664	80	80	80	80	80
	Review Appraisal Task Leader	1	416	20	20	20	20	20
	Condemnation/Eminent Domain Task Leader	1	1664	80	80	80	80	80
	Property Management Task Leader	1	1664	80	80	80	80	80
STAFF PERSONNEL	Senior ROW Agent	3	8320	90	90	90	90	90
	ROW Agent	1	2080	65	75	75	75	75
	Senior Relocation Agent	3	TBD	80	80	80	80	80
	Relocation Agent	1	1040	50	50	50	50	50
	Senior Administrative Support	1	2080	90	90	90	90	90
	Administrative Support	1	2080	90	90	90	90	90
	Data and Reporting Technician	1	2080	90	90	90	90	90
	Other Personnel	1	TBD	-	-	-	-	-
	TOTAL PERSONNEL	20						

The BFS Team has the capability to place additional staff as warranted.

4. PROJECT ORGANIZATION

See the following Project Organization Chart that delineates communication and reporting relationships among the project staff, including sub-consultants.

5. KEY STAFF RESUMES

See the Resumes of Key Staff in Appendix.

BRIGGS FIELD SERVICES, INC.
Right of Way Acquisition Services
For
The City of Edinburg

Presenter
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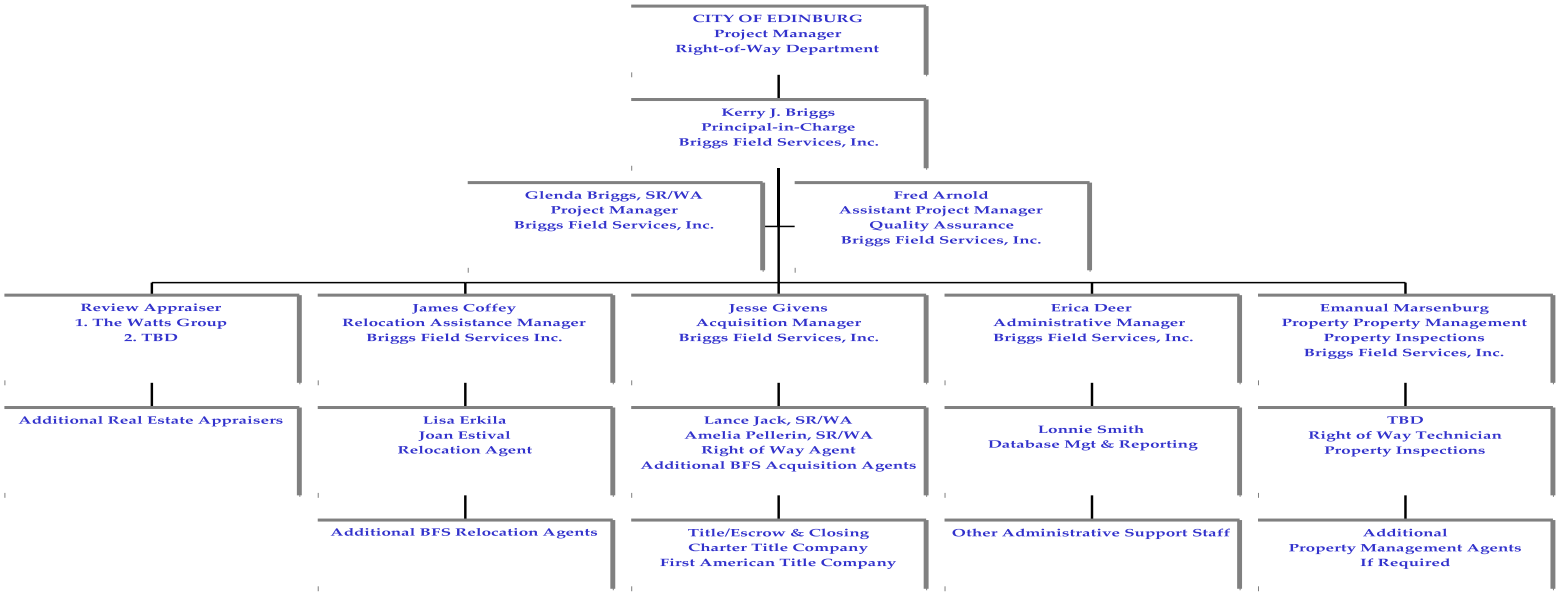
-
Briggs Field Services staff is cross-trained and anticipated to perform in dual roles when required.

Organization Chart



WORK PLAN AND APPROACH TO TASKS IN PROPOSED SCOPE OF WORK

The City of Edinburg (CITY) proposes to secure professional Right of Way Acquisition Services for projects in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), Federal and State laws and regulations, and TXDOT Right of Way policies and procedures. The general scope of services includes, but is not limited to, Tasks one (1) through fourteen (14) as spelled out in the RFP. consisting of Administration and Project Management, Appraisal Services, Appraisal Review, Negotiation Services, Closing Services, Relocation Assistance Services, Property Management Services, Appraisal Updates, Appraisal Review Updates, Initial Waiver Valuation Services, Initial Waiver Valuation Review, Waiver Valuation Updates, Waiver Valuation Review Updates.

TASK 1- ADMINISTRATIVE AND PROJECT MANAGEMENT

Briggs Field Services (BFS) will provide project management services for all functions and tasks. The assigned project manager will be assigned to the project for the duration of the project. The project will be managed and administered from offices located in Houston and Edinburg, Texas. BFS will participate in the preparation of Task Orders (TOs), monitor and track each task order, manage plans and schedules, and coordinate and manage real property functions and tasks required under contract at the direction of CITY to meet CITY's overall project schedules and ensure completion of functions and tasks based on the project timeline.

BFS staff will attend the Kickoff Meeting and prepare Progress Reports using standard scheduling software to prepare and report project schedules. The Project Manager will provide information, reporting, and assistance to CITY, as required, on project issues related to complex negotiations, program scheduling, budgeting, condemnation, eminent domain proceedings, and Right of Way Certificates as required by the CITY. BFS will assist in informational presentations concerning land acquisition procedures at formal public hearings. BFS will develop a Risk Management Plan, administer subcontracts, prepare and submit invoices, and provide database management to ensure all required data is entered into the CITY database. BFS will provide the final contact report and participate in the final meeting.

PROJECT METHODOLOGY & STAFFING

Our experience matrix shows which staff members are assigned to the project and the depth of knowledge and experience we are prepared to commit to this project. BFS will use the project task force methodology to organize and execute this project. Project assignments will be based upon the discipline required after the issuance of a written work directive authorized by CITY.

PROJECT MEETINGS

BFS team members will be assigned to the CITY project, if required, for the duration of the project. Weekly project coordination meetings will be conducted to discuss the project. Joint meetings of the participants will be conducted to address specific issues rather than programmed. It is recommended that weekly status meetings with all participants be conducted to discuss the project status. Project meetings during COVID-19 will be by Zoom, conference call, or other electronic apps to allow for safety measures.

PROBLEM RESOLUTION

BFS Project Manager will work closely with the CITY to resolve any problems. Problems to be addressed will also be submitted to the Quality Assurance Manager for his/her review and approval. Weekly staff meetings will be held to allow for technical direction and to discuss any problems to assure that all functions are within total compliance with the statutory requirements and guidelines of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and amendments thereto of the U.S. Department of Transportation, the Federal Transit Administration, Caltrans, and the CITY as it relates to land acquisition, relocation assistance, and real estate appraisal for the project.

REPORTS FUNCTION

BFS proposes using various software tools to prepare the necessary reports for the CITY. We understand the report function plays a vital role in the work process. Reports will be generated using the city's guidelines. All reports will be generated using various software, including SharePoint, e-Builder, Microsoft Word, Excel, Access, Microsoft Project Management, Team, and others, as directed by the City.

Excellent communication from the start of the project is essential. A kick-off meeting is recommended. Guidelines will be given to each person working on the project during the start-up phase to ensure proper documentation. The required information will be compiled daily to keep the report information current. Each person assigned to the project will know what is expected of them individually as well as the whole Team.

TASK 2 – ESCROW & TITLE COORDINATION SERVICES

BFS will provide title services through a reputable title company. The title company will provide title certificates and supporting documents, provide title commitments, including 30-year title searches in accordance with CITY and TXDOT Right of Way procedures, furnish updates orrevised information to the CITY and TXDOT's Right of Way Engineering Section when there is a change of ownership following certificates obtained during rights of way plan preparation. BFS and Title Company will perform title curative work and prepare the proper instruments of conveyance and releases upon determining the title status.

TASK 3 – INITIAL APPRAISAL SERVICES

BFS sub-consultants will provide real estate appraisals and appraisal reviews in accordance with the Uniform Act and the requirements of 49 CFR Part 24, Sections 24.103 and 24.104, which are intended to be consistent with Professional Appraisal Practice (USPAP). An appraisal review will be performed. If necessary, corrective action will be taken to provide the CITY with recommendations on fair market values and to ensure that proper formats are utilized and that required standards are met. BFS will ensure appraisal reports are complete, calculations are correct, and typographical errors are corrected.

TASK 4 – INITIAL APPRAISAL REVIEW SERVICES

Review appraisers will make recommendations that the fair market values be utilized in determining fair market values and have the capabilities to provide expert witness testimony when required. Review Appraisers will meet all USPAP requirements and standards. Review appraisers will have

no relationship to BFS and the appraiser firm that prepared the appraisal. No appraiser who prepares an appraisal report on the project will be allowed to perform review appraisal activities.

TASK 5 – NEGOTIATION SERVICES

Using the Uniform Act, CITY, and TxDOT Right of Way Manual, BFS will coordinate all phases of the acquisition process. All work for the acquisition task will be performed in compliance with the Guidelines, Standards, and Requirements for Right of Way Acquisition Services.

BFS will coordinate all phases of the acquisition process; Ensure all phases of the acquisition process are coordinated to meet all project schedules; Document the acquisition process and all work activities in a parcel diary; Maintain all records and documents, and prepare status reports throughout the acquisition process; Order Preliminary Title Reports prior to the acquisition process and coordinate all acquisition title requirements; Develop, present and negotiate all phases of the acquisition process using TXDOT standard documents; Coordinate all phases of escrow; Provide condemnation support, including Resolution of Necessity package preparation; Prepare all necessary documents; Ensure nondiscrimination in all phases of the acquisition process; Ensure compliance with Environmental Justice and Guidelines.

BFS will develop, maintain, and update project Logs to prepare status reports. It will also assemble necessary documents in accordance with right-of-way and construction plans, legal opinions, fair market value estimates, and other instructions as provided by CITY.

BFS will review title reports, appraisals and appraisal reviews, offer letters, waivers, instruments of conveyance, and other necessary documents before the actual acquisition process begins.

BFS will conduct negotiations for acquisitions of property in accordance with CITY and TXDOT guidelines and procedures. BFS will take the following actions on each tract to be acquired for the project:

1. Deliver acquisition brochures, plats, offer letters, unsigned agreements, and releases by personal contact and or registered mail.
2. Maintain a diary of the negotiator's contacts with property owners to document expedited negotiations, efforts to achieve amicable settlements, and responses to owner counter-proposals.
3. Submit acquisition documents to the CITY and recommend action for settlements in accordance with CITY and TXDOT procedures or recommend initiating eminent domain proceedings. BFS will provide continued support during the eminent domain process.

CONDEMNATION AND SETTLEMENTS

In accordance with the Uniform Act, BFS will provide assistance in acquiring parcels for which amicable settlements have not been reached prior to construction. We will make recommendations for administrative settlements and recommend parcels for referral to the CITY Legal Department for rights-of-entry, legal settlements, and eminent-domain proceedings.

SUPPORT TO ENGINEERING

BFS will provide title research, prepare necessary title reports to identify current landowners, and assist the CITY with location studies, cost estimating, obtaining maps, and other documents. We will coordinate our efforts in amending title reports and documents, correcting errors, and plan changes. BFS will provide assistance for and during required land surveys. We will assist with right-of-way plan changes, as-built documentation, and related duties as directed by the CITY. A due diligence review of legal descriptions will be made to confirm that legal descriptions are correct.

TASK 6 – CLOSING SERVICES

In accordance with the Uniform Act, BFS will coordinate closings on behalf of the CITY, including delivering instructions to landowners, scheduling closings, and obtaining closing documents from property owners, mortgage companies, title companies, and the CITY. We will assist the Title Company in assembling closing packages, deliver pertinent documents to the closing company, and represent the CITY at closings. BFS will coordinate with the closing officer to ensure instruments conveying title of rights of way to the CITY are appropriately filed in the appropriate county offices' public records, ensure disbursements are correctly made promptly, ensure delivery of documents and warrants for acquisition payments to property owners, and perform other duties as directed by the CITY.

TASK 7 – RELOCATION ASSISTANCE SERVICES

In providing relocation assistance and relocation advisory services, BFS will adhere to the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (as amended), "The Uniform Act," and Title 49 CFR Part 24. BFS will ensure that in providing Relocation Assistance services, all displacees are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of the project for the benefit of the public.

Relocation assistance services will include, but not be limited to, providing relocation advisory assistance, providing displaced persons and CITY with continued information on business and residential replacement properties, calculating monetary entitlements and informing displacees in writing of their calculated entitlements, including specific comparable replacement property, issuing appropriate notices, inspecting replacement housing and ensuring replacement housing is decent, safe and sanitary. BFS will maintain contact reports and other related obligations in accordance with CITY and TXDOT standard procedures.

TASK 8 – PROPERTY MANAGEMENT

BFS will inspect the property and identify and create records of improvements on parcels or tracts. After negotiations, BFS will verify the property owner's intent regarding the retention of the improvements. BFS will perform an initial inspection of the project in accordance with the Right of Way Division Operations Manual. BFS will take photographs to document all improvements within the right of way and search for underground storage tanks, tank pumping systems, and other hazardous materials. Periodic inspections will be conducted to assess the progress of the removal of improvements retained by the property owner and to determine the method of disposal for improvements not retained. BFS will prepare a Removal and Disposal List of structures to be removed, including building slabs, footings, foundations, wells, septic systems, storm cellars, and other man-made objects in the acquisition area. The Removal and Disposal List will be provided to the Right of

Way Division to be incorporated into the construction plans and removed by the project contractor. BFS will arrange and complete an asbestos inspection, collect samples for asbestos testing, and hire an asbestos testing lab and/or asbestos abatement contractor to handle asbestos abatement in accordance with the Right of Way Operations Manual. BFS will prepare estimates for improvements to be demolished, solicit bids, recommend award of bids, and prepare demolition contracts. BFS will perform site inspection, upon completion of demolition. BFS will close the demolition by documenting the inspection and preparing an invoice for payment to the demolition contractor. BFS will provide right-of-way certification in accordance with the Department's Right-of-Way Operations Manual.

TASK 9 – APPRAISAL UPDATES

BFS will revise, update, or obtain new compensation estimates or appraisals as needed in accordance with responsibilities for On-Call Right of Way Acquisition Services.

TASK 10 – APPRAISAL REVIEW UPDATES

BFS will review appraisal reports for each tract to determine the consistency of values and compliance with CITY and TXDOT policies and procedures, and the Uniform Act approves the fair market value and recommend just compensation to the CITY in accordance with responsibilities for On-Call Right of Way Acquisition Services.

TASK 11 – WAIVER VALUATION

BFS will work closely with the CITY to determine when an appraisal is necessary for uncomplicated valuation problems and when the proposed acquisition is estimated to be $10,000 or less based on the available data review. BFS will use the TXDOT Right-of-Way Division Operations Manual as a guide in preparing the "Compensation Estimate."

TASK 12 – WAIVER VALUATION REVIEW

BFS will ensure the Review Appraiser checks waiver valuations for consistency with other waiver valuations and appraisals for the project.

TASK 13 – QUALITY ASSURANCE

Include checks and balances to ensure that CITY is getting a quality service and to ensure that all functions are in total compliance with the statutory requirements and guidelines of the Uniform Relocation Assistance and Real Property Acquisition Policies Act and amendments thereto as it relates to land acquisition, relocation assistance, and real estate appraisal for CITY projects, as well as the following:

1. To ensure that the Management Review Checklist is explained, offered, or discussed with landowners and to be in compliance with all applicable laws, rules, and regulations.
2. To ensure that acquisition functions are in accordance with the CITY and TXDOT policy and procedures in preparing Appraisal Summary Statements, Contract Clauses, Title Exceptions, preparation of the Property Data Sheets, and Eminent Domain procedures.

3. BFS is aware of the importance of protecting the present and future Federal funding involved in this project. BFS will be precisely guided by the requirements of Sections 301 and 302 of Title III of the Uniform Real Property Acquisition Policy.
4. To ensure that monthly Project Status/Progress Reports are submitted to the Contract Administration by the fifth working day of each month, they will include the status of negotiations on each parcel, a summary of activities for the past month, specific problems encountered, and actions needed to resolve specific issues. They will also identify progress against the time schedule for each item and provide a forecast of completion dates from current progress.
5. To ensure complete and accurate records are maintained, including a separate file with appropriate reference by parcel number and grantor surname for each parcel, to include originals of all correspondence.
6. To control cost by using a practical approach to acquisition and reviewing the required tasks, scheduling the proper personnel to complete the task in the most economical manner, reviewing the proposed project in the field as well as maps to budget for the required work properly. Submit an estimate to budget for the required assignment or each directive. Extra work and change orders will be documented appropriately to adjust costs in the directive.

TASK 14 – SAFETY

BFS is committed to providing a safe and secure work environment. BFS maintains a Safety Manual for distribution to all employees and sub-consultants. Monthly safety meetings will be scheduled, and safety will be stressed at all project meetings. BFS safety measures will meet the CITY's standards. Safety will be the priority as we work to meet the project needs of the CITY.

TYPICAL RIGHT-OF-WAY ACQUISITION/REAL ESTATE TRANSACTION ISSUES

BFS understands that in providing right-of-way services, it is impossible to identify each task associated with an acquisition project. BFS is committed to working with CITY in every way possible to ensure the success of the project and to keep the project on schedule for construction. BFS will provide those services that we consider normal to the acquisition process that includes but is not limited to obtaining Agreements for Possession and Use; Obtaining rights of entry; Obtaining agreements for road or railroad relocations; Coordinating project site visits with regulatory agencies; Negotiating damage contracts, borrow agreements; acquiring encroachment permits, and ground lease agreements, Coordinating the issuance of encroachment permits; Coordinating Utility Relocations, Identifying and clearing existing encroachment permits, Demolition, and clearance of improvements; Completing real property acquisition estimates; Providing escrow and title services to include title insurance and possibly litigation guarantees; and property management services, as required.

APPENDIX

KERRY J. BRIGGS,
ROW Principal

Kerry J. Briggs, Principal/Project Manager, is authorized to negotiate and bind all contractual decisions on behalf of the BFS Team. Mr. Briggs has over 25 years of experience in the right-of-way profession. He has served as Project Manager, Principal-in-Charge, and Sr. Acquisition Agent on transportation acquisition projects nationwide that include projects for the Arkansas Department of Transportation, Little Rock National Airport, Saline County, AR, Harris County Metropolitan Transit Authority, Regional Transportation District, Santa Clara Valley Transportation Authority, VIA Metropolitan Transit Authority, Houston Airport System, and Texas Department of Transportation. He is familiar with the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

Mr. Briggs has over eight (8) years of experience with the Union Pacific Railroad. He managed railroad right-of-way in over 16 states, including right-of-way acquisition, relocation assistance, license agreements, lease management, legal descriptions, and plat reviews. He is a certified easement/right-of-way agent by the Texas Real Estate Commission Policies Act of 1970 (as amended).

Education

BS, Industrial Technology Grambling State University, Grambling, LA

Arizona Department of Transportation, Relocation Course

Various Real Estate and IRWA Courses

Affiliations

Member, International Right of Way (IRWA)
Association Member, IRWA Pipeline Committee
Member, COMTO & Southwestern Transit Association

PROFESSIONAL EXPERIENCE:

PRINCIPAL/PROJECT MANAGER, BRIGGS FIELD SERVICES, INC., Houston, TX;
Provide project management and QA/QC to Briggs Field Services, Inc. on right-of-way acquisition projects. 1994 – Present.
VICE PRESIDENT/ ROW MANAGER, BRIGGS, THOMAS & ASSOCIATES, Houston, TX; Provide technical support services to multiple engineering firms in the Houston area. 1989 - 1994.
ENGINEERING TECHNICIAN/CONTRACT & REAL ESTATE AGENT - UNION PACIFIC RAILROAD (Merger Missouri Pacific Railroad), Kansas City, MO, North Little Rock, AR, Omaha, NE. 1980 - 1989
ENGINEERING TECHNICIAN, GARVER + GARVER ENGINEERING, INC., Little Rock, AR. Prepared schematic design and plans, specifications, and estimates (PS&E) on several highway projects. 1979 - 1980

OTHER RELEVANT PROJECT EXPERIENCE:

SPRINGDALE BYPASS, Washington County, AR. ARKANSAS DEPARTMENT OF TRANSPORTATION Provided project management, negotiation services for right-of-way acquisition, relocation assistance, title, and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. Services were performed for 67 acquisitions and 19 residential and business relocations (finalized in-house).

RIGHT OF WAY ACQUISITION SERVICES - HSR14-14 ROW #7, CALIFORNIA HIGH-SPEED RAIL AUTHORITY, Sacramento, CA. Provided project management, appraisal services, appraisal review services, negotiation services for property acquisition, relocation assistance services, title and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. The project consisted of 117 acquisitions and three residential and business relocation services, including condemnation support services.

ALCOA ROAD & I-30 IMPROVEMENTS, Saline County, AR. COUNTY OF SALINE, ARKANSAS. Provided project management, negotiation services for property acquisition, relocation assistance services, title, and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. Services were performed for 56 acquisitions and three residential and business relocation services.

COUNTY ROAD 375–HWY 147 (WIDENING) (S), ARKANSAS DEPARTMENT OF TRANSPORTATION ARDOT), Bono, AR. Provided project management, negotiation services for property acquisition, relocation assistance services, title, and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings.

RTD FasTracks PROGRAM, WEST CORRIDOR/EAGLE P3 COMMUTER RAIL, REGIONAL TRANSPORTATION DISTRICT, Denver, CO. Provided project management, planning, cost estimating, and oversight for right-of-way acquisition and relocation assistance for the FasTracks Light Rail Program in Denver, Colorado. That included the West Corridor Project and the Eagle P3 Commuter Rail Project. The project consisted of 62 acquisitions and 64 residential relocations on the West Corridor and 78 acquisitions and 64 business relocations on the Eagle P3 Commuter Rail Project.

SOUTHEAST & EAST END CORRIDOR LRT EXPANSIONS, METROPOLITAN TRANSIT AUTHORITY, Houston, TX. Provided project management, planning, cost estimating, and oversight for right-of-way acquisition and relocation assistance for the extension of East Corridor and Southeast Corridor light rail expansion. The project consisted of 226 acquisitions and 219 residential and business relocations.

TASMAN WEST/TASMAN EAST/CAPITOL LIGHT RAIL, SANTA CLARA VALLEY TRANSPORTATION AUTHORITY, San Jose, CA. Provided right-of-way acquisition for extension of Tasman West Light Rail, Tasman East Light Rail, and Capitol Light Rail projects. The project consisted of 160 parcels and 247 rights of entry. Managed staff to acquire 247 rights of entry in 2 weeks to maintain the project schedule. Duties consisted of project management, negotiations for acquisition, preparation of all acquisition documents and status reports, title curative, and closings.

BUS DUCK-OUT PROJECT, VIA METROPOLITAN TRANSIT AUTHORITY, San Antonio, TX. Provided real property acquisition and relocation assistance for capital improvement projects consisting of 15 parcels for bus duck-out sites. Duties consisted of title research, site selection, title curative, and project management for the acquisition of sites.

35-MILE WATERLINE EXTENSION, NE TEXAS MUNICIPAL WATER DISTRICT, Hughes Springs, TX. Provided project management, route selection, planning, title research, survey permission, right-of-way acquisition, site acquisition for the water treatment plant and booster pump sites, closing, title curative, and presentations. The project consisted of 144 acquisitions.

ROW CSJ: 1400-04-026 FM1774 FROM WALLER COUNTY LINE TO 0.348 MILES SOUTH OF FM 1488, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), Montgomery County, TX. Provided project management, title services, condemnations, right-of-way negotiations/acquisitions, and relocation assistance for roadway improvements.

ROW CSJ: 0111-01-093 FM 521: HARRIS COUNTY/FT. BEND COUNTY LINE TO SOUTH FM 2234, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), Fort Bend County, TX. Provided project management, appraisal, review appraisal, title services, condemnations, right-of-way negotiations/acquisitions, and relocation assistance for roadway improvements.

ROW CSJ: 2105-01-053 FM 2234 AT UPRR STA 427+80 TO STA. 460+00.00, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), Fort Bend County, TX. Provided project management, appraisal, review appraisal, title services, condemnations, right-of-way negotiations/acquisitions, and relocation assistance for roadway improvements.

HAREBELL BRIDGE IMPROVEMENTS, SAN JUAN RIVER VILLAGE METRO, Pagosa Springs, CO; Provided project management, planning, cost estimating, and acquisition for eight (8) permanent and temporary easements for the bridge project.

VARIOUS UTILITY RELOCATION PROJECTS, AT&T COMMUNICATIONS, Houston, TX. Provided title research, right-of-way acquisition, and utility coordination for various AT&T relocation projects using TxDOT's forms and procedures.

GLENDA BRIGGS,
Project Manager

BRIGGS Field Services, Inc.

Education
Bachelor of Arts, Consumer Science and Merchandising, University of Houston, Houston, TX

Certifications
Senior Right of Way Agent (SR/WA) – IRWA Designation

Right of Way Negotiation & Acquisition Certification (R/W-NAC) – IRWA Designation

Asset Management Certification (R/W-AMC) – IRWA Designation

Affiliations
Member, International Right of Way Association (IRWA)
Member, Conference of Minority Transportation Officials (COMTO)

Glenda Briggs, SR/WA, R/W-NAC, R/W-AMC, has over 35 years of progressive right-of-way management experience with CenterPoint Energy, Houston Electric, LLC, and Briggs Field Services, Inc. Coordinated use of employer's property with the internal customer, such as Transmission Engineering, Environmental, Gas Engineering, Plant Accounting, and Legal Departments. Ms. Briggs, as project manager and result-driven, coordinated with external customers, including the Texas Department of Transportation, Coastal Water Authority, Union Pacific Railroad, Enterprise Pipeline, Kinder Morgan, and BP Pipeline, to maximize the safe and best use of employer assets. Arranged for property appraisal and evaluated appraisals to determine the fair market value. Acquired properties within budget and established timeframes. She made a significant impact by generating a high stream of revenue returns from government entities, pipeline companies, communication companies, and private landowners, utilizing company's rights-of-way and facilitating the relocation of facilities. Prepared and reviewed legal documents, resolved land rights disputes, and handled lease issues. She was instrumental in developing and implementing the company's land and commercial lease program, which has evolved into its current lease program.

Ms. Briggs trained right-of-way personnel on the acquisition process and the procedures and management of the lease program. She has coordinated the use of company properties
with land developers, builders, and government entities, interpreted real estate documents, prepared legal descriptions, reviewed maps, plats, and construction drawings to secure easement rights, and resolved damage claim settlements. Knowledgeable of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as amended).

PROFESSIONAL EXPERIENCE:

PROJECT MANAGER/SR. RIGHT OF WAY AGENT, BRIGGS FIELD SERVICES, INC., Houston, TX, 2018 - Present.
SPRINGDALE BYPASS, WASHINGTON COUNTY, AR. ARKANSAS DEPARTMENT OF TRANSPORTATION
Provided project management, negotiation services for right-of-way acquisition, relocation assistance, title, and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. Services were performed for 67 acquisitions and 19 residential and business relocations.

PROJECT MANAGER, RIGHT OF WAY ACQUISITION SERVICES - HSR14-14 ROW #7, CALIFORNIA HIGH-SPEED RAIL AUTHORITY, Sacramento, CA. Provided project management, appraisal services, appraisal review services, negotiation services for property acquisition, relocation assistance services, title and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. The project consisted of 117 acquisitions, as well as three residential and business relocation services, including condemnation support services.

SENIOR RIGHT OF WAY AGENT, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC (FORMERLY RELIANT ENERGY), Houston, TX**,** 2002 – 2018. Provided oversight, mentoring, and guidance to the organization's personnel. Directed land title research and utilized internal and external resources to determine ownership and other land rights. Facilitated and led activities involving real estate, construction, and associated documents. Conducted negotiations and prepared acquisition documents to purchase fee and easement rights for electrical facilities. Prepare purchase and sales agreements, review appraisal reports, order title reports, prepare permits, fees, and easement deeds, quit claim deeds, and grant deeds. Review legal descriptions, maps, construction plans, and exception documents. Negotiate with developers to obtain public utility easements and acquire land for electrical substations.

SENIOR RIGHT OF WAY AGENT, RELIANT ENERGY, Houston, TX, 1999 – 2002. Prepared legal documents by composing and constructing phrases or clauses in a clear, concise, and professional manner, which define the rights, interests, and obligations of the parties involved and define various types of easement locations, rights of way, and real estate properties, following established methods of writing land descriptions. Performed commercial and residential plat reviews and approvals. Instrumental in updating, maintaining, and distributing the department's safety manual on practices and procedures.

RIGHT OF WAY REPRESENTATIVE/AGENT/SR. AGENT, HOUSTON LIGHTING & POWER COMPANY, Houston, TX**,** 1987 -1999. Acquired rights by negotiating both non-monetary and monetary terms and conditions for easements, deeds, permits, access, agreements, and licenses by contacting landowners and other entities such as Railroads, Corps of Engineers, Fish and Wildlife, Federal Aviation Authority, and other governmental entities to accommodate the installation and/or maintenance of company facilities.

FIELD SERVICE ADVISOR/DISTRICT OPERATIONS, HOUSTON POWER & LIGHTING COMPANY, Houston, TX, 1979 – 1987. Observed company facilities and promptly reported and documented any defects or irregularities with company equipment or lines according to established procedures. Advocated safety practices in all activities and protected the public from dangers associated with operations near gas and electric company equipment or lines.

OTHER RELEVANT PROJECT EXPERIENCE:

SPRINGDALE BYPASS, Washington County, AR. ARKANSAS DEPARTMENT OF TRANSPORTATION Provided project management, negotiation services for right-of-way acquisition, relocation assistance, title, and closing services, property management and disposal of property services, phase 1 & 2 environmental assessments, and title curative and condemnation support services as required for preparations for eminent domain filings. Services were performed for 67 acquisitions and 19 residential and business relocations (finalized in-house).

RIGHT OF WAY ACQUISITION SERVICES - HSR14-14 ROW #7, CALIFORNIA HIGH-SPEED RAIL AUTHORITY, Sacramento, CA. Provided project management, negotiation services, title and closing services, property management and disposal of property services, and title curative and condemnation support services as required for eminent domain filings. The project consisted of 117 acquisitions and three residential and business relocation services, including condemnation support services.

TASMAN WEST/TASMAN EAST/CAPITOL LIGHT RAIL, SANTA CLARA VALLEY TRANSPORTATION AUTHORITY, San Jose, CA. Provided right-of-way acquisition for extension of Tasman West Light Rail, Tasman East Light Rail, and Capitol Light Rail projects. Responsibilities included project management, negotiations for acquisitions, preparation of all acquisition documents and status reports, title curative work, and closings.

ALCOA ROAD & I-30 IMPROVEMENTS, Saline County, AR. Provided project management, negotiation services for property acquisition, relocation assistance services, title and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. Services were performed for 56 acquisitions, as well as three residential and business relocation services.

COUNTY ROAD 375 – HWY 147 (WIDENING) (S), ARKANSAS DEPARTMENT OF TRANSPORTATION ARDOT), Bono, AR. Provided project management, negotiation services for property acquisition, relocation assistance services, title, and closing services, property management and disposal of property services, and title curative and condemnation support services required for preparations for eminent domain filings. Services were performed for 34 acquisitions. All services were subject to review and approval for residential and business relocation.

35-MILE WATERLINE EXTENSION, NE TEXAS MUNICIPAL WATER DISTRICT, Hughes Springs, TX. Provided project management, route selection, planning, title research, survey permission, right of way acquisition, site acquisition for water treatment plant and booster pump sites, closing, title curative, and presentations.

ROW CSJ: 0111-01-093 FM 521: HARRIS COUNTY/FT. BEND COUNTY LINE TO SOUTH FM 2234, TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), Fort Bend County, TX. Provided project management, appraisal, and title services, condemnations, right-of-way negotiations and acquisitions, and relocation assistance for roadway improvements.

SUZYETTE ROMOSER,

Acquisition/Relocation Agent

BRIGGS Field Services, Inc.

SUZYETTE ROMOSER-BROADWAY, SR/WA, R/W-RAC, R/W-NAC, has over nine years of experience as an established right-of-way professional. She has extensive work experience communicating with landowners regarding the acquisition of real property rights and settlement of claims, as well as surface agreements and easements. She negotiates acquisitions, contracts, and counteroffers with landowners and ensures that the proper releases are executed upon sign-off. Ms. Romoser-Broadway provided acquisition and relocation advisory services to individuals displaced by state and county projects, preparing claims for reimbursement of relocation expenses and replacement housing. She has prepared daily activity reports and other right-of-way agent reports relative to negotiations and relocation activities. She understands the parameters of the Uniform Relocation Act and the Eminent Domain Process.

Education

Bachelor of Science (BS) with Minor in Business, University of Houston Downton, Houston, TX

Certifications

Senior Right of Way Agent (SR/WA) – IRWA Designation

Right of Way Negotiation & Acquisition Certification (R/W-NAC) – IRWA Designation

Asset Management Certification (R/W-AMC) – IRWA Designation

Affiliations/Licenses

Member, International Right of Way Association (IRWA)
Member, National Association of Realtors (NAR)

PROFESSIONAL EXPERIENCE:

SR. REAL ESTATE SERVICES AGENT/ASSISTANT PROJECT MANAGER,
HDR, INC., Houston, TX, 2019 - Present. **The North Houston Highway Improvement Project (NHHIP)**, Assisted in acquisitions and residential relocations; Tracked and reported project progress; Analyze data as required; Assisted in the planning and implementation of projects; Assisted with coordinating with project stakeholders concerning project details and deliverables; Assisted in coordinating and managing project tasks and deliverables; Performed other duties assigned by the Project Manager in an orderly and efficient manner; Assisted with counteroffers between land owners and agencies; Formulated processes and guidelines for HoustonRES team and assisted in developing and molding current staff into a higher performance level with their work development; Prepared claims for reimbursement; monitored moves; communicated and responded to the needs and questions of land owners and displacees; Document acquisition and relocation files with accounts of all interactions and communications with displacees; Developed rapport with TxDOT Houston District Relocation to ensure relocation packages and enhance HDR's product deliverable; Redefined Houston Office QA/QC process forms for better quality control and error reduction on acquisition and relocation deliverables; Performed audits of acquisition and relocation files prior to their submission to clients.

RIGHT OF WAY SPECIALIST, PERCHERON FIELD SERVICES, INC., Houston, TX, 2014 - 2019. Acquired surface easements; drainage, sewage, and utility easements; Assisted with counteroffers between land owners and agencies (TxDOT, Bexar, Fort Bend); Networked with other business units on projects issues for pipelines; title curative plans; Prepared parcels for eminent domain; provide support and guidance with local governmental officials and agencies; Tracked project quality, timeliness, and performance against annual work plans; Request, review, and evaluate title documents; provide assistance curing title, warranty deeds, surveys, property appraisals, or comparable sales reports; Documented necessary proceedings of good faith negotiations and maintained logs detailing each contact with property owners; Provided all necessary notices and literature to land owners and displacees; calculated replacement housing estimates.

LUIS G. PERCHES,
Sr. Acquisition Agent

BRIGGS Field Services, Inc.

Mr. Luis G. Perches has over 25 years of experience in real estate, specializing in municipal, transportation, public-private partnerships, utility transmission, and relocation projects. He has a comprehensive understanding of Federal, State, Texas, and California Government Code requirements for acquiring real property for public use and relocation assistance. Mr. Perches is knowledgeable of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.

Education
ROWIS, Project Wise, Microsoft Project Management
Bilingual (Spanish/English)

Certifications
Senior Right of Way Agent (SR/WA) – IRWA Designation

Relocation Specialist (R/W-RAC)
– IRWA Designation

Affiliations
Member, International Right of Way Association (IRWA)

PROFESSIONAL EXPERIENCE:

SR. ACQUISITION SPECIALIST, HNTB CORP., ROSENBERG, HOUSTON, TX. Right-of-Way Acquisition for 150 parcels, TxDOT ROWIS inputs, Appraisal Review, Condemnation Support, and Relocation Assistance under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and TxDOT policies and procedures.

SENIOR LANDMAN/VP, ROYAL BLUE ENERGY - TAURUS ENERGY, HOUSTON, TX, DENVER, CO, FT PECK, MT - Prepare, interpret, and research various contracts and legal documents, including assignments, Farmout Agreements, Joint Operating Agreements, Exploration Agreements, Unit Agreements, Unit Operating Agreements, Oil and gas Leases, Surface Use Agreements, Right of Way Agreements, Pooling Agreements, Unit Designations, Lease Extensions, etc.

R.O.W. ACQUISITION Specialist/President, PERCHES LAND SERVICES, INC., Phoenix, AZ Right-of-way acquisition and Relocation Assistance under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and HUD, fee negotiations, relocating and re-establishing persons and businesses, filing all legal documents, and delivering permits for construction.

SR. RIGHT OF WAY AGENT, SOUTHERN CALIFORNIA EDISON, WESTMINSTER, CA
Negotiated easements and right-of-way for transmission lines in Southern California. Negotiated leases within SCE's right-of-way to maximize the company's revenue. Managed and reported encroachments within the property.

RIGHT-OF-WAY AND ENGINEERING MANAGER, GLA NETWORK TECHNOLOGIES, SAN ANTONIO, TX Researched, negotiated, and acquired right-of-way for telecom and utility companies. Prepared legal easement documents and obtained signatures. Represented company activities with involved customers, city officials, contractors, utilities, and governmental agencies.

ENGINEER/RIGHT-OF-WAY, EL PASO ELECTRIC COMPANY, EL PASO, TX
Designed, estimated, organized, planned, obtained right-of-way, and directed the construction of overhead and underground electrical facilities for transmission and distribution systems according to Federal, State, and local codes. Surveying, metering, and master planning easements to be platted.

REAL ESTATE APPRAISER, EL PASO CENTRAL APPRAISAL DISTRICT, EL PASO, TX
Perform appraisals of residential, commercial land, real, and personal property. Inspect the property to determine value, depreciation, and replacement cost.

OTHER RELEVANT PROJECT EXPERIENCE:

METROPOLITAN TRANSIT AUTHORITY, Houston, TX: Provided project management, planning, cost estimating, and oversight for right-of-way acquisition and relocation assistance for the extension of East Corridor and Southeast Corridor light rail expansion. Project consisted of 226 acquisitions and 219 residential and business relocations.

PARSONS TRANSPORTATION COMPANY, Houston, TX: Provided project management and oversight for construction liaison services on the Houston Light Rail Project, East End Corridor. Coordinated construction schedules with impacted property owners, utilities, and the City of Houston. Resolve landowner problems during construction.

EMANUEL MARSENBURG,

Property Management
Safety Manager

BRIGGS Field Services, Inc.

Education

BS, Industrial Technology Grambling State University, Grambling, LA

OSHA 40-Hour Safety Trained

Affiliations

Member, International Right of Way (IRWA)

Member, Southwestern Transit Association

Mr. Emanuel Marsenburg has over 22 years of experience in project management and operations management in the transportation industry. Mr. Marsenburg's real estate experience includes title research, title curative, and negotiations for the acquisition of land and right of way.

Mr. Marsenburg has also coordinated the demolition and removal of houses and other encroachments from pipeline right of way. As Operations Manager, Emanuel is responsible for overseeing day-to-day operations of the firm, including human resources and project staffing.

Prior to joining BFS, Emanuel held several management positions and managed day-to-day operations (Road- Master) for the Union Pacific Railroad and the Missouri Pacific Railroad, which included right of way management, track maintenance, construction management, and project management. Day-to-day responsibilities included managing railroad right of way for authorized and unauthorized use, overseeing materials and personnel to complete construction projects, and preparing estimates and budgets for these projects.

PROFESSIONAL EXPERIENCE:

PROPERTY MANAGER/ ACQUISITION AGENT, BRIGGS FIELD SERVICES, INC., Little Rock, AR/Houston, TX, 2001 - Present. Provided asset management, planning, cost estimating, and oversight for right-of-way acquisition and relocation assistance for the FasTracks Light Rail Program in Denver, Colorado, including the West Corridor Project and the Eagle P3 Commuter Rail Project.

LOCOMOTIVE ENGINEER, PORT TERMINAL RAILROAD, Houston, TX, 1990-2000. Operated large trains that carried cargo to different stations on a planned route. Familiar with the cargo, schedule, and route for each trip in order to make sure the train operates smoothly and on time.

MANAGER OF TRACK OPERATIONS, UNION PACIFIC RAILROAD COMPANY, North Little Rock, AR, 1985 -1990. Worked with transportation crews in the field to ensure safety and operational compliance. Analyzed data to improve yard and road operations, with a focus on providing excellent service to customers. Coordinate railroad operations with other UP departments (engineering, mechanical, etc.) to investigate and reduce safety incidents.

MANAGER OF TRACK OPERATIONS, MISSOURI PACIFIC RAILROAD COMPANY, North Little Rock, AR, 1980-1985. Collaborated with transportation crews in the field to ensure safety and operational compliance. Analyzed data to enhance yard and road operations, focusing on delivering excellent service to customers. Coordinated railroad operations with other MOPAC departments (engineering, mechanical, etc.) to investigate and reduce safety incidents.

LEAD SURVEYOR, ARKANSAS HIGHWAY & TRANSPORTATION DEPARTMENT, Little Rock, AR, 1980-1983. Located, collected and processed technical survey data related to engineering design and land acquisition in an efficient and productive manner. Prepared land surveys for preparation of legal descriptions and survey plats on land acquired by the AHTD.

OTHER RELEVANT PROJECT EXPERIENCE:

REGIONAL TRANSPORTATION DISTRICT, Denver, CO; Provided property management, right-of-way acquisition, and coordination of safety plan for the FasTracks Light Rail Program in Denver, Colorado. That included the West Corridor Project and the Eagle P3 Commuter Rail Project. Project consisted of 62 acquisitions and 64 residential relocations on the West Corridor and 78 acquisitions and 64 business relocations on the Eagle P3 Commuter Rail Project.

METROPOLITAN TRANSIT AUTHORITY, Houston, TX; Provided property management, cost estimating, and

FRED ARNOLD

Manager QAQC

BRIGGS Field Services, Inc.

Education
MA, Public Administration
San Diego State University,
San Diego, CA

Bachelor of Arts, Urban Studies/ American Studies, California State University, Fullerton, CA

Certifications
Commercial Real Estate Development, Massachusetts Institute of Technology (MIT), Cambridge, MA

Affiliations
Member, International Right of Way (IRWA)

Mr. Arnold has over 36 years of experience as a well-established professional in right of way management. His extensive work experience spans the public and private sectors, including many of the nation's leading public transportation and infrastructure construction firms. He previously served as project manager for Briggs Field Services at the California High-Speed Rail Authority. He is well-versed in the Uniform Relocation Assistance and Real Property Acquisition Policies Act. Mr. Arnold was previously the Director of Real Estate for Sacramento Regional Transit District (RT), where he managed right of way acquisition for various capital projects and Transit-Oriented Development (TOD) initiatives. He has provided land use services to the City of San Jose's Public Works Department, the San Jose Airport Master Plan Team, the Los Angeles Unified School District's Construction Bond Program, and the Glendale/Burbank Airport Renovation project. Additionally, he served as Manager of Property Acquisition for Westbay Extensions: the $70 million Colma Station Extension Project (76 parcels, $18 million ROW budget) and the $2.6 billion SFO Airport Extension Design-Build Project (350 parcels and $170 million ROW budget). All properties were acquired within budget and established timeframes.

PROFESSIONAL EXPERIENCE:

BRIGGS FIELD SERVICES, INC., Fresno County, Fresno, CA; Project Manager, 2010-Present. Provided project management and QA/QC for Briggs Field Services, Inc. on right of way acquisition projects. Addressed landowner concerns, developers, and municipalities regarding complex real estate land use issues, as well as a wide range of financial problems and concerns.

DIRECTOR OF REAL ESTATE, SACRAMENTO REGIONAL TRANSIT DISTRICT, Sacramento County, Sacramento, CA, 2003 – 2010. Provided land use services for the district and counseled landowners, developers, and municipalities on complex real estate land use issues, addressing a wide range of concerns. Ensured that all district land purchases, sales, leases, and permits complied with district, local, state, and federal laws.

MANAGER OF PROPERTY ACQUISITION, PARSONS BRINCKERHOFF CONSTRUCTION SERVICES, INC., Santa Clara County, San Jose, CA, 2000 – 2003. Provided land use services to City of San Jose Public Works Department, San Jose International Airport Master Plan Team, and other PB clients upon request. Services include land acquisition, relocation services, space planning, land use planning, and the development of land acquisition strategies, as well as the negotiation of complex real estate land use issues.

MANAGER OF PROPERTY ACQUISITION, SAN FRANCISCO BAY AREA RAPID TRANSIT (BART), Alameda County, Oakland, CA, 1991 – 2000- Provided land use services for the district, advising landowners, developers, and municipalities on complex real estate land use issues and addressing a wide range of concerns. Ensured that all district land purchases, sales, leases, and permits complied with district, local, state, and federal laws.

MUNICIPAL CONSULTANTS, THE ARNOLD GROUP, 1988 – 1991, Alameda County, Oakland, CA. Provided economic development consulting services to landowners, non-profits, and governmental agencies. The Arnold Group advised landowners, developers, and municipalities on complex real estate land use issues, addressing a wide range of financial problems and concerns.

FINANCE DIRECTOR, TREASURER, RISK MANAGER, CITY OF IMPERIAL BEACH, 1985 – 1988, San Diego County, Imperial Beach, CA Implemented internal control to ensure safekeeping of all city's financial resources, developed policies and procedures for cash control, accurate accounting for day-to-day operation, and budget maintenance. Managed $23.0 million general operating budget.

RELEVANT PROJECT EXPERIENCE:

RIGHT-OF-WAY ACQUISITION SERVICES - HSR14-14 ROW #7, CALIFORNIA HIGH-SPEED RAIL AUTHORITY, Sacramento County, Sacramento, CA. As Project Manager, he provided project management, appraisal

OTHER RELEVANT PROJECT EXPERIENCE:

METROPOLITAN TRANSIT AUTHORITY, Houston, TX: Provided project management, planning, cost estimating, and oversight for right-of-way acquisition and relocation assistance for the extension of East Corridor and Southeast Corridor light rail expansion. Project consisted of 226 acquisitions and 219 residential and business relocations.

PARSONS TRANSPORTATION COMPANY, Houston, TX: Provided project management and oversight for construction liaison services on the Houston Light Rail Project, East End Corridor. Coordinated construction schedules with impacted property owners, utilities, and the City of Houston. Resolve landowner problems during construction.

MICHAEL POWELL

ED/Acquisition Manager

BRIGGS Field Services, Inc.

Responsible business professional who reduced State DOT Right of Way department annual spending in 2008 through new print vendor and process server contracts, while improving efficiency. Principal involved in the editing of documents for attorney review. Development of Percheron eminent domain procedures and ensuing employee training. Electronic File and document management, including quality reviews. Successful work as a liaison for government agencies with business entities, community officials and other government agencies. Experience conducting due diligent legal and real estate searches. In- depth knowledge of right of way procedures and real estate law. Highly skilled professional writer.

Education

BS, Psychology/Sociology
University of Houston,
Houston, TX
BA, Public Relations
University of Houston

Certifications

Paralegal Certification Houston Community
College, Texas Real Estate License

Affiliations

International Right of Way Association
Houston Metropolitan Paralegal Association

PROFESSIONAL EXPERIENCE:

JR. RIGHT OF WAY AGENT, BRIGGS FIELD SERVICES, 2023-current
Responsible for the preparation and submission of property inspection forms for the Meto University Corridor project. Composition and preparation of Right of Way and Eminent Domain policies and procedures. Maintenance of all appropriate real estate training and certifications. Other duties as assigned by manager.

RIGHT OF WAY/EMINENT DOMAIN DOCUMENT SPECIALIST, HDR, 2021-2023

Timely and accurate completion and submission of TxDOT property acquisition documents and eminent domain packets for the following projects: IH20, IH 20 Southeast Connector and IH-10. Coordinated with property owners, attorneys, and other parties for the execution of legal documents via telephone and written correspondence. Reviewed title reports, identified and assisted with clearing title exceptions and errors. Active use of Google Earth to ensure accuracy of proposed acquisition and property ownership (in relation to tax rolls) Coordinated community notifications for final project mapping by the U.S. Army Corps of Engineers.

EMINENT DOMAIN SPECIALIST/LEGAL ASSISTANT, PERCHERON LLC, 2018-2021

Expertly prepared and submitted 75 eminent domain packets, including the review, composition, and editing of related documents. Perform real estate due diligence research of property ownership chain by reviewing conveyance documents and tax rolls along with Google Earth. Coordinated activities with outside parties in advance of and during property acquisition. Reviewed title reports identified errors and coordinated with title companies to clear issues and obtain amended title reports in accordance with TxDOT project timeline schedules. Reviewed and edited all eminent domain packets.

FBSS WORKER II, TEXAS DEPARTMENT OF FAMILY AND PROTECTIVE SERVICES, 2015-2017

Conducted weekly in-home inspections and coordinated on-going services to reduce risk and assure child safety. Assessed risk and arranged court-ordered support services. Maintained reports and databases with pertinent information regarding open cases and file closings.

REAL ESTATE ANALYST, CITY OF HOUSTON, 2012-2015

Facilitated weekly intake meetings and managed 175 new and revised Joint Referral Committee (JRC) applications related to the purchase of surplus city property. Analyzed data and prepared monthly project status reports to management and accounting to assist with Real Estate Department budget. Coordinated with other departments to resolve outstanding JRC applications including composing and distributing related correspondence.

RIGHT OF WAY AGENT II/LEGAL ASSISTANT, TEXAS DEPARTMENT OF TRANSPORTATION, 2006-2012
Managed 75 eminent domain case files, creating court documents, and corresponding with authorities. Assisted with Right of Way services on the following projects: I-10H Katy, IH45 Conroe, SH 332 Brazoria County and SH 288 Angleton. Coordinated with multiple departments on over 350 property acquisition parcels, including community meetings, commissioners' hearings and document preparation and quality review. Managed law library and filed updates accordingly. Assisted state attorney generals with discovery requests. Prepared and filed court documents per attorney instructions. Coordinated all notification of service activities.

CEO/REAL ESTATE BROKER, COMMERCE REALTY, Houston, TX, 03/2004 – 07/2008. Listed and sold both residential and commercial properties. As Broker/Owner, responsible for managing the brokerage as well as managing new and seasoned real estate agents and loan officers.

LAWRENCE L. JACK,

Sr. Acquisition Agent

BRIGGS Field Services, Inc.

Mr. Jack possesses an SR/WA designation for right-of-way acquisition and negotiations. He is a Texas Real Estate Broker with a pending CCIM certification. Highly qualified deliverer of various exemplary land project services, in which he facilitated technical real estate activities, including title research, acquisition, regulatory permitting, and project management. Mr. Jack has 16-plus years of experience in industrial real estate acquisitions, commercial facilities management, and right-of-way management. He has maintained a history of being effective, informative, organized, and results-driven in communicating business dealings between stakeholders across various industries, including Telecom, Energy Transmission, Oil & Gas, DOT, and Rail.

Mr. Jack's accomplishments include: negotiating, persuading, and contributing to a campaign of 100% neighborhood buyout acquisition without condemnation use for Texas Central Railroad Infrastructure; He spearheaded tremendous savings for Seaway Crude Pipeline & Plains Pipeline projects which would have resulted in project reroutes costing over 100 to 300 million dollars per project segment; and successfully handled 30-year-old encroachments of right-of-way's in Houston, Galveston, and Pasadena, totaling 131 individual landowners and ten plus miles of ROW without litigation, while managing property infrastructure for Center Point Energy.

Education

Bachelor of Science, CADD Engineering, ITT Technical Institute - Austin, TX, USA

Associate of Science, Real Estate Austin Community College — Austin, TX, USA

Certifications

International Right of Way Association - SR/WA

Affiliations

Member, International Right of Way (IRWA)

TREC - Texas Real Estate Sales Agent

Certified Commercial Investment Member - CCIM

Houston Area Realtor Association

American Association of Notaries Notary: TX; OK; VA

PROFESSIONAL EXPERIENCE:

SR. ACQUISITION RIGHT OF WAY AGENT, TEXAS CENTRAL RAILROAD - CONTRACT LAND SERVICES, Dallas, TX. Negotiated neighborhood buyout acquisition without condemnation for Texas Central Railroad Infrastructure. Assisted in heading temporary restraining orders & condemnation procedures for assigned rural counties. Lead effort to review title research results and provide curative title recommendations—public relations liaison for government/local municipalities.

SR/WA PERMITS SUPERVISOR, PLAINS PIPELINE LLP / UNIVERSAL FIELD SERVICE, Longview, TX. Guided regulatory permitting on all national, state, county, and city government levels. Consultant for development with environmentalists, surveyors, engineers, and attorneys. Resolve land and property issues between governmental agencies and landowners. I directed site selection for facility placement & relocation of present facilities.

REGULATORY PERMITTING / SITE AGENT, CROWN CASTLE / CLEER INC. LAND SERVICES, Houston, TX. Field contractor for regulatory permitting of DAS / Small Cell. Permit with surrounding cities and counties for right -of way installation of the DAS system. Initiate permitting with the utility company for the use of pole facilities for joint use and installments—site selection for structure placement and power systems. Acquire permission and provide notices for other entities within the right of way.

SR. RIGHT OF WAY PERMITTING LEAD AGENT, WOOD GROUP MUSTANG / CLEER INC. LAND SERVICE, Houston, TX. Acquisitions for Williams/Transco 100-mile 24" NG FERC Pipeline in southern Virginia & reroute around the Army Corps of Engineers watershed. Fostered government municipality relations for permitting, planning, & land use. Guided engineering team for plan submission and approval. Ensured that regulatory guidelines were followed. Secured permitting & licensing for the City of Houston & CNP easements. Acquired easements for service of valve sites & pipeline. Secured permitting for Coastal

Water Authority, the City of Houston, Harris County, the City of Pasadena, and the City of Clear Lake, TXDOT. Obtained permits for Seaway Crude 36" Pipeline on multiple segments. Coordinated with CNP for relocation of various facilities that blocked construction pathways. Secured multiple franchises between city governments and stakeholders. Acquired and secured detrimental placement for pipeline prior to the start of the project & permitting process through working knowledge of internal entity methods. Worked closely as a liaison with Engineering, Construction, Survey, GIS, PR, & Legal departments.

OTHER RELEVANT PROJECT EXPERIENCE:

LAND ASSET MANAGER / PM LEAD, CENTERPOINT ENERGY / CLS, Houston, TX. Land manager of an industrial 100-million-dollar portfolio of electric transmission and O&G pipeline right-of-way. Enforced company rights of regulatory compliance of property issues. Title research, licensing, permitting FAA, granting of rights, telecom, acquisition, & dispositions, permitting for TXDOT, and relocations. Independently instituted reclamation of 30-year-old encroachments without litigation or escalations means. Division negotiator between stakeholders of corporations, landowners, lawyers, public officials, & government agencies. Provided project management oversight and coordination of contracted field vendors and agents. Issued documents of licenses, grants of rights, and legal descriptions for easement acquisition and property disposal.

REAL ESTATE BUSINESS DEVELOPER / ASSISTANT PROJECT MANAGER, PEOPLES TRUST FCU/ CLEER INC LAND SERVICES, Houston, TX. Developed and structured new product sourcing & assisted in creating marketing campaigns. Established parameters for project assessments for major infrastructure conversion. Assisted team in deriving, assisting, and streamlining servicing procedures. Originated mortgage loans, processed and closed lending dealings, and packaged for the secondary market. Managed an internal portfolio of 10 million dollars of financial products—directed commercial real estate department.

VICE PRESIDENT / PRINCIPAL, TELECOM & LAND DEVELOPMENT / CLEER INC LAND SERVICES, Houston, TX. Managed operations and business development of services. Established governmental relations for permitting, planning, & land use, and development. Provided resources and risk management for clients. Procured vendor and subcontractor personnel and materials and oversaw OSHA safety issues. Directed site selection for facilities and planned out designs for construction management. Coordinated negotiations, project execution, and delivery for clients. Spearheaded assessment and disposition of commercial and industrial sites.

FACILITY DIRECTOR/PROJECT MANAGER, AUSTIN'S CHOICE PROPERTY MANAGEMENT, Austin, TX Managed a 20-million-dollar commercial retail and industrial park real estate portfolio. Reviewed and negotiated lease contracts & build-outs and oversaw business development. Maintained building system facilities while delegating work to vendors and cost analytics for TI and concessions. Managed property development, construction, and created operational budgets and financial models for stakeholders.

QUALIFICATIONS OF BRIAN W. WATTS, MAI

Brian W. Watts is the principal of The Watts Group, an independent real estate appraisal and consulting firm with offices in Houston, Texas. Mr. Watts' responsibilities include appraisal and appraisal review of all types of right of way and commercial properties. He has testified as an expert witness regarding real property value on numerous occasions in various courts of law throughout the country. Mr. Watts has been engaged in real estate appraisal since 1992.

BIOGRAPHICAL DATA

Mr. Watts was born in Dallas, Texas in 1969. He graduated from the public schools in Mesquite, Texas prior to attending The University of Texas at Austin. While attending The University of Texas, Mr. Watts was a distinguished student. He is married and has two children.

EDUCATION

Bachelor of Business Administration Degree (Finance):
The University of Texas at Austin (1992)
Appraisal Institute:
Various Coursework and Seminars
International Right of Way Association:
Various Coursework and Seminars

PROFESSIONAL AFFILIATIONS

Appraisal Institute (MAI No. 11574)
International Right of Way Association (Member, Past Chapter Officer)
State Certified General Real Estate Appraiser:
Texas Certificate No. TX-1326490-G

ACTIVITIES

Mr. Watts is a past officer with Gulf Coast Chapter 8 of the International Right of Way Association. He has also served on various International and Chapter committees for the International Right of Way Association.



MEMBERSHIP CERTIFICATE

This Certifies That

Brian W. Watts

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is entitled to all the rights and privileges of membership subject only to the limiting conditions set forth from time to time in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has authorized this certificate to be signed in its behalf by the President, and the Corporate Seal to be hereunto affixed on this 25th day of February 2000

Woodward S. Hanaoka

President

APPRAISAL INSTITUTE®

BRIAN W WATTS
5622 BALLINA CANYON LN
HOUSTON, TX 77041

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Brian W Watts**

License#: **TX 1326490 G**

License Expires: **11/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

CUs-z:.c.-□

Chelsea Buchholtz
Executive Director

ON-CALL RIGHT OF WAY ACQUISITION SERVICES, VETERANS BOULEVARD DETENTION POND PROJECT, JOB CA0101



City of Edinburg, Edinburg, TX

November 2018, voters Passed two propositions for; Proposition C – four drainage Detention projects and Proposition D – four street projects. City Council selected four engineering firms for the four drainage projects; Quintanilla, Headley & Associates (Doolittle Detention Pond), Javier Hinojosa Engineering (Sugar Detention Pond), Sam's Engineering & Surveying (Schunior Detention Pond) and Guzman & Munoz Engineering & Surveying (Veteran's Detention Pond). Construction is scheduled to be done in several phases with the last phase estimated to begin in May 2021. This project is designated to improve the drainage system within the City of Edinburg. The drainage city system will allow residents not deal with any floods during heavy rain activity. The City of Edinburg broke ground on Phase 1 of the Veteran's Detention Pond Drainage Conveyance and Street Improvement Project on August 12, 2021. The project is being funded by a $30M bond for drainage improvements was approved by Edinburg that citizens during the November 2018 election. City of Edinburg has since been working diligently on flood relief and street improvements for its residents throughout the city.

Briggs Field Services, Inc. was assigned the above-referenced project with the City of Edinburg (CITY) Right of Way Services for the Veterans Boulevard Project required Title Services and title curative on a 7.94 acre parcel that was identified to have approximately 75 undivided interest holders (heirs). Services provided included project management, title and closing, appraisal services, appraisal review services, negotiations for acquisition, property management, and eminent domain support services on 2 parcels. All services were provided according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act), federal and state laws and regulations, and City of Edinburg policies procedures.

Relevance:
- Project Management
- Title Services
- Negotiations
- Acquisition
- Condemnation
- Administrative Services
- Appraisal Review

Project Dates:
09/25/2020 – 12/30/2023

Key Staff Involved:
Kerry J. Briggs, ERW
Amelia Pellerin
Glenda Briggs, SR/WA

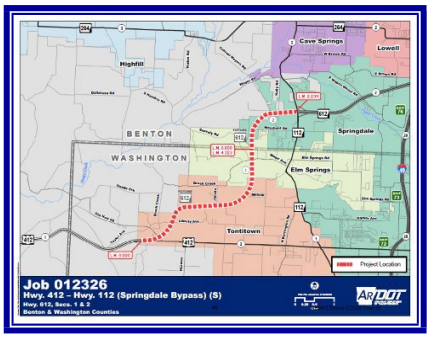
References:
Patrizia Longoria
Project Manager
City of Edinburg,
415 W. University Drive,
Edinburg, TX 78541; Phone: 956-388-8960

The work performed by Briggs Field Services is being managed by the City of Edinburg Engineering Department. All services have been subject to review and approval by the City of Edinburg.



SPRINGDALE BYPASS (S) HWY. 412 – HWY. 112

Arkansas Department of Transportation (ARDOT), Springdale, AR



The Federal Highway Administration (FHWA), in cooperation with the Arkansas Department of Transportation (ADOT), conducted a comprehensive environmental study and prepared the necessary environmental documentation for the proposed Highway 412 bypass in Benton and Washington Counties, Arkansas. This bypass is proposed to be a four-lane, divided, fully controlled access (Interstate type) facility constructed on a new alignment with interchanges at selected locations. It would include two 12-foot travel lanes in each direction, separated by a variable-width median.

The project is known as the Springdale Northern Bypass. The Selected Alignment Alternative begins at an interchange with the existing Highway 412 west of Tontitown, where the highway presently changes from four to five lanes, and will end with an interchange on existing Highway 412 just west of Beaver Lake. The bypass will meet with the XNA connector at exit 9 in Tontitown. The connector will include 11 bridges, an interchange at the project's south end, and a tie-in to Highway 264. Highway 412 is part of a Congressionally designated High Priority Corridor (HPC) running east and west across northern Arkansas.

The Springdale bypass will be a four-lane, seven-mile stretch of road. It includes interchanges along Highway 412 in Tontitown to the bypass at Highway 112 in Benton and Washington counties. Construction on the project has been broken into four phases, costing about $250 million. When all phases are complete, the project is expected to span about 21 miles total.

Relevance:
- Project Management
- Right of Entry
- Negotiations
- Acquisition
- Condemnation
- Escrow Support
- ROW Budgeting
- Title Services
- Appraisal

Project Dates:
December 20, 2021 – July 31, 2024

Key Staff:
Kerry J. Briggs, ERW
Glenda Briggs, SR/WA, R/W-AMC, R/W-NAC
Erica Deer
Emanuel Marsenburg
James Coffey

References:
Kevin White, Saline County
10324 Interstate 30
Little Rock, AR 72209
Phone: 501-569-2000
Email: kevinwhite@ardot.gov

BFS's scope of work included appraisal services, appraisal review services, negotiation services for property acquisition, relocation assistance services, title and closing services, property management and disposal of property services, title curative, and condemnation support services as required for preparations for eminent domain filings. BFS-selected subconsultants performed appraisals and review appraisals. ARDOT managed the work performed by BFS. Services were performed for 59 acquisitions, 56 residential, and three business relocations, including condemnation support services on one (1) business tract on the project.

All services were subject to review and approval by ARDOT. Services were provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and all state and local statutes, rules, and regulations pertaining to the acquisition and relocation assistance on right-of-way projects.





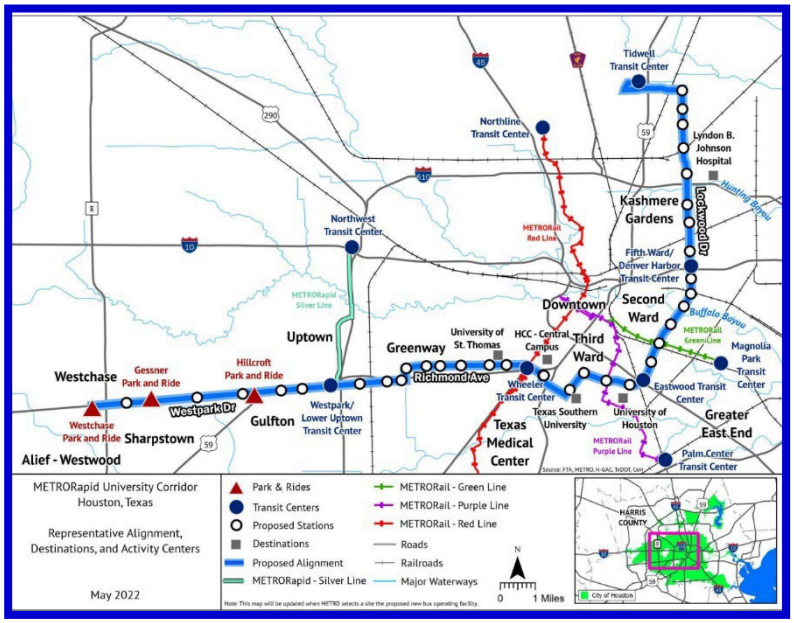
UNIVERSITY CORRIDOR BUS RAPID TRANSIT PROJECT

Metropolitan Transit Authority, Houston, Texas

Briggs Field Services was selected by HNTB, the Program Management Consultant (PMC) for the University Corridor Bus Rapid Transit Project, to join the Program Management Team to provide right-of-way support services.

The University Corridor, A planned 25.3-mile route across the eastern and southern parts of Houston, would use dedicated bus-only lanes and include stops near three universities and a community college. The University Corridor line, which features the University of Houston, Texas Southern University, the University of St. Thomas, and Houston Community College as stops along the proposed route, was a key selling point for METRO when Harris County voters approved $3.5 billion in bond funding for the regional transit provider in 2019. The route will extend from the Tidwell Transit Center on the northeast side of town to the Westchase Park & Ride on the west side, passing through neighborhoods in the eastern and southern parts of the city – including Denver Harbor, Greenway/Upper Kirby, Gulfton, Kashmere Gardens, Midtown, Montrose, Sharpstown, and the Second, Third, and Fifth wards.

Briggs Field Services provided right-of-way support and planning services that included route selection, cost estimates for right-of-way management, and right-of-way acquisition. Assisted with the preparation of the Real Estate Management Plan (RAMP), resulting in the Record of Decision (ROD) by the Federal Transit Administration.





Relevance:

- Project Management
- Preliminary Route Selection
- Cost Estimates for Right-of-Way Acquisition and Relocation Assistance, Condemnation, Escrow Support. ROW Budgeting
- Title Services, and Appraisal

Project Dates:

June 2020 – May 2024

Key Staff:

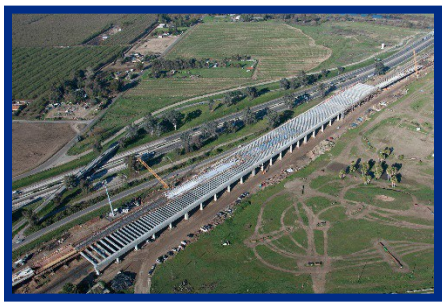
Kerry J. Briggs, ERW
Glenda Briggs, SR/WA, R/W-AMC, R/W-NAC
Erica Deer
Michael Powell
Shawntel Levine
Joseph Powell
Emanuel Marsenburg

References:

Gabriel Matos, Manager, Real Estate, Metropolitan Transit Authority of Harris County 1900 Main Street, Houston, TX 77002; Phone: 713-652-8006; Email: gm17@ridemetro.org

ACQUISITION SERVICES – HSR 14-14 ROW #7

California High-Speed Rail Authority, Sacramento, CA



As the most extensive public works project in California history, the California High-Speed Rail Project presents an unprecedented opportunity to demonstrate efficient right-of-way acquisition methods while at the same time delivering fair, equitable, and consistent treatment of those affected. BFS was fortunate to have provided services on this landmark project.

In 2015, BFS was selected as a primary ROW services consultant to the California High-Speed Rail Authority (HSRA) to provide land rights/property acquisition services and relocation assistance for properties in the affected right-of-way. BFS and our partners worked on the acquisition and relocation of 228 parcels in the central valley area in California.

Throughout the HSR Project's project, BFS worked closely with the HSRA to suggest ways to reduce cost and improve schedule performance. Some suggestions were implemented and have had material improvement, while others have been held up due to conflicting requirements of the many partner agencies involved in the HSR Project.

The scope of work included appraisal services, appraisal review services, negotiation services for property acquisition, relocation assistance services, title, and closing services, property management and disposal of property services, and title curative and condemnation support services as required for preparations for eminent domain filings. Appraisals and review appraisals were performed by BFS selected sub-consultants. Our initial role was to handle right-of-way coordination from Merced to Fresno.

Work performed by Briggs Field Services was managed by HSRA. Services were performed for 228 acquisitions and 12 residential and business relocation services, including condemnation support services and property disposal services on the project. All services were subject to review and approval by California High-Speed Rail Authority.

Services were provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended and all, state and local statutes, rules, and regulations pertaining to the acquisition and relocation assistance on right-of-way projects.

Relevance:
- Project Management
- Right of Entry
- Negotiations
- Acquisition
- Condemnation
- Escrow Support
- Environmental Services
- Title Services
- Review Appraisal
- Appraisal

Project Dates:
01/01/2015 – 10/31/2022

Key Staff Involved:
Kerry J. Briggs

Glenda Briggs, SR/WA
Fred Arnold
Thomas Zia, SR/WA
Linda Norwood
Emanuel Marsenburg
Glenda Briggs, SR/WA

References:
ROBERT ROSAS, JR., Deputy Director of Real Property, California High-Speed Rail Authority, 770 L St., Suite 800, Sacramento, CA 95814; Phone: 916-403-1128; Email: Robert.rosas@hsr.ca.go



COST PROPOSAL FOR
CITY OF EDINBURG, TEXAS

Submitted By: Briggs Field Services, Inc.
Project: RFQ Right-of-Way Acquisition Services Rotation – RFQ 2026-2
Date: July 14, 2026

Title	Year 1	Year 2	Year 3
Project Management and Administrative Services	3,500.00/Parcel	3,500.00/Parcel	3,500.00/Parcel
Title Research Services	1,200.00/Parcel	1,200.00/Parcel	1,200.00/Parcel
Acquisition Services	$4,500.00/Parcel	$4,800.00/Parcel	$4,800.00/Parcel
Condemnation Support Services	$3,600.00/Parcel	$3,600.00/Parcel	$3,600.00/Parcel
Relocation Services (Residential)	$8,500.00/Parcel	$8,500.00/Parcel	$8,500.00/Parcel
Relocation Services (Business)	$9,500.00/Parcel	$9,500.00/Parcel	$9.500.00/Parcel
Personal Property Relocation	$1,600/Unit	$1,600.00/Unit	$1,800.00/Unit
Closing Services	$800.00/Parcel	$800.00/Parcel	$800.00/Parcel
Appraisal Services			
Appraisal Review Services	$250.00/Hour	$250.00/Hour	$250.00/Hour
Utility Coordination Services	$1500.00/Parcel	$1500.00/Parcel	$1500.00/Parcel
Mileage Rate	Federal Rate	Federal Rate	Federal Rate
Recording Fees	At Cost	At Cost	At Cost

The above rates are open for review and discussion by Briggs Field Services and the City of Edinburg

By: _____

Name: Kerry J. Briggs

Date: July 14, 2026

INSURANCE

1. STATEMENT OF INSURANCE

The following is a list of current insurance carried by **BRIGGS FIELD SERVICES, INC.** (BFS), including coverage amounts, agent, and expiration dates.

Workers' Compensation and Employers Liability as required by statute. Employer liability coverage is to be carried for each accident of $1,000,000. Insurer: Hartford Fire & PC Affiliates. Expiration Date: 10/19/2024.

Automobile Liability for limits not less than $2,000,000 combined single limit for bodily injury and property damage for each occurrence. Coverage includes owned, non-owned, and hired automobiles. Insurer: Sentinel Insurance. Expiration Date: 12/08/2024.

Commercial General Liability for limits not less than $2,000,000 combined single limit for bodily injury, $1,000,000 property damage for each occurrence and not less than $4,000,000 aggregate. Coverage includes premises and operations liability, blanket contractual, broad form property damage, products, and completed operations and personal injury endorsements. Umbrella Excess Liability is $1,000,000 per occurrence and $1,000,000 aggregate. Insurer: Sentinel Insurance. Expiration Date: 12/08/2024.

Professional Liability Insurance provides coverage for acts, errors, or omissions committed or alleged to have been committed by agents arising out of the conduct of their professional practice. The coverage shall carry a project limit of $1,000,000 for each claim, $2,000,000 aggregate with a $10,000 deductible. Insurer: Underwriter at Lloyds. Expiration Date: 12/30/2024. The coverage shall have an extended reporting period of 2 years following the date of substantial completion of the project for reporting claims.

Certificates of Insurance shall be submitted before commencing the work, and 30 days notice shall be provided prior to any cancellation, except for 10-day notice with respect to non-payment of premium.

2. INSURANCE CLAIMS

BFS has never had any claim for professional omissions and/or errors. In addition, we have never had a workers' compensation claim due to an on-the-job accident. BFS has no past or pending lawsuits, civil judgments, and/or criminal convictions. We have never had any claim for professional omissions and/or errors.

BFS had positive feedback on over 99.6% of acquisitions; and performed 99.9% of acquisitions within budget and on time, which also included no litigations, no major dispute resolutions, no insurance claims, mediations, and/or arbitrations.

3. CERTIFICATE OF INSURANCE

BFS Certificates of Insurance (COI) to be furnished upon request.

112 E. Cano St., Edinburg, Texas 78539 | clfenterprise.com | (956) 433 - 2276

July 13, 2026

Via e-mail: lfuentes@cityofedinburg.com
ATTN: Lorena Fuentes
Finance Manager
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

Re: Statement of Qualifications
RFQ No. 2026-2 – Right-of-Way Acquisition Services

Dear Ms. Fuentes:

Right-of-way acquisition is successful when projects move forward without unnecessary delays, property owners are treated professionally, and acquisition files withstand public and regulatory scrutiny. Caso Law Firm, PLLC dba CLF Enterprise ("CLF") has built its practice around that objective.

As an Edinburg-based firm, CLF understands the unique infrastructure, utility, and transportation challenges facing the City and the importance of acquiring property interests efficiently while maintaining public confidence and protecting project schedules. Our team combines experienced right-of-way professionals, attorneys, title specialists, project managers, and technical personnel to provide comprehensive acquisition support for municipal, state, and federally funded infrastructure projects.

CLF's experience closely aligns with the services identified in this solicitation, including right-of-way acquisition, temporary construction easements, utility easements, title coordination, appraisal coordination, project management, and acquisition support for transportation and public infrastructure improvements. Our objective is to provide the City with a disciplined acquisition process that reduces project risk, maintains regulatory compliance, and delivers complete, well-documented acquisition files.

The primary point of contact for this Statement of Qualifications is:

Jose Luis Caso
General Manager
Caso Law Firm, PLLC dba CLF Enterprise
112 E. Cano Street
Edinburg, Texas 78539
Office: (956) 433-2276
Cell: (956) 607-3055
Email: jcaso@clfenterprise.com

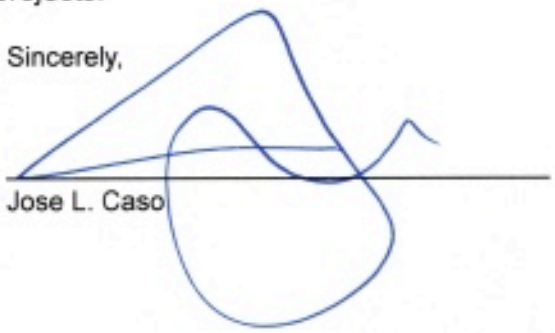
Mr. Caso is authorized to represent CLF in all matters relating to this procurement and to negotiate and execute contractual agreements on behalf of the firm.

Addenda

CLF acknowledges that no addenda had been issued as of the date this Statement of Qualifications was submitted.

We appreciate the opportunity to be considered for inclusion on the City's roster of qualified right-of-way consultants. Should CLF be selected, we are prepared to immediately support the City's acquisition needs with experienced personnel, established project management procedures, and responsive local service. We look forward to the opportunity to partner with the City of Edinburg in the successful delivery of its current and future capital improvement projects.

Sincerely,



Jose L. Caso

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RFQ Requirements Crosswalk: Demonstrated Experience Aligned to the City's Needs

City of Edinburg Requirement	CLF Demonstrated Capability	Representative Experience	Benefit to the City
Right-of-Way Acquisition for City Projects	Full-service acquisition management including title review, owner outreach, negotiations, document preparation, and closing coordination.	City of McAllen – 60 parcels; Cameron County Drainage District No. 6 (CCDD6) – 60+ parcels; CBP multi-state acquisition program (55 active parcels).	Proven acquisition processes reduce project delays while maintaining complete documentation.
Temporary Construction Easements (TCEs)	Negotiation and acquisition of temporary construction easements supporting transportation, utility, and drainage improvements.	TxDOT-funded Bentsen Road Expansion; Cameron County drainage improvements.	Familiarity with temporary easement requirements minimizes construction impacts and expedites project delivery.
Turn Lane & Intersection Improvements	Experience supporting roadway widening, corridor improvements, and partial acquisitions associated with transportation projects.	$20.2M City of McAllen Bentsen Road Expansion (TxDOT-funded).	Experience with transportation corridors helps maintain design and construction schedules.
Utility Easements & Underground Utility Projects	Acquisition of permanent and temporary easements for utility, drainage, and public infrastructure projects with multi-agency coordination.	CCDD6; Hidalgo County infrastructure projects; TWDB-supported projects.	Integrated coordination reduces conflicts among utilities, engineers, surveyors, and property owners.
City Representation for Easements Across City-Owned Property	Legal review, title coordination, negotiation support, and document preparation for easement transactions.	In-house legal team experienced in easements, title issues, and governmental real estate transactions.	Single accountable team reduces delays caused by outside legal referrals.

City of Edinburg Requirement	CLF Demonstrated Capability	Representative Experience	Benefit to the City
Appraisal Coordination	Coordinates licensed appraisers, reviews appraisal packages, integrates valuation into acquisition workflow, and supports negotiations.	Multi-state CBP acquisition program utilizing Texas-licensed, USPAP and Yellow Book qualified appraisal resources.	Ensures appraisal activities support timely negotiations and defensible acquisitions.
Escrow & Title Coordination	Title review, escrow coordination, curative actions, closing support, and recording coordination.	Municipal, county, and federal acquisition programs supported by experienced title and escrow specialists.	Early identification of title issues reduces closing delays and protects project schedules.
Project Management & Administrative Services	Parcel tracking, milestone reporting, meeting attendance, quality assurance, document control, and executive oversight.	Standardized workflows currently supporting federal, county, and municipal acquisition programs.	Provides the City with complete visibility into project status while reducing administrative burden.
Federal & State Funded Capital Improvement Projects	Working knowledge of URA, 49 CFR Part 24, FHWA, TxDOT, HUD, FEMA, TWDB, and federal documentation requirements.	Current CBP program; City of McAllen; Cameron County DD6; Hidalgo County.	Supports compliance with funding requirements while maintaining audit-ready project records.
Responsive Local Support	Headquarters located within the City of Edinburg with experienced project managers and legal support available locally.	Edinburg headquarters with scalable staffing and executive oversight.	Immediate availability for meetings, property owner outreach, and changing project priorities.

Firm Qualification and Experience

A Five-Year Record of Timely, Government-Focused Right-of-Way Acquisition

CLF Enterprise has delivered right-of-way acquisition, eminent domain support, and real estate services for governmental clients across Texas continuously over the past five years, with a demonstrated record of meeting schedule and funding-cycle deadlines on projects ranging from single-agency task orders to multi-state federal programs. Representative engagements from this period include:

- U.S. Customs and Border Protection, Office of Facilities and Asset Management (April 2026–present):

  Currently supporting a multi-state federal acquisition program encompassing 55 active parcels across four states and 15 Border Patrol Station locations, using standardized acquisition workflows and dual-level quality review The program is built on standardized, audit-ready workflows and dual-level document review, and demonstrates CLF's ability to manage disciplined acquisition schedules at multi-state scale, which is the same operational model the firm would bring to the City's on-call program.

- City of McAllen / Bentsen Road Expansion (2024–present):

  Legal counsel and right-of-way acquisition support for a $20.2M TxDOT-funded transportation corridor project involving 60 parcels. CLF has achieved a 95% voluntary acquisition rate with zero trial escalations, keeping the project on the TxDOT 2025–2028 STIP schedule.

- Cameron County Drainage District No. 6 (2022–present)

  Right-of-way acquisition for a $40M bond- and grant-funded drainage capital improvement program, including $22.5M in easement acquisitions across 60+ parcels and negotiations with more than 50 property owners. The engagement coordinated HUD, FEMA, and TWDB funding streams and met all drawdown deadlines without trial escalation.

- Hidalgo County General Counsel & Eminent Domain Support (2019–present)

  Support for over 100 eminent domain matters tied to DOT- and FHWA-funded road expansion projects, executed without adverse findings or disputes.

- TxDOT Federal Infrastructure Bond Acquisition:

  Real estate acquisition in connection with a $150M bond issuance, covering more than 200 acres, with all phases delivered on time and within budget.

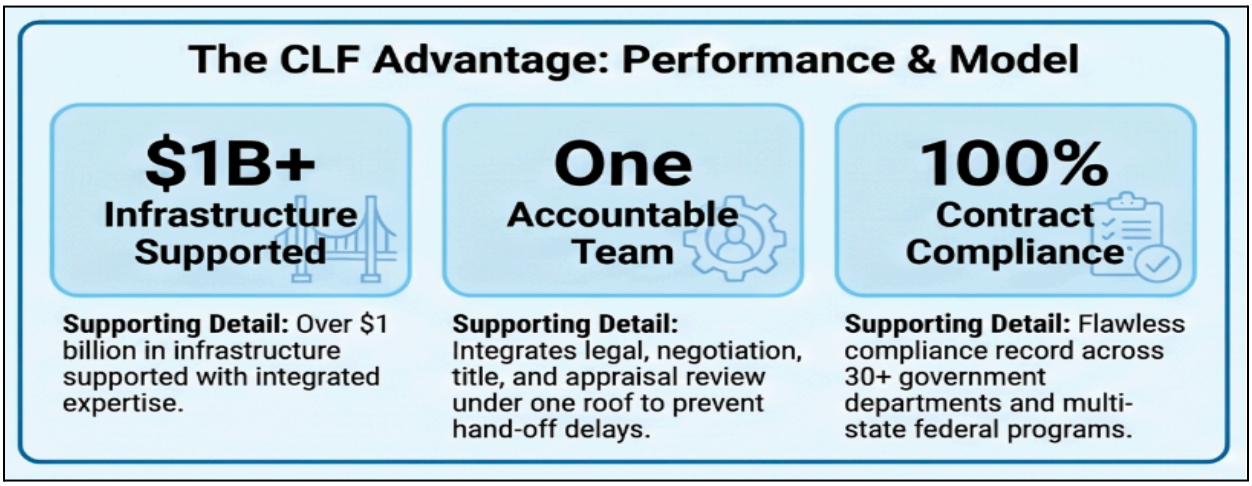
- U.S. Army Corps of Engineers, (May 2026–present):

  Awarded Nationwide Multiple Award Task Order Contract (MATOC) for Real Estate Title Services, requiring the development of standardized processes for title services, document management, quality assurance, and nationwide project coordination. This federal contract requires the same disciplined project controls, document quality standards, and multi-party coordination directly applicable to the City of Edinburg's right-of-way acquisition, easement, and title coordination requirements.

Across these engagements, CLF's acquisition files have consistently met funding-agency documentation and drawdown deadlines, and the firm has never defaulted on a contract or missed a deliverable due to capacity or financial constraints. This history reflects a governmental-client focus and a repeatable delivery discipline directly applicable to the City's Right-of-Way Acquisition Services program.

What Sets CLF Apart

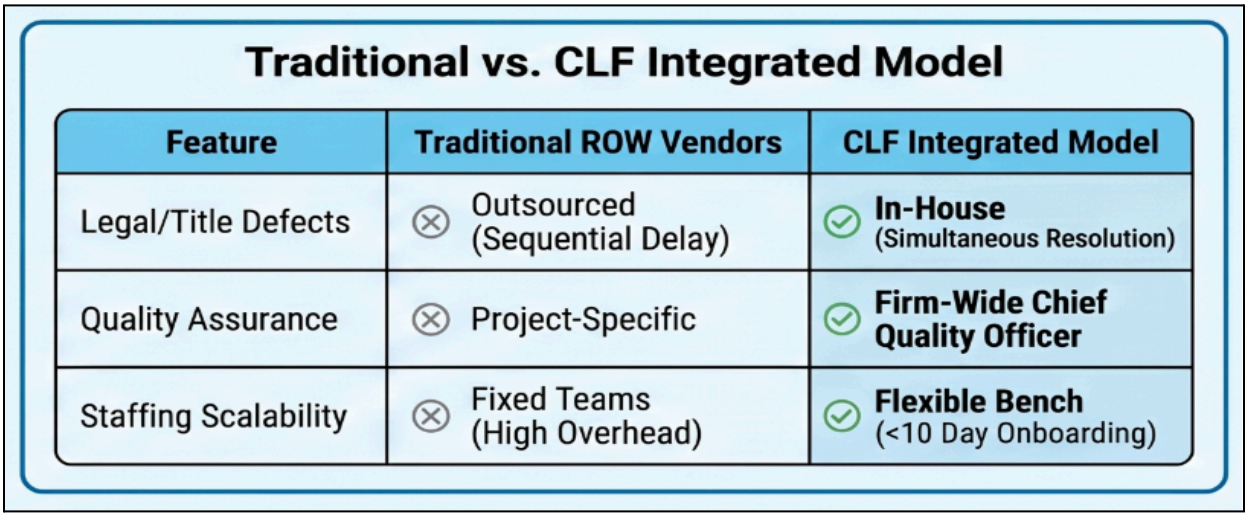
CLF Enterprise is uniquely positioned to serve the City because it is not a single-discipline vendor. CLF is the government-facing consulting division of Caso Law Firm, PLLC, and integrates legal counsel, right-of-way negotiation, title and escrow coordination, appraisal review, project management, and quality assurance under one accountable team. Where many right-of-way consultants must hand off title defects, probate issues, or condemnation questions to outside counsel — introducing delay and additional cost — CLF resolves these issues internally, without disrupting acquisition momentum.



- Integrated legal capability: title defects, heirship issues, easement conflicts, and condemnation-readiness questions are evaluated in-house by licensed Texas attorneys as part of the acquisition workflow, not as a separate, sequential process.
- Certified small and minority-owned business: CLF holds active SBA 8(a) certification and Texas HUB certification, and is Hispanic American-owned, supporting the City's small- and minority-business participation objectives.
- Proven multi-agency, multi-funding-source compliance experience: CLF's team applies working knowledge of the Uniform Relocation Act (URA), 2 CFR Part 200, 49 CFR Part 24, FHWA and TxDOT protocols, and Texas statutory acquisition requirements across TxDOT, HUD, FEMA, TWDB, and CBP-funded programs — directly relevant to the federally and state-funded capital improvement projects anticipated under this RFQ.
- Dedicated quality assurance function: a firm-wide Chief Quality Officer oversees a multi-stage, ISO-informed review process (ISO 9001/14001/45001-aligned) applied to every deliverable, producing audit-ready acquisition files rather than drafts requiring City rework.
- Scale without loss of responsiveness: CLF currently manages a multi-state federal acquisition program supporting CBP across four states while continuing to deliver municipal and county level ROW work throughout South Texas demonstrating the operational discipline to serve the City's program without competing priorities compromising service.

Office Location Providing Services

Services under this contract will be provided from CLF Enterprise's headquarters at 112 E. Cano Street, Edinburg, Texas 78539 — located within the City of Edinburg itself. This local presence allows CLF's project managers and acquisition specialists to attend City meetings, meet with property owners, and respond to shifting priorities without the travel



time or coordination delays associated with firms managing the City's projects from outside the region.

Approach to Part-Time Staffing for Smaller Assignments

The City's on-call structure will generate assignments that vary widely in size and duration, from a single easement negotiation to a multi-parcel corridor acquisition. CLF's staffing model is built for exactly this kind of variability. Rather than maintaining a single fixed project team, CLF assigns a small core team — typically a project manager and lead negotiator — to every task order, and draws on the firm's established bench of pre-screened, contract-ready right-of-way agents, title/escrow specialists, paralegals, and technical writers to scale up or down as the assignment requires.

This bench is not hypothetical: it is the same staffing augmentation capability CLF currently provides to more than 30 local government departments, with 100% contract compliance across all temporary staffing engagements and an average onboarding time of under 10 business days. For smaller City assignments, this allows CLF to deploy part-time or task-specific personnel — for example, a single negotiator and a title coordinator — without the overhead of a full standing project team, keeping the City's cost structure proportional to the size of each task order while preserving the same quality-control and reporting discipline applied to CLF's largest programs.

Project Metrics & Agency Success

Client Project	Impact/Scale	Outcome
City of McAllen	**$20.2M** TxDOT Corridor	**95%** Voluntary Rate; No trial escalations
Cameron County DD6	**$40M** Drainage Program	**60+** Parcels; Met all HUD/FEMA deadlines
U.S. Customs & Border	**4**-State Federal Program	**55+** Active parcels across 15 locations

Team Member Qualifications and Experience

CLF Enterprise has assembled a core team for this contract that mirrors the service categories identified in the RFQ's Scope of Services - negotiation and acquisition, escrow and title coordination, project management/administrative support, and appraisal coordination - supplemented by executive-level legal oversight and firm-wide quality assurance. Each team member's relevant experience is summarized below.

Jose Luis Caso - General Manager

Proposed Role: Executive Sponsor and Senior Legal Advisor - complex acquisition strategy, condemnation-readiness review, and contract-level accountability to the City

Education: J.D., University of Texas School of Law; B.A. Political Science & Philosophy, Rice University

Licensing: Licensed to practice law in the State of Texas and the District of Columbia

Relevant Experience:

- Manages a 12-person team that has delivered more than $1 billion in infrastructure-related legal and acquisition work, and has served as General Counsel and Special Counsel to multiple governmental entities.
- Recognized statewide as a subject-matter expert in complex, multi-agency TxDOT coordination; presented a continuing legal education session to more than 200 Texas city attorneys in June 2024.
- Prior Chief of Staff for Hidalgo County Precinct 4, overseeing 120 employees across Road & Bridge, Drainage, Parks, and Sanitation - direct county government operations experience relevant to the City's public-works coordination needs.
- Provides final legal sign-off within CLF's quality-assurance process on every deliverable, and holds signature authority to bind the firm to the resulting contract.

Carlos Jasso - Project Manager / Lead Right-of-Way Specialist

Proposed Role: Project Manager - primary point of contact for task-order coordination, parcel tracking, and City reporting

Education: B.A. Finance, University of Texas–Pan American

Relevant Experience:

- Over 20 years of experience support government projects, with hundreds of successful acquisitions completed across transportation, drainage, water, and infrastructure projects at the federal, state, and local levels.

- Currently serves as Project Manager at Caso Law Firm, PLLC, coordinating multi-stakeholder real estate projects and resolving field issues to maintain acquisition schedules.
- Direct alignment with the RFQ's Project Management and Administrative Services requirement (Section 4.1.D): meeting attendance, stakeholder consultation, and parcel-level tracking.

Diana Villarreal - Senior Title & Escrow Specialist

Proposed Role: Title and Escrow Coordination Lead

Education: A.A.S., Del Mar College

Relevant Experience:

- Over 20 years of experience in real estate transactions, escrow, underwriting, and multi-party title resolution for public infrastructure projects, including prior work with TxDOT, the Texas General Land Office, CoBank, and TWDB.
- Manages CLF's real estate closings, title searches, and closing logistics, and has prepared HUD-1 Settlement Statements and negotiated closing terms across multiple stakeholders.
- Directly aligned with the RFQ's Escrow and Title Coordination Services requirement (Section 4.1.C).

Richard A. Cantu - Senior Attorney

Proposed Role: Legal Support for Negotiation, Title Resolution, and Closing

Education: J.D., Texas Southern University, Thurgood Marshall School of Law; B.A. Political Science, Texas A&M University

Licensing: State Bar of Texas, active since 1996

Relevant Experience:

- Nearly three decades of South Texas real estate transactional and litigation experience, including residential, commercial, and farm & ranch transactions from contract through closing, real estate financing, and real property litigation.
- Provides in-house legal resolution of title defects, boundary disputes, and closing issues without the delay of engaging outside counsel - supporting both the Negotiation Services (Section 4.1.B) and Escrow and Title Coordination Services (Section 4.1.C) requirements.

Lee Reyes - Director, Administrative & Paralegal Services

Proposed Role: Project Administration, Document Control, and Deadline Tracking

Education: B.A. Government (Language Citation in French), Harvard University

Relevant Experience:

- Directs office workflows, electronic filing of real estate transaction documents, and case-load management for CLF's right-of-way and eminent domain matters.
- Prior legislative experience managing high-volume document review and stakeholder correspondence for the Texas House of Representatives.
- Serves as narrative/technical reviewer within CLF's quality-assurance process, supporting the administrative tracking, correspondence, and documentation components of Section 4.1.D.

Martin Walker - Chief Quality Officer

Proposed Role: Quality Assurance Oversight for All Contract Deliverables

Education: M.B.A., Saint Leo University; B.S. Liberal Studies, Excelsior University

Certifications: Project Management Certificate (Google); ISO 9001/14001/45001-informed quality management expertise

Relevant Experience:

- Oversees CLF's firm-wide quality management program, applying a multi-stage, ISO-informed review process to all documentation, correspondence, and reporting.
- Prior federal experience overseeing real estate and asset management for a U.S. Maritime Administration facility, and 20 years as a U.S. Coast Guard officer conducting investigations, root-cause analysis, and interagency regulatory coordination.
- Ensures every acquisition file and City deliverable under this contract meets a consistent, audit-ready standard before submission.

Appraisal Coordination Resources

CLF Enterprise will provide senior appraisal services through Leonel Garza III, a Texas State Certified General Real Estate Appraiser (License No. TX-1328375-G) with more than 30 years of appraisal experience and over 20 years specializing in right-of-way valuation, eminent domain, and condemnation support. Mr. Garza has provided expert testimony in local, state, and federal courts and has participated in more than 500 eminent domain hearings. His experience includes the valuation of commercial, agricultural, industrial, governmental, and right-of-way properties, as well as appraisal review, litigation support, and complex easement acquisitions.

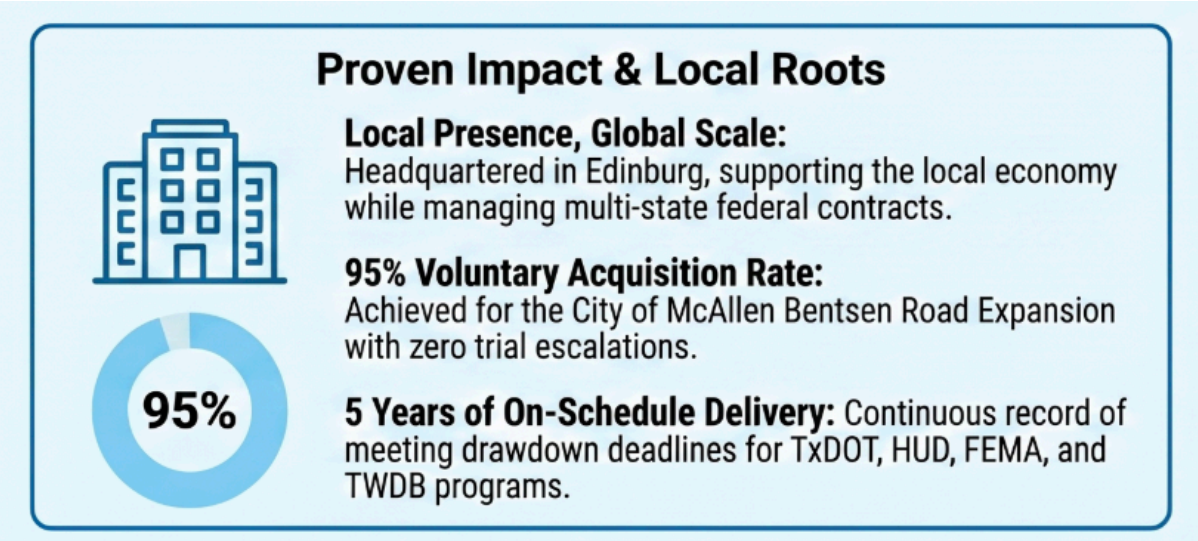
Recognizing the RFQ's requirement that appraisal services be performed by professionals licensed and/or certified under the Texas Appraiser Licensing and Certification Act (Texas Occupations Code, Chapter 1103), CLF also maintains an extensive network of Texas-licensed, USPAP- and Yellow Book-qualified senior appraisers available to support contract requirements as workload, geographic location, or specialized property types require. This proven network enables CLF to rapidly

mobilize additional appraisal resources while maintaining consistent quality and technical oversight.

This approach provides the City with a highly experienced lead appraiser while ensuring immediate access to additional senior-level appraisal expertise when needed. CLF can scale appraisal resources to meet the size, schedule, and complexity of each assignment while ensuring every appraisal is completed by a professional holding the licenses and certifications required by applicable law. License and certification documentation for the specific appraiser(s) assigned to each task order will be provided to the City upon assignment.

Scalable Support Staff

In addition to the core team above, CLF will draw on its broader bench of right-of-way agents, title/escrow specialists, and paralegals - the same staffing pool used to support 30+ local government departments - to provide part-time or task-specific personnel for smaller assignments, as described in CLF's response to Section 4.2, Item 2 (Firm Qualification and Experience). Executive oversight and contract authority rest with Managing Partner Jose Luis Caso, who leads a 12-person team delivering over $1 billion in infrastructure-related legal and acquisition work and is recognized statewide as a subject-matter expert in complex multi-agency TxDOT coordination.



Insurance

Types and Amounts of Insurance Carried

CLF Enterprise maintains active Professional Liability, Commercial General Liability, and Workers' Compensation/Employer's Liability coverage, each of which meets or exceeds the applicable limits set forth in Section 3.2 of the RFQ. CLF will provide a current Certificate of Insurance naming the City of Edinburg as Additional Insured in accordance with RFQ Section 5.3, and will bind Automobile Liability and City's Protective Liability coverage — the two lines required under Section 3.2 that are not yet reflected on the firm's current certificate — prior to submission.

Coverage	Amount / Limit	Status vs. RFQ Requirement	Carrier / Policy #
Professional Liability	$2,000,000 each claim / $2,000,000 aggregate ($10,000 aggregate deductible)	Active. Not a Section 3.2 mandatory line, but disclosed per RFQ Section 4.2, Item 5.	Texas Lawyers' Insurance Exchange, Policy 01388L07 (eff.1/16/2026–1/16/ 2027)
Commercial General Liability	$1,000,000 each occurrence; $2,000,000 general aggregate; $2,000,000 products/completed ops aggregate; $100,000 damage to rented premises; $5,000 medical.	Meets/exceeds RFQ Section 3.2 minimum ($250k/person–$500k/occurrence BI; $100k/occ–$100k agg or $500k CSL property damage). Policy uses combined per-occurrence/aggregate limits rather than split BI/PD sublimits — functionally equivalent coverage; confirm equivalency language with Legal if the City requests split limits.	Covington Specialty Insurance Company, Policy VBB180747 (eff.7/16/2025–7/16/2026)
Comprehensive Auto Liability	$100,000/person–$500,000/occurrence BI; $100,000/occ–$100,000 agg or $500,000 CSL property damage.	RFQ Section 3.2 requires $100,000/person–$500,000/occurrence BI; $100,000/occ–$100,000 agg or $500,000 CSL property damage.	Progressive Insurance Company, Policy 867675888 (eff.7/2/2022–1/2/ 2027)
Worker's Compensation / Employer's Liability	E.L. Each Accident: $1,000,000; E.L. Disease–Each Employee: $1,000,000; E.L. Disease–Policy Limit: $1,000,000	Meets/exceeds RFQ Section 3.2 minimum ($100,000/accident; $100,000/employee–$500,000 policy limit disease).	Texas Mutual Workers Compensation Insurance, Policy 0002031779 (eff. 5/14/2025–5/14/2027)

Coverage	Amount / Limit	Status vs. RFQ Requirement	Carrier / Policy #
City's Protective Liability	Will provide upon award.	Will provide $250,000/person–$500,000/occurrence BI; $100,000/occ–$100,000 agg or $500,000 CSL property damage. Non-standard line; typically added by endorsement to the GL policy.	Pending Award

Insurance Claims History

CLF Enterprise has not filed or had any insurance claims made against the firm within the past five (5) years.

Professional Services Agreement

CLF Enterprise confirms that it has read the City of Edinburg's Professional Services Agreement provided for reference under RFQ Section 5.4.10. CLF confirms that, if selected, the firm will meet the prerequisite insurance requirements set forth in Section 3.2 of the RFQ prior to the commencement of any services under the resulting agreement. CLF Enterprise agrees, if selected, to enter into the City's Professional Services Agreement.

Why CLF: Integrated Right-of-Way Excellence for the City of Edinburg

CLF Enterprise, an Edinburg-based firm, integrates legal counsel with right-of-way (ROW) acquisition to eliminate project delays, providing a disciplined, "**one accountable team**" approach for complex municipal and federal projects.

Presentation

CLF Enterprise

Right-of-Way Acquisition Services

Statement of Qualifications — RFQ 2026-2 | City of Edinburg

Caso Law Firm, PLLC dba CLF Enterprise
112 E. Cano St.
Edinburg, TX 78539

WHY CLF

One accountable team pairing in-house legal counsel with disciplined right-of-way acquisition delivery.

$1B+	250+	100+	30+
Infrastructure supported	Real estate closings	Eminent domain matters	Government agencies staffed

CLF Enterprise is the government-facing consulting division of Caso Law Firm, PLLC — an Edinburg-based, SBA 8(a) firm delivering right-of-way acquisition, title coordination, appraisal review, and project management for municipal, state, and federal clients across Texas.

CLF Enterprise

TRACK RECORD

Five consecutive years of on-schedule delivery for government clients.

2019

Hidalgo County

General counsel & eminent domain — 100+ matters

2022

Cameron County DD6

$40M drainage program, 60+ parcels

2024

City of McAllen

$20.2M TxDOT corridor, 95% voluntary rate

Apr 2026

U.S. Customs & Border Protection

4-state federal acquisition program

May 2026

U.S. Army Corps of Engineers

Nationwide title services MATOC

Across these engagements, CLF's acquisition files have consistently met funding-agency documentation and drawdown deadlines — the firm has never defaulted on a contract or missed a deliverable due to capacity or financial constraints.

CLF Enterprise

One accountable team — not a hand-off between vendors.

Integrated legal capability

Title defects, heirship issues, and condemnation-readiness questions are evaluated in-house by licensed Texas attorneys — not a separate, sequential process.

Certified small & minority-owned business

Active SBA 8(a) and Texas HUB certification; Hispanic American-owned.

Multi-agency compliance expertise

Working knowledge of URA, 2 CFR Part 200, 49 CFR Part 24, FHWA and TxDOT protocols across TxDOT, HUD, FEMA, TWDB, and CBP-funded programs.

Dedicated quality assurance function

A firm-wide Chief Quality Officer applies a multi-stage, ISO-informed review to every deliverable.

Scale without loss of responsiveness

Manages a 4-state federal acquisition program while continuing to deliver municipal- and county-level ROW work across South Texas.

CLF Enterprise

LOCAL PRESENCE

Headquartered inside the City of Edinburg.

112 E. Cano Street

Edinburg, Texas 78539

Located within the City of Edinburg itself — not a satellite office serving the region from elsewhere.

Employing 11 people from the RGV - CLF's annual payroll supports nearly $1 million in regional economic activity based on commonly used regional economic multipliers for professional services.

- Project managers and acquisition specialists attend City meetings in person
- Direct, in-person meetings with property owners across the City
- Rapid response to shifting priorities without inter-regional travel time
- No coordination delays associated with firms managing projects from outside the region

CLF Enterprise

TEAM

A six-person core team spanning legal, acquisition, title, and quality assurance.

Jose Luis Caso

General Manager

Executive sponsor & senior legal advisor; 12-person team, $1B+ delivered

Carlos Jasso

Project Manager

20+ years ROW services; 50+ successful acquisitions

Diana Villarreal

Title & Escrow Lead

20+ years title/escrow for public infrastructure projects

Richard A. Cantu

Senior Attorney

Nearly 3 decades of South Texas real estate transactions

Lee Reyes

Admin & Paralegal Director

Document control, deadline tracking, QA narrative review

Martin Walker

Chief Quality Officer

ISO-informed QA oversight for every deliverable

CLF Enterprise

STAFFING MODEL

A core team plus an on-demand bench, sized to each task order.

Core Team

Project manager + lead negotiator assigned to every task order

Established Bench

Pre-screened ROW agents, title/escrow specialists, paralegals, technical writers

Right-Sized Delivery

From a single easement negotiation to a multi-parcel corridor acquisition

30+

Local government departments staffed

100%

Contract compliance across all engagements

<10 days

Average onboarding time

CLF Enterprise

Licensed appraisal resources matched to each assignment.

CLF draws on an established network of Texas-licensed, USPAP- and Yellow Book-qualified appraisal professionals — the same network mobilized under CLF's current CBP acquisition contract — ensuring every appraisal performed under this contract meets the Texas Appraiser Licensing and Certification Act (Tex. Occ. Code Ch. 1103).

Right-sized

Appraisal resources matched to the size, location, and complexity of each City task order

Fully licensed

Every appraisal completed by an individual holding licenses required under applicable law

Documented

License documentation provided to the City upon assignment of each task order

CLF Enterprise

INSURANCE

Coverage structured to meet or exceed the City's requirements.

Professional Liability	$2,000,000 each claim / $2,000,000 aggregate	**Active**
Commercial General Liability	$1,000,000 per occurrence / $2,000,000 aggregate	**Meets/Exceeds**
Workers' Comp / Employer's Liability	$1,000,000 across all EL sublimits	**Meets/Exceeds**
Auto Liability & City's Protective Liability	To be bound prior to contract execution, per RFQ Section 3.2	**In Progress**

CLF Enterprise

CERTIFICATIONS

Certified, registered, and ready to contract.

SBA 8(a)

Active certification

SAM.gov

Active registration

CAGE 8CRC4

Federal contracting ID

UEI FFYZPFAKEJJ5

Unique Entity ID

Caso Law Firm, PLLC dba CLF Enterprise is a Hispanic American-owned Texas professional limited liability company, headquartered in Edinburg, Texas.

CLF Enterprise

Ready to support the City's acquisition program from day one.

CLF Enterprise looks forward to the opportunity to partner with the City of Edinburg on the successful delivery of its current and future capital improvement projects.

CLF Enterprise

Jose Luis Caso

General Manager, CLF Enterprise

(956) 607-3055

jcaso@clfenterprise.com

112 E. Cano St., Edinburg, Texas 78539

Required Forms

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- Texas Local Government Code Chapter 171.004
- City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date:
07/14/2026

Company/Vendor Name:
CLF Enterprise

Printed Name and Title:
Jose L. Caso, General Manager

Authorized Signatory:

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Not Applicable

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 CLF Enterprise

Jose Luis Caso

Name of signatory

Signature

07/14/2026

Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/14/2024

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: CLF Enterprise
(Full, correct legal name)

- Address: 112 E. Cano St.
  Edinburg, TX . 78539
- Telephone/Fax: (956) 433-2276/(956) 306-6930
- Email address: jcaso@clfenterprise.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

   Yes____ No_X_

3. Is your Company authorized and/or licensed to do business in Texas? Yes_X_ No____

X

4. Where is the Company's corporate headquarters located? Edinburg, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes_X_ No____

   b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? 14 (years) 5 (months)

   c. State the number of full-time employees at the Edinburg office. 11

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?

   Yes____ No_X_

   If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

   Name: Jose L. Caso
   Address: 112 E. Cano St.
   Telephone: (956) 433-2276
   Fax: (956) 306-6930
   Email: jcaso@clfenterprise.com

8. Surety Information

   Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
   Yes ( ) No (X).
   If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
Caso Law Firm, PLLC

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Jose L. Caso, the undersigned representative of

CLF Enterprise, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Jose L. Caso

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Jose L. Caso, the undersigned representative of

CLF Enterprise, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Jose L. Caso

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Jose L. Caso, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of CLF Enterprise (Company), the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title General Manager

Subscribed and sworn to me this ____ day of July 20 26.

By: Jose Luis Caso, General manager.

Notary Public Diana Villarreal

DIANA VILLARREAL
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/10/29
NOTARY ID 2077022

SENATE BILL 19 VERIFICATION

I, Jose L. Caso, the undersigned representative of

CLF Enterprise, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Jose L. Caso

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

ACKNOWLEDGEMENT OF
CERTIFICATE OF INTERESTED PARTIES (Form 1295)

CERTIFICATE OF INTERESTED PARTIES (Form 1295) In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

X Yes □ No

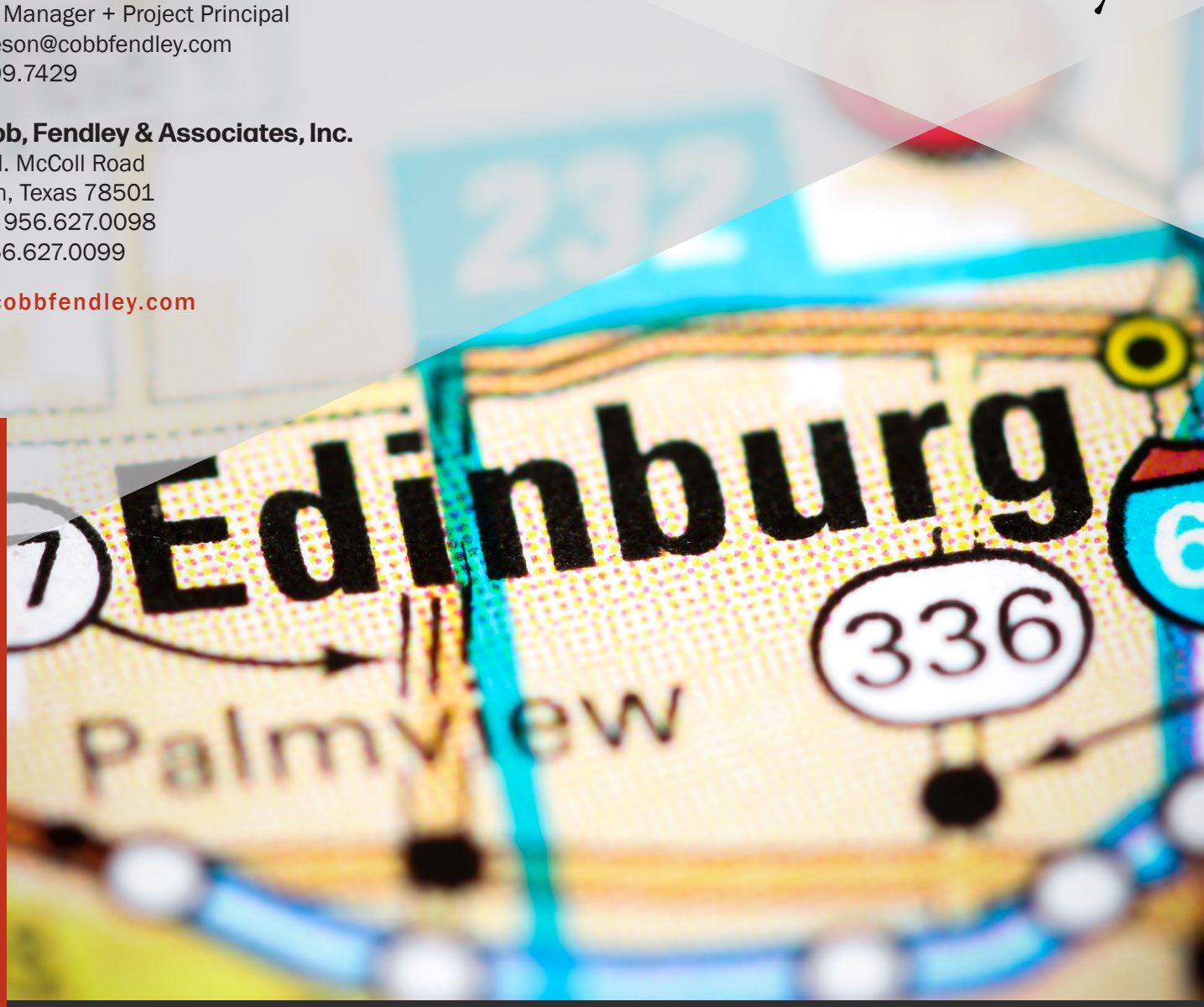
CLF Enterprise understands that a Form 1295 will be required upon award.

Point of Contact:
Josh Canuteson, SR/WA, R/W-NAC
Project Manager + Project Principal
jcanuteson@cobbfendley.com
972.499.7429

Cobb, Fendley & Associates, Inc.
2616 N. McColl Road
McAllen, Texas 78501
Phone: 956.627.0098
Fax: 956.627.0099

www.cobbfendley.com

CobbFendley



Statement of Qualifications

City of Edinburg

Right of Way Acquisition Services
RFQ 2026-2

ELECTRONIC SUBMITTAL

July 14, 2026 | 3:00 PM

CobbFendley

Infrastructure solutions to move you from concept to completion.

1. Transmittal Letter

City of Edinburg
Attn: Mardoqueo Hinojosa | City Engineer
Submitted via OpenGov

July 14, 2026

RE: Request for Qualifications No. 2026-2 | Right of Way Acquisition Services

Members of the Selection Committee:

Cobb, Fendley & Associates, Inc. (CobbFendley) is pleased to submit our qualifications for consideration for the Right of Way (ROW) Acquisition Services solicitation. We offer comprehensive ROW services, including critical support functions, which allows us to provide a seamless client experience to the City. CobbFendley is presenting qualifications for the following categories: **Appraisal Services**, **Negotiation Services**, **Escrow and Title Coordination Services**, and **Project Management and Administrative Services**. In addition, we are partnering with local appraiser, **Leonel Garza, Jr. & Associates, LLC.**, to provide **Appraisal Services**. **Mr. Garza's firm is licensed in accordance with the Texas Appraisal Licensing and Certification Act** as per the RFQ requirements.

As **Project Manager and Project Principal, I, Joshua "Josh" Canuteson, SR/WA, R/W-NAC**, have a detailed understanding of the process and nuances of acquisition of private property rights for public projects across Texas, as well as a keen understanding of the criticality of working collaboratively with multiple landowners, agencies, attorneys, and design firms toward the common goal of bringing infrastructure to growing communities. Through my experience and commitment, I will lead an exemplary and comprehensive team of professionals who combine a diverse base of experience with the appropriate depth of expertise to successfully deliver ROW projects to the City of Edinburg in a timely manner.

With **46 years** of experience serving municipalities across Texas, and specifically in the Central and South Texas Regions, CobbFendley has the available staff, expertise, and experience to provide these services to the City of Edinburg. We have served on several rotation lists and local on-call contracts with the cities of **Edinburg**, Corpus Christi, Austin, Converse, San Marcos, New Braunfels, Round Rock, Lago Vista, and Pflugerville, as well as the Guadalupe-Blanco River Authority. We consider our role of providing ROW services as an opportunity to partner with and serve the communities where we live and work.

Members of this team have extensive experience working throughout the Rio Grande Valley and have developed a deep appreciation for the region's character and the unique qualities of communities such as the City of Edinburg. Through years of delivering projects across Hidalgo County and the surrounding area, our team has gained valuable insight into the local needs, priorities, and expectations that contribute to successful project delivery. This understanding, combined with our commitment to our clients, drives us to provide exceptional service and high-quality results on every project.

In summary, CobbFendley has assembled a team that is ready, capable, and enthusiastic to work with the City of Edinburg. We look forward to the opportunity to continue serving the City. As an **Officer of CobbFendley**, I am **authorized to bind the company in a contract**, and will serve as the **primary person responsible** for any resulting contract with the City. We acknowledge that addenda have not been published or received at the time of submittal.

Sincerely,

Joshua Canuteson

Josh Canuteson, SR/WA, R/W-NAC
Vice President | Project Manager + Project Principal
jcanuteson@cobbfendley.com | 972.499.7429

2. Firm Qualification + Experience

The CobbFendley Difference

ABOUT OUR FIRM

Cobb, Fendley & Associates, Inc. (CobbFendley) is a nationally recognized **infrastructure solutions** firm with a regional focus and a commitment to excellence. Founded in 1980, the firm provides **integrated services** across the full project lifecycle, from planning and design through construction and delivery.

Since 1994, CobbFendley has delivered **comprehensive ROW acquisition and project management services** for a wide range of clients across Texas and beyond, including cities, such as the City of Edinburg, counties, utility providers, and contractors. Over three decades, CobbFendley has successfully completed **more than 500 land acquisition projects** in a timely manner, ranging from multi-million-dollar urban infrastructure programs involving hundreds of landowners to single parcel acquisitions for local utility improvements.

Our qualified ROW professionals are **Licensed Real Estate Agents and Brokers** *(Texas Real Estate Commission (TREC) Firm License No. 602081)*. Their experience spans every phase of the ROW process, from initial project planning through final acquisition and relocation.

Comprehensive Services

CobbFendley has extensive experience providing land and easement acquisition services in accordance with the **Uniform Relocation Assistance and Real Property Acquisition Policies Act** (the Uniform Act) and applicable federal and local policies. Our in-house ROW professionals routinely:

- Collaborate with surveyors and design teams to develop clear and efficient ROW plans
- Conduct preliminary route studies to minimize relocations and unnecessary acquisitions
- Manage project appraisers and oversee acquisition and relocation activities
- Coordinate with and assist legal consultants during the condemnation process

From the outset of each project, CobbFendley develops and maintains **legally defensible acquisition procedures** to expedite schedules and reduce condemnations. Our land acquisition team is experienced in various aspects of ROW and easement acquisition and diligently pursues completion of required activities for timely project delivery. Our expertise includes:

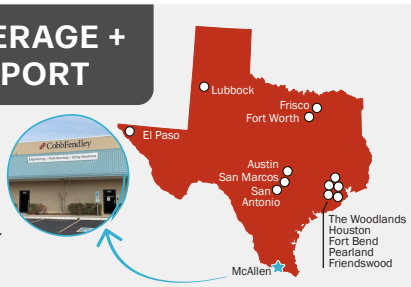
- Market Analysis
- Management of Appraisal Services
- Escrow + Title Coordination Services
- Project Management + Administrative Services
- Route Studies + Project Cost Estimates
- Negotiation Services
- Relocation Assistance
- Condemnation Support

Further details on CobbFendley's experience and approach to land acquisition services can be found starting on page 03.

Our Locations

CobbFendley maintains strategic office locations throughout Texas to better serve our clients. We currently have 19 offices spanning 5 states, with 13 offices in Texas. **The City of Edinburg will be served primarily by CobbFendley's McAllen office with support from our San Marcos, Austin, Fort Bend, and Frisco offices**.

REGIONAL COVERAGE + STATEWIDE SUPPORT



PRIMARY OFFICE

McAllen
2616 N. McColl Road
McAllen, Texas 78501

SUPPORT OFFICES

San Marcos
320 Barnes Drive
Suite 106
San Marcos, Texas 78666

Austin
9600 N. Mopac Expressway
Suite 800
Austin, Texas 78759

Fort Bend
22316 Grand Corner Drive
Suite 100
Katy, Texas 77494

Frisco
2801 Network Boulevard
Suite 800
Frisco, Texas 75034

Depth of Resources

With dedicated staff in Central and South Texas and our **local presence** through our McAllen office, the CobbFendley team has the capacity and capability to perform ROW services for the City of Edinburg beginning immediately. With CobbFendley's 19 ROW staff members, adequate staffing will be available for the City's projects. CobbFendley has a **history of working with the City of Edinburg** to fulfill unique requests and adhere to strict timelines. Our team has consistently upheld our **reputation for meeting deadlines** and **successfully completing projects** within the allocated budgets. The majority of the firm's business comes from repeat clients and is a direct result of client satisfaction.

2. Firm Qualification + Experience

SCHEDULE + AVAILABILITY

Our firm's size and ROW resources throughout the state of Texas offers the City an extensive resource pool of professionals with experience on a variety of ROW projects and challenges. **The size of our staff, along with our diverse capabilities and collaborative team approach, enables us to remain flexible in how we deliver services to our clients.**

Project Scheduling Techniques

CobbFendley is committed to managing projects in a thorough and proactive manner, allowing smooth progress and successful outcomes that align with the expectations of both the City and CobbFendley. Effective communication between the City, CobbFendley, and all affected parties is essential to each project's success.

From the outset, CobbFendley will collaborate with the City of Edinburg to establish a **milestone-driven project schedule**. Mr. Canuteson will allocate the necessary resources to keep assignments on track. To maintain transparency and efficiency, CobbFendley will conduct regular project meetings and provide schedule updates as needed.

Additionally, Mr. Canuteson will oversee the project budget, including estimated land acquisition costs, to maintain financial accountability. A weekly project review will confirm adherence to the established scope, schedule, and budget.

Our team **leverages scheduling and resource allocation programs to drive project success** with these key steps:

- Monitor the schedule and significant milestones early and frequently
- Take proactive steps when internal or external activities have an anticipated effect on project schedules or milestone deadlines
- Maintain early and continual communication within the team and with the City
- Discuss, in detail, progress and milestone completions as an important agenda item at all progress meetings

CobbFendley partners with firms statewide to deliver successful projects. Our seamless coordination centers on the following best practices:

- Designate one CobbFendley representative to act as the primary point of contact to the City
- Hold weekly internal status meetings to schedule and allocate appropriate resources to meet project schedule demands
- Identify potential obstacles and critical path functions early in the planning process and relay any potential impacts to the schedule to the City
- Effective use of internal meetings using Microsoft Teams, Zoom, email, and in-person attendance to convey all project-related materials and schedules

Team Commitment + Availability

Our firm has a strong track record of professional, timely delivery of ROW projects on behalf of governmental entities. We evaluate a project's needs and adequately assign resources to achieve effective and timely delivery. **The availability of qualified, experienced personnel who can service the City's needs will not pose any challenges**.

Proven Staffing Capacity

The City's projects will benefit from a team experienced in delivering multiple active ROW assignments simultaneously. For TxDOT, we successfully managed **342 parcels** across **North Tarrant Express (NTE) Segments 1** and **3A** and **Grand Parkway Segments F1**, **F2**, and **G**, with multiple projects underway at the same time. This experience demonstrates our ability to assign qualified personnel where needed while maintaining consistent service and on-time delivery.

We are accustomed to shifting responsibilities when the need arises to achieve successful project delivery. We have partnered with **Leonel Garza, Jr. & Associates, LLC.** to provide appraisal services. With more than 20 years of experience serving the Rio Grande Valley, Mr. Garza and his team bring extensive local knowledge and a strong understanding of the regional real estate market. CobbFendley has successfully partnered with their team on several projects throughout the Valley, allowing us to deliver a seamless and coordinated approach for the City of Edinburg.

The individuals that make up our team are very familiar and experienced in working with the Uniform Act and other federal and local policies and procedures in acquiring ROW. **We have many years of experience performing work for governmental entities across the state of Texas, including the following projects with the City of Edinburg**.

- Wastewater Treatment Plant Acquisition
- Schunior Detention Pond
- Jackson Road (Chapin Street to Monte Cristo Road)
- East Owassa Sewer Improvement
- Veterans Detention Pond

See page 23 for more details of our experience with the City of Edinburg.

2. Firm Qualification + Experience

Managing Workloads

Our team meets weekly to discuss workload, upcoming tasks, and availability in order to meet client goals while maximizing utilization. From smaller assignments to larger, complex projects, we can easily shift resources to manage projects in the most efficient, effective way possible. Our workload is such that **staff are accustomed to successfully working on multiple projects at one time while delivering successful results in a timely manner**.

Schedule

The time needed for ROW acquisition services depends on a variety of factors. On an individual parcel basis, we would assume the following time-frames based on the corresponding factors:

- Landowner Notification – 1 day
- Title Report or Title Commitment – 15 days
- Appraisal – 15-30 days, depending on complexity
- Appraisal Review – 3 days
- Negotiation – 35 days to 3 months, closing could stretch out further depending on complexity of title curative
- Relocation – 3-6 months, depending on complexity
- File Closeout – 1 day

METHODOLOGY + APPROACH

As a ROW service provider, CobbFendley offers in-house staffing of ROW professionals, coordination with designers, coordination with surveyors, preliminary route studies, the ability to define ROW needs (reduce relocations and unnecessary land acquisitions), coordination with legal consultants for eminent domain actions, improved performance with acquisition, relocation and appraisal specialists, management of staffing requirements and utilization, and the development of objective and legally defendable acquisition procedures to expedite schedule and reduce condemnations. **CobbFendley is experienced in all aspects of the ROW process and the management services required to complete acquisition**.

CobbFendley will adhere to all city, state, and federal ROW policies and procedures, including compliance with applicable laws such as the **Code of Federal Regulations** (CFR) Section 49, Part 24 — the Uniform Act — as well as Chapter 21 of the **Texas Property Code**. Additionally, **City of Edinburg forms will be used in all applicable instances and any exceptions to policy will require written approval from City staff**. It is also anticipated that all approvals (Valuations, Administrative Settlements, Relocation Supplements) will be coordinated through the City.

Landowner Notification

Assignments will be initiated by reviewing the information provided by the City of Edinburg. Upon receipt of the Notice to Proceed, our efforts will begin with a **kickoff meeting** to discuss the specifics of the project. We will commence our efforts immediately following the kickoff meeting.

The initial work will consist of establishing the status report(s) and a property owner contact list. The property owner contact list will be utilized in the subsequent preparation of initial notice letters notifying the property owners of the project. Within the **Notice Letter packages**, a letter identifying the project, a depiction of their property to be acquired, and the Landowner's Bill of Rights will be enclosed. Each package will be sent by **Certified Mail Return Receipt Requested** (CMRRR) to the property owner's address according to the tax rolls and confirmed by title commitments or limited title sheets.

The property owner contact list will be continually updated as relevant information pertaining to each owner is obtained. In addition to the electronic parcel files, hard copy files with appropriate tabs will be created as working files for the project. As documents are created and sent to property owners, or as documents are received, they will be placed in the primary project files in the project office. Records of all correspondence or contact with the property owners and records of all payments will be included in the working file, as well as scanned into the electronic parcel files.

Title Curative Services

Upon commencement of our efforts, we will reach out to Rio Grande Title Co. or Valley Land Title to obtain title commitments for all parcels requiring a title policy. Should a title policy not be required, we would have the title company provide an Abstractor Certificate or Limited Title Sheet. CobbFendley has in-house personnel with a long history of performing title services. **Several of our agents have worked for title companies as escrow agents or title examiners**. For any conflicting encumbrance, we will develop a title curative plan that will identify the method for addressing that item.

To the extent possible, we will proceed with these title curative methods as soon as we are able. For instance, identifying heirs of a deceased person listed on Schedule A of the title commitment can begin immediately while securing a signed Lien Release is typically not possible until an agreement is in place and the property owner grants permission to contact their lender. We intend to

be **proactive** in preparing the necessary title curative documents and when feasible, that will take place prior to the initiation of negotiations. Upon receipt of the commitment or Title Sheet and our review of each item included, we will also forward it to the Appraiser for their use in preparation of their report.

Appraisal Services

Once Initial Notice Letters have been provided to property owners, a **Notice to Proceed** (NTP) will be issued for each parcel. Once the NTP has been received by the Appraiser, they will begin their own attempts to contact the landowner. This contact is necessary to:

1. Provide the owner an opportunity to accompany the Appraiser on their inspection of the property
2. Allow the owner to provide any information they may deem relevant to the valuation of the property, or that could be beneficial to the project.

Simultaneously with this contact effort, the Appraiser will begin compiling sales comparables and other relevant information that can be considered in their reports.

As contact with the property owners is completed, the Appraiser will schedule appraisal inspections of each parcel. These inspections will be coordinated with the Relocation Agent and Negotiation Agent in order to properly classify real property and personal property in the appraisal report.

Upon completion of the inspection and development of the value, the Appraiser will submit their final appraisal report. The Appraiser will perform their own QA/QC review of each appraisal report prior to submission to the City. Upon approval of the Appraisal Report by the City of Edinburg, the negotiations with each property owner will begin.

Should Review Appraisal services be necessary, this is the process that would be followed. Upon completion of each Appraisal Report, the Review Appraiser will review each appraisal report to ensure consistency of values across the reports, that proper supporting documentation was provided for the conclusion reached, and that each one is in compliance with City policies and procedures as well as the **Uniform Standards of Professional Appraisal Practice** (USPAP). Comments will be provided to the Appraiser by the Review Appraiser for correction. Additionally, the Review Appraiser will complete a Tabulation of Values for each parcel. The Tabulation of Values provides relevant information from each appraisal report in a sort of Executive Summary format. Further, it identifies any Bisected improvements (Category I or II) as well as the retention value for each affected improvement. Upon completion of the Tabulation of Values and review of the Appraisal Report as well as any corrections necessitated by the comments from the Review Appraiser, both will be provided to the City for an administrative review and approval.

Negotiation Services

Upon approval of the Appraisal Report, the Negotiation Agent performs an additional analysis and confirms City of Edinburg approved value. The Negotiation Agent prepares an offer package for each parcel using City forms, consisting of the following documents at a minimum:

- Offer Letter
- Landowners' Bill of Rights and Right to Repurchase
- Landowners' Bill of Rights Receipt
- Conveyance Document(s) with Metes and Bounds and Parcel Sketch
- Texas Real Estate Commission Information About Brokerage Services
- Appraisal (if necessary)
- Acknowledgment of Receipt of Appraisal Report (if necessary)
- Return Envelope

Upon completion of each offer package and proper quality verification, the Negotiation Agent will contact the property owner to confirm their contact information. Following this confirmation, each offer package will be sent by CMRRR to the appropriate property owner.

Simultaneously to the offer package being sent, the Negotiation Agent will seek to meet face-to-face (or virtually upon request by property owner) as soon as possible with the landowner in order to explain the documents contained in the offer package. As the Negotiation Agent contacts the landowners, they will maintain Negotiator's Reports for each parcel and document all contacts. Additionally, any document generated or received will be maintained in the working files and placed in the parcel folder. The Negotiation Agent will work closely with the property owner on formulating their response within the required time-frame, or will assist them in submitting an extension request.

Should a property owner not agree with the value determination of the Appraiser, they will be given the opportunity to present a counter offer to the City for consideration. The Negotiation Agent will assist them in the submission of the counter offer and will offer them clarification on items that may have been included but have been deemed non-compensable. Each counter offer will be submitted to the City and will include a cover letter with a summarization of the differences between

the offer and the counter, as well as a recommendation as to whether or not the City should accept the counter offer.

If a property owner's counter offer is approved by the City, or if the landowner accepts the City's offer for the property, the Negotiation Agent will coordinate with the property owner to obtain the executed conveyance documents. Each of our Negotiation Agents are commissioned Notary Publics and may notarize the documents for the landowner. We also have the ability to perform **Remote Online Notarizations** for any necessary conveyance documents. Once the executed documents have been received, the Title and Negotiation Agents will cure any remaining title issues that were not previously resolved.

Closing Services

Upon resolution of the remaining title issues, a payment request will be prepared and submitted to the City of Edinburg containing the necessary documents. The City will then proceed with the issuance of a check in the amount agreed. This check will be collected by the project team and provided to the title company in support of preparing the required closing documents. In the instances where a title policy is not being obtained, our team will contact the landowner to coordinate delivery of the check and to complete the pre-closing inspection report.

Once all closing documents have been prepared, a closing will be scheduled for each parcel. The Negotiation Agent will perform closing services in conjunction with the title company. Once the closing has been completed, the conveyance documents shall be recorded in the **Hidalgo County Real Property Records**.

The final title policy and the closing statement originals will then be provided to the Negotiation Agent, along with the recorded conveyance documents. The Negotiation Agent will confirm that no exceptions are shown on the final title policy that were not previously approved by the City. The Negotiation Agent will provide these documents to the City to support payment of the title company's closing fees. Our team will then confirm that all parcel documents are located in the original parcel file and submit the closed file paperwork to the City.

Relocation Services

Relocation can often greatly impact a project schedule as the time involved in relocating a displacee can vary greatly and is not always as clearly defined as acquisition or condemnation. That is why it is important to **prioritize those parcels involving relocation and to be proactive in identifying potential displacees** and to contact them early in the project. The first contact that we often have with a displacee is in the appraisal phase. Whenever the Appraiser is inspecting parcels and offering the owner the opportunity to accompany them, we will have a Relocation Agent also present. The Relocation Agent's role at that stage is to work with the Appraiser to clearly identify items of personalty versus items of realty. They can also use that time to obtain displacee contact information and to start to document items that may need to be moved. It is also vital that a parcel record be established and maintained throughout this time to document all contacts with the displacee.

It may not be possible to contact the displacee this early in the process as some property owners are not willing to allow this contact until an offer has been made. Whether it is during the appraisal phase or at a later point in time, at the initial contact **the Relocation Agent will provide the displacee with a package consisting of**:

- Page 1 of Parcel Record
- Move Plan
- Certificate of Eligibility
- Relocation Assistance Brochure
- Relocation Assistance Program Survey

There are **three potential types of relocation classifications**. They are residential, business, and personal property or mini storage units. There are slight variations in the process between these and so the distinction must be made by the Relocation Agent so that the appropriate process may be followed.

As soon as possible after the distinction has been made, the Relocation Agent will schedule interviews with each displacee to explain to them the benefits that they may be entitled to as well as to inspect the property and document the items that will need to be moved.

The Relocation Agent is also responsible for developing and maintaining a list of comparable properties (business and residential). These will be utilized when calculating replacement supplemental benefits that the displacee is eligible for. Each supplement calculation will be sent to the City for approval prior to discussing them with the displacee.

Once a residential supplement has been approved by the City and either with or directly following the offer, the **90-day notice** may be sent to the displacee by CMRRR. The 90-day notice to a business displacee does not require a supplement and thus can be sent either with or directly following the offer by CMRRR. The 90-day notice notifies the displacee that they will have no less than 90 days to move from the subject property. It also explains to them the relocation benefits.

Following possession of the property, a **30-day notice** will be sent to each displacee by CMRRR. This 30-day notice notifies them that they will be required to vacate the subject property in 30 days. The displacee must have received at least 90 days in total between the 90-day notice and 30-day notice, which may run concurrently. For instance, the 30-day notice may not be sent 30 days after the 90-day notice, but it could be sent 60 days after the 90-day notice.

The Relocation Agent will continue to work with each displacee following the 90-day notice and will walk them through the nuances of each type of move that they may complete (e.g. commercial move, negotiated self-move) and the specific relocation expense categories (e.g. search, re-establishment). They will also explain the potential for things such as direct pay to mover which eases the financial burden on a displacee having to pay a move company and then receive reimbursement at a later date from the City. The Agent will further develop the displacee move plans as they identify replacement sites and will attend closings on those replacement sites as well. They will also be responsible for calculating increased interest payments.

The Relocation Agent will further be responsible for monitoring each move as it occurs. They will perform a **Decent, Safe, and Sanitary** (DSS) inspection of each residential replacement property. As the moves occur, the displacee will begin submitting claims for the relocation expenses that they have incurred. The Agent will be responsible for processing those claims and submitting them to the City for review and approval. The Agent will also be responsible for coordinating the delivery of relocation reimbursement checks to the displacee, though they may not actually deliver them. It must be delivered by someone else so that there is no chance of impropriety on the Agent's part to the detriment of the displacee.

As all claims are processed and the moves are fully completed, then **the Relocation Agent will submit a closed file to the City** noting that all Relocation Assistance has been completed.

Eminent Domain and Condemnation

Condemnation is the process through which the City can acquire parcels that we are unable to close by deed on. CobbFendley is experienced in assisting clients in pursuing condemnation proceedings on a variety of projects. It is vital that all elements of the condemnation process be followed and completed. Any variation could hinder the acquisition of the parcel and lead to a delay.

The condemnation process may begin once the final offer has been sent. The first step after sending the final offer is to obtain an updated title commitment so that all conflicting property interests may be dealt with. The title commitment will be utilized to complete the **Request for Eminent Domain Proceedings**. While there are many aspects to this form, the overall purpose of the form is to give the City's Legal Counsel all information needed to complete the **Petition for Condemnation**. It lists the fee owner, easement holders, lienholders, adverse claimants, and lessees/tenants. It also allows for holders of property interests that are not in conflict to be listed as parties not to be named in the condemnation proceeding. Other items that are addressed are the appraisal information and other details of the parcel that are relevant to the proceeding. Upon completion of this form, it will be submitted along with a condemnation checklist and copies of all relevant documents that have been created or received. We understand that this is the extent of our scope but **we are available to assist further in the condemnation process in any capacity deemed necessary by the City**.

Disposal of Property

An important component of a project is related to the **demolition of buildings** impacted by the acquisitions. The specific process that we will follow is that first we coordinate with the property owner on the removal of their personal property items from the now vacant building. Once they have confirmed in writing that these items have been removed and any remaining items are the property of the City, then we will coordinate with the demolition contractor to obtain a bid for the removal of the improvements. CobbFendley will then turn this information over to the City to coordinate any environmental testing that is to be performed. The results of the environmental testing will be shared with the demolition contractor and the work will be performed.

ENGAGING CITY STAFF

A cornerstone of our **high quality, value-conscious approach** is to establish and maintain **effective communication** not only within the project team but also with stakeholders who hold interest in the project. CobbFendley will develop a **detailed communication strategy** as part of our overall delivery plan in close coordination with the City. Timely and consistent communication keeps projects on track while allowing all parties to quickly and easily manage any changes that may develop.

Additionally, CobbFendley has hosted many **open houses** and **public meetings**. If a project is determined

2. Firm Qualification + Experience

to require input from the public, CobbFendley will work with the City and Design Engineer to prepare materials, provide presentations, and be present to explain the project to the attendees and listen to and record feedback of their concerns. Following public input, the CobbFendley team will assemble the comments and coordinate with the City to determine the action required, if any, to address feedback. **The community's feedback will be considered alongside the City's project objectives to develop a coordinated approach**.

QUALITY CONTROL

CobbFendley is fully committed to delivering quality on every project. A **Quality Control** (QC) **Plan** will be established by CobbFendley to use on each project. The objective of CobbFendley's QC Plan is to deliver work products that conform to the project's goals and objectives as defined by the City. QC reviewers are identified at the project inception and integrated into the production process. **Ongoing quality reviews** are routinely performed and **formal quality reviews** are performed prior to every project milestone deliverable. In addition, the Plan establishes the **control process guidelines** used for quality evaluation and measurement. These guidelines include:

- The process for document review, detail checking, and comment resolution
- The specific project requirements
- Document technical quality
- Clients' established budget

Michael Staines, JD, SR/WA, R/W-NAC, will serve as the QA/QC Manager. He will verify that every submittal to the City of Edinburg has been thoroughly reviewed for technical accuracy, adherence to standards and requirements, and to confirm that a high quality deliverable is being provided. A fully documented QA/QC review process will be implemented at the start of each project as part of our Project Management Plan.

Quality Management Team

Production Team
- Produces exceptional quality work following client standards

Team Task Leaders
- Verifies compliance with client standards
- Implements project Quality Control Plans

Project Manager
- Coordinates QA/QC activities and schedule
- Provides high-level technical review

Technical Reviewer
- Provides detailed technical review
- Gives feedback to QA/QC Manager

QA/QC Manager
- Directs and reviews QA/QC activities
- Back-checks calculations and standards

Project Principal
- Provides final review of overall project
- Allocates QA/QC resources

Our Unique Qualifications

Extensive experience delivering ROW acquisition and relocation services for large transportation and utility projects across Texas

Proven track record coordinating with multiple public agencies, including TxDOT, cities, counties, and utility districts

Dedicated team of licensed real estate professionals and IRWA-certified specialists providing comprehensive ROW expertise

Strong history of managing complex negotiations, title curative actions, and high-priority relocations on schedule

2. Firm Qualification + Experience

SCHUNIOR ROAD DETENTION POND
CITY OF EDINBURG



Location: Edinburg, Texas

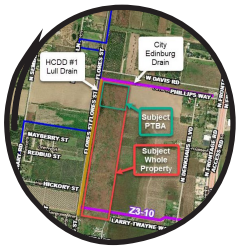
Status: Completed in 2022

Gerardo Carmona
City of Edinburg
gcarmona@cityofedinburg.com
956.388.8212

Relevant Services. Negotiation, Title Coordination, Closing/Escrow

Project Description. CobbFendley provided ROW services for the **acquisition of one parcel from the Rio Grande Bible Institute** in Edinburg, Texas. This project was unique in that it left an interior remainder that the property owner could utilize while providing the City with the required parcel. **An access easement across the property that the City of Edinburg acquired was reserved for the Bible Institute so that they could access their interior tract**.

WASTEWATER TREATMENT PLANT ACQUISITION
CITY OF EDINBURG



Location: Edinburg, Texas

Status: Completed in 2022

Gerardo Carmona
City of Edinburg
gcarmona@cityofedinburg.com
956.388.8212

Relevant Services. Negotiation, Title Coordination, Closing/Escrow

Project Description. The project involved the **acquisition of a 16.081 acre portion of a 112-acre tract**. After initiating discussions with the landowner, it was requested that the City of Edinburg purchase the entire 112-acre tract. CobbFendley consulted with the City and determined that the entire tract could be used, so we facilitated the purchase of the entire property. This provided the City with additional area at a reasonable amount that can be used for a variety of purposes.

JACKSON ROAD
CITY OF EDINBURG

Location: Edinburg, Texas

Status: Completed in 2025

Mardoqueo Hinojosa
City of Edinburg
mhinojosa@cityofedinburg.com
956.388.8211

Relevant Services. Project Management + Administration Services, Appraisal Services, Title Coordination

Project Description. The project involved the **acquisition of 83 parcels and 8 relocations** for the expansion of Jackson Road (Chapin Street to Monte Cristo Road). As part of our efforts on the project, we met with the City and **discussed the proposed acquisitions** and necessary **utility easements**. **Appraisal reports** were prepared that valued the parcels and the proposed utility easements that were to be obtained by the City. However, the project was put on hold and no acquisitions were ever initiated.

2. Firm Qualification + Experience

CORNUDAS PIPELINE
EL PASO WATER UTILITIES



Location: El Paso, Texas

Status: Completed in 2021

Alma De Anda
El Paso Water Utilities
adeanda@epwater.org
915.594.5513

Relevant Services. Project Management + Administration Services ● Negotiation ● Title Coordination ● Closing/ Escrow

Project Description. The El Paso Water Utilities – Public Service Board (EPWater) selected CobbFendley to provide services required for the **acquisition of ROW (easements) for an 81-mile pipeline** from east El Paso in El Paso County to the Hudspeth/Culberson County line. The pipeline, once constructed, will carry water from Dell City to Clint, Texas. Our efforts included land surveying and acquisition of impacted parcels for three segments of **water pipeline**, **GIS mapping**, and preparation of a **due diligence report** for 103 previously acquired easements, as well as project administration. Our team identified and established ownership and ROE for **272 individual parcels** impacted by the proposed pipeline, and **created and maintained a database detailing the attributes of each individual parcel** including ownership, deed history, legal description, parent tract identification, title research, and tax information. Using the established ownership information, CobbFendley provided **acquisition services for 167 parcels** and **land rights for 3 segments of water pipeline**.

To support acquisition efforts, our survey team prepared an existing property line base map from all parcels affected by the new waterline easement based on deed/plat research and on-the-ground boundary ties. **A parcel plat and legal description was prepared for each of the 167 easement locations as well as a set of ROW maps for the entire 181-mile corridor**.

Our ability to form a single team capable of delivering **GIS**, **survey**, and **acquisition services** allowed us to immediately allocate internal staff and resources to address and resolve project challenges, and streamline communication both internally and with the client.

STEIN FALLS WASTEWATER IMPROVEMENTS
GUADALUPE-BLANCO RIVER AUTHORITY



Location: Guadalupe County, Texas

Status: Completed in 2021

Charlie Hickman, PE
Guadalupe-Blanco River Authority
chickman@gbra.org
830.379.5822

Relevant Services. Project Management + Administration Services ● Negotiation ● Title Coordination ● Closing/ Escrow ● Management of Appraisal Services

Project Description. CobbFendley provided ROW services for the **acquisition of land and easements** for approximately **43 parcels** in Guadalupe County for the construction of a **lift station** and **wastewater collection system** for the **Stein Falls Collection Capital Improvement Project** (CIP).

The Stein Falls Wastewater Reclamation System serves the River Bend, Lakeview Heights, and Southbank subdivisions in Guadalupe County. The area west of the Guadalupe River between New Braunfels and Seguin was seeing rapid growth in existing subdivisions and increased interest from the developer community, resulting in many new wastewater service agreements and others forthcoming. This facilitated the need to acquire easements and land to align with the **Authority's Master Plan** and provide ample service to the new developments and residents.

2. Firm Qualification + Experience

BELL BOULEVARD REALIGNMENT
CITY OF CEDAR PARK



Location: Cedar Park, Texas

Status: Completed in 2021

Chris Brickey, PE
City of Cedar Park
chris.brickey@cedarparktexas.gov
512.401.5351

Relevant Services. Project Management + Administration Services • Negotiation • Title Coordination • Closing/ Escrow • Relocation Assistance

Project Description. The City of Cedar Park, in cooperation with TxDOT, is relocated the Bell Boulevard (US 183) roadway east onto the full extent of Old Highway 183 from Cedar Park Drive to south of Buttercup Creek Boulevard in Cedar Park. The new roadway is a **four-lane divided roadway** that included a raised median with **turn lanes at intersections and driveways**. The project also included lighting and pedestrian and bicycle paths. The City of Cedar Park funded this realignment as part of the Destination Bell Boulevard. CobbFendley acquired the additional ROW and easements needed for the realignment in accordance with TxDOT procedures.

Additionally, CobbFendley provided **relocation assistance for five non-residential displacees** in compliance with the Uniform Act. CobbFendley also facilitated the **transfer of the existing ROW** from TxDOT to the City of Cedar Park. The transfer was a challenging endeavor due to the State's transfer process, with **approval required from multiple agencies** and it being ultimately signed by the Governor. CobbFendley had to work with the City and TxDOT to progress the transfer in advance of substantial completion of the roadway in order to try and meet the City's established deadlines.

FM 1960
TXDOT HOUSTON DISTRICT

Location: Humble, Texas

Status: Completed in 2022

Colan Dishman
TxDOT Houston District
colan.dishman@txdot.gov
713.802.5704

Relevant Services. Project Management + Administration Services • Negotiation • Title Coordination • Closing/ Escrow • Relocation Assistance • Condemnation Support

Project Description. CobbFendley was responsible for the **acquisition of 40 parcels** and **18 business relocations** for the **widening of FM 1960 from five to six lanes**, from BF 1960A near the Eastex Freeway, to just east of Twigsworth Lane in Atascocita on behalf of the TxDOT Houston District. Many of the parcels on this project necessitated **land plans** to cure parking/setback/circuity issues. Many of the displacees were **voluntary displacees**, which required increased communication with the landowners and tenants to appropriately relay the impact the acquisition has on the remainder property. The project goals included:

- Resurfacing the entire length of BF 1960A
- Constructing 14 foot raised median, with **left turn bays at intersections** from Lee Road to FM 1960 East of Humble
- Implementing **intersection improvements** at Kenswick Drive
- Implementing **drainage improvements**
- Installing sidewalks

2. Firm Qualification + Experience

SH 146 WIDENING
TXDOT HOUSTON DISTRICT



Location: Seabrook, Texas

Status: Completed in 2022

Elizabeth Martin
TxDOT Houston District
elizabeth.martin@txdot.gov
713.802.5710

Relevant Services. Project Management + Administration Services ● Negotiation ● Title Coordination ● Closing/ Escrow ● Relocation Assistance ● Condemnation Services

Project Description. CobbFendley provided ROW services for the **acquisition of approximately 100 parcels** and **relocation of 68 businesses** for the widening of SH 146 in Seabrook, Texas. The project limits are from Red Bluff Road to the Harris County/Galveston County Line.

This project was performed on behalf of the City of Seabrook. Negotiation of parcels with property owners was completed in **full compliance with SB 18**, **Property Codes and Statutes**, and **Uniform Act of 1970** standards.

ADVANCED RAPID TRANSIT GREEN LINE REAL ESTATE SUPPORT SERVICES
VIA METROPOLITAN TRANSIT



Location: San Antonio, Texas

Status: Completed in 2026

Abigail Kinnison
VIA Metropolitan Transit
abigail.kinnison@viainfo.net
210.362.2564

Relevant Services. Project Management + Administration Services ● Negotiation ● Title Coordination ● Condemnation Services ● Management of Appraisal Services

Project Description. CobbFendley led the **ROW acquisition services for VIA's Advanced Rapid Transit Green Line**, which consisted of **230 parcels**. CobbFendley's involvement verified that the property acquisition process was handled efficiently and in compliance with applicable regulations and standards. CobbFendley **coordinated with multiple stakeholders**, including property owners, government agencies, and legal teams, to facilitate timely acquisitions and minimize project delays. The team worked diligently to **resolve title issues**, **negotiate fair settlements**, and prepare properties for **condemnation proceedings** when necessary.

CobbFendley also **managed the project appraisers**, developing **title curative plans** and clearing encumbrances. Responsibilities included overseeing appraisal reports to verify accurate property valuations and facilitating communication between appraisers and property owners. Some title curative work required agreements with fee owners to move forward, such as obtaining lien releases. CobbFendley's expertise in navigating complex real estate challenges allowed us to secure necessary agreements and resolve outstanding issues efficiently. This proactive approach in developing customized title curative plans and addressing encumbrances contributed to the overall success of the Advanced Rapid Transit Green Line Real Estate Services project, keeping the acquisition process on track and supporting VIA's mission to enhance transit infrastructure in San Antonio.

3. Team Member Qualifications + Experience

A Team You Can Trust

ORGANIZATION + MANAGEMENT

City of Edinburg

CONFIDENTIAL



CLIENT MANAGER

Homer Bazán, PE, LGPP [1]
Texas PE, No. 73741

Role: Provides senior leadership and guidance, overseeing contract compliance, project delivery, and allocation of resources.



PROJECT MANAGER + PROJECT PRINCIPAL

Josh Canuteson, SR/WA, R/W-NAC [1]
Texas RE, No. 559898

Role: Assigns responsibilities, sets deadlines, monitors progress, and serves as liaison between project team and client.



QA/QC MANAGER

Michael Staines, JD, SR/WA, R/W-NAC [1]
Texas RE, No. 713182

Role: Verifies quality deliverables using CobbFendley's QA/QC guidelines, staying engaged from kickoff to closeout.

APPRAISAL SERVICES

- **Leonel Garza, III** [2]

NEGOTIATION, ESCROW, + TITLE

- **Josh Canuteson,** SR/WA, R/W-NAC [1]
- **Robert Duran,** SR/WA, R/W-RAC, R/W-NAC [1]
- **Diane Molina,** SR/WA, R/W-NAC [1]
- **Abel Garcia,** SR/WA, R/W-NAC [1]
- **Cullen Eastland,** RWA-TN [1]
- **Julia Mock** [1]

10 additional support staff

ADMINISTRATIVE SUPPORT

- **Dena Folgate** [1]
- **Jacian Martin** [1]
- **Jocelyn Sandoval** [1]

Land Acquisition Experience

CobbFendley's ROW department has a wide variety of experience, both in terms of the type of project and the makeup of the project area. Over the course of our history providing acquisition services on just about every type of project, we have developed an understanding of the subtle nuances in dealing with landowners from each type of geographical area. Our agents are able to connect and communicate effectively with owners with varying levels of sophistication. Each of their concerns are valid and must be addressed in a professional manner, no matter how small they may seem to an outside party.

LEGEND

- CobbFendley [1]
- Leonel Garza, Jr. & Associates, LLC [2]
- Bilingual (Spanish/English)

3. Team Member Qualifications + Experience

JOSH CANUTESON, SR/WA, R/W-NAC

PROJECT MANAGER + PROJECT PRINCIPAL



Years of Experience	21
Education	B.S., Economics, Texas A&M University, 2005
Professional Licenses + Certifications	Real Estate Broker License, Texas, No. 559898 Senior Right-of-Way Professional (SR/WA), No. 6438 Negotiation Certification (R/W-NAC)

■ QUALIFICATIONS

Mr. Canuteson has 21 years of experience providing ROW services on a variety of types of projects for a wide array of clientele. Throughout his time in the ROW industry, he has provided services in the areas of project management, negotiation, title research/curative, closing support, relocation, and condemnation support. Mr. Canuteson has demonstrated excellent technical, analytical, and communication skills throughout his career. He strives to find innovative and proficient ways of achieving the client's desired objectives in a timely and efficient manner with a results-oriented focus. **As Project Manager and Project Principal, Mr. Canuteson will utilize his extensive experience to provide guidance to project teams verifying contract compliance, timely delivery on the scope, adherence to project budgets and schedule, as well as appropriate resource allocation**.

■ RELEVANT PROJECT EXPERIENCE

Schunior Road Detention Pond, City of Edinburg, Texas. Mr. Canuteson served as the **Project Manager** for this project, which consisted of an acquisition for a detention pond needed by the City of Edinburg.

Wastewater Treatment Plant, City of Edinburg, Texas. Mr. Canuteson served as the **Project Manager** for this project, which consisted of an acquisition for a new wastewater treatment plant needed by the City of Edinburg.

Hillcrest Voluntary Buyout Program, Port of Corpus Christi Authority, Corpus Christi, Texas. Mr. Canuteson served as the **Project Principal** for this project, which consisted of a voluntary buyout program in support of the TxDOT Harbor Bridge Project. The Hillcrest and Coles neighborhoods were adversely impacted by the Bridge Project and through a Civil Rights claim, were granted a voluntary buyout program through a two-party and four-party agreement between FHWA and TxDOT. CobbFendley's role was to be the Acquisition Manager and to negotiate the majority of the parcel acquisitions. Mr. Canuteson provided project management support.

FM 1960, TxDOT Houston District, Humble, Texas. Mr. Canuteson served as the **Project Manager** for this project, which consisted of the acquisition of 40 parcels and 18 business relocations for the widening of FM 1960 from BF 1960A to East of Twigsworth Lane in Humble, Texas. In addition to serving as the Project Manager, he has provided services in the areas of appraisal coordination, negotiation, title curative, closing, and condemnation support.

Woman Hollering Creek Wastewater Line, City of Schertz, Texas. Mr. Canuteson serves as **Project Principal** for this project, which consists of the acquisition of 26 easements for wastewater facilities along Woman Hollering Creek in Schertz, Texas. He has provided support in the areas of project management, appraisal coordination, and negotiation.

McHard Road, City of Pearland, Texas. Mr. Canuteson served as the **Project Manager** for this project, which consisted of the acquisition of 75 parcels for mostly new alignment of McHard Road from Cullen Boulevard to Mykawa Road. Additionally, there are 10 residential displacees and one business displacee. In addition to serving as the Project Manager, he provided services in the areas of appraisal coordination, negotiation, title curative, closing, and condemnation support.

Rosenberg Water Transmission Line, Brazosport Water Authority, Fort Bend County, Texas. Mr. Canuteson served as the **Project Manager** for this project, which consisted of the acquisition of 80 easements for water transmission facilities to serve the City of Rosenberg. In addition to serving as Project Manager, he provided support in the areas of appraisal coordination, negotiation, title curative, closing, and condemnation.

3. Team Member Qualifications + Experience

HOMER BAZÁN, PE, LGPP

CLIENT MANAGER



Years of Experience	40
Education	BS, Civil Engineering, University of Texas at Austin, 1986
Professional Licenses + Certifications	Professional Engineer, Texas, No. 73741

■ QUALIFICATIONS

Mr. Bazán has 40 years of experience in project planning and execution, with 33 of them with TxDOT in the Pharr District. He worked in a variety of areas, including: District Design Section, District Traffic Section, the Pharr Area Office, District Advance Planning Section, as District Design Manager where he oversaw the management of the Central Design Section, and finally as the District's Transportation Planning and Development (TP&D) Director. Mr. Bazán is an Edinburg resident who is dedicated to the community and will be engaged in the success of each work assignment. **As Client Manager, Mr. Bazán will offer his expertise and local knowledge to the project team by serving as an advisor and resource for overall execution of assigned work**.

■ RELEVANT PROJECT EXPERIENCE

Jackson Road, City of Edinburg, Texas. Mr. Bazán served as the **Client Manager** for this project which involved the acquisition of 83 parcels and 8 relocations for the expansion of Jackson Road (Chapin Street to Monte Cristo Road). CobbFendley coordinated with the City on the proposed acquisitions and utility easements and appraisal reports were prepared for the affected parcels. Although the project was placed no hold before acquisitions began, the valuation and acquisition planning were completed.

Jackson Avenue Drainage Improvements, City of Harlingen, Texas. As **Project Manager**, Mr. Bazán is leading the team on improving the storm sewer infrastructure in a flood-prone area of downtown Harlingen. New inlets and storm sewer laterals are being proposed to replace undersized drainage elements. Careful consideration is being given on the impact to utilities and impacts to existing businesses. In order to achieve a tight deadline, he is coordinating as frequently as possible with city staff to ensure the plans reflect what the city needs and desires.

Various Professional Engineering Services On-Call Contracts, Rio Grande Valley, Texas. As **Project Manager**, Mr. Bazán currently serves on several On-Call contracts for local municipalities in the Rio Grande Valley, including the City of Pharr, City of Harlingen, City of Mission, City of Edinburg, Hidalgo County and the Hidalgo County Drainage District No. 1. He demonstrates excellence in overseeing contract compliance, work scope, budget, and schedule requirements are achieved. He has the ability to oversee and effectively manage subconsultants performing engineering, procurement, construction, and operation activities. Mr. Bazán demonstrates his innovative thinking and strong technical, managerial and analytical skills by identifying when project requirements exceed technical skills or manpower capacity, and develops/implements corrective action plans that often include the recruiting and hiring of new staff. Mr. Bazán is committed to the protection of employees, contractors, client personnel and the public from hazardous conditions and practices.

Shary Road (FM 494), TxDOT Pharr District, Hidalgo County, Texas. As **Project Manager**, Mr. Bazán led the roadway team and sealed the design plans for this roadway expansion from an existing two-lane rural roadway to a four-lane curb-and-gutter urban roadway. He developed plan and profile sheets which established the roadway's proposed horizontal and vertical profile, confirming that the design cross-sections accommodated the existing terrain of the area. He also developed the drainage area map which documented the storm water runoff that was required to be accommodated by the project based on the design frequency per TxDOT's Hydraulics Manual. Mr. Bazán designed the proposed storm drain system, including the pipe drainage outfall which carried the runoff over a mile away from the project to the nearest drainage ditch. He developed all the utility and drainage sheets which described all the utilities located within the State ROW and indicated all the utility conflicts that needed to be addressed per the roadway and hydraulic design. He designed the traffic control plan which helped accommodate traffic in the construction phase, and developed all the estimate and quantity sheets which reflected all the bid items needed on the project.

3. Team Member Qualifications + Experience

MICHAEL STAINES, JD, SR/WA, R/W-NAC

QA/QC MANAGER



Years of Experience	8
Education	J.D., Law, University of Arkansas at Little Rock B.S., Environmental Geosciences, Texas A&M University
Professional Licenses + Certifications	Real Estate Broker License, Texas, No. 713182 Senior Right-of-Way Professional (SR/WA), No. 7440 Negotiation Certification (R/W-NAC) Notary Public, Texas, No. 131700211

■ QUALIFICATIONS

Mr. Staines has eight years of experience in ROW services and has established himself as a QA/QC Manager **skilled in developing and executing quality assurance protocols** for acquisition, title research, and condemnation projects in real estate and infrastructure improvements. He leads internal audits, reviews project documents for compliance and accuracy, manages process improvements, and mentors teams on best practices. His proactive approach verifies every stage of negotiation, acquisition, and condemnation meets rigorous standards, with meticulous record-keeping and corrective actions to uphold regulatory requirements and deliver consistent, high-quality results.

■ RELEVANT PROJECT EXPERIENCE

US 90, TxDOT San Antonio District, Bexar County, Texas. Mr. Staines served as **ROW Agent** providing acquisition, title, condemnation, and disposal of the property. This project consisted of the widening of US 90 through San Antonio, Texas. This was a 50-parcel project, with Mr. Staines responsible for 13 parcels of acquisition, title, and disposal of property and all 50 parcels for condemnation.

State Loop 88, TxDOT Lubbock District, Lubbock County, Texas. Mr. Staines served as **Acquisition Agent** that assisted in creating and acquiring **temporary construction easements** (TCEs) as well as purchase agreements. State Loop 88, TxDOT Lubbock District, Lubbock County, Texas. Mr. Staines served as Condemnation Support Agent. His primary role was drafting E-49s. This project consisted of the acquisition of approximately 300 parcels and relocation for approximately 300 parcels for the road widening of FM 1585. Services included project management and administration, negotiation, title curative, closing support, relocation, and condemnation support.

US 62, TxDOT El Paso District, El Paso County, Texas. Mr. Staines served as **Deputy Project Manager** and Acquisition Agent responsible for acquiring 76 parcels for widening US 62 from Global Reach Drive to FM 659 in accordance with TXDOT. Services included ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

FM 1960 Expansion, TxDOT Houston District, Humble, Texas. Mr. Staines served as **Eminent Domain Coordinator/Negotiation Agent**. The project consisted of the acquisition of approximately 40 parcels of FM 1960 from BF 1960A to East of Twigsworth Lane. CobbFendley services included project administration, negotiation, title curative, closing, relocation assistance, and condemnation support. Mr. Staines' responsibilities included project administration, acquisition support, drafting all E-49 submissions for TxDOT, filing requisite eminent domain proceeding documents, and coordinating all Special Commissioner's Hearings.

Grand Parkway H and I Segments, TxDOT Houston District, Montgomery, Harris and Liberty Counties, Texas. Mr. Staines served as **ROW Agent** and assisted with the acquisition of 91 parcels and 64 displacements of various complexities. The project limits are from IH 69 to Harris County line and Liberty County Line to US 90. Services included project management and administration, negotiation, title curative, closing, relocation, and condemnation support.

3. Team Member Qualifications + Experience

ROBERT DURAN, SR/WA, R/W-RAC, R/W-NAC

NEGOTIATION, ESCROW, + TITLE

Bilingual (Spanish/ English)



Years of Experience	34
Education	B.B.A., Management, University of Texas at Arlington
Professional Licenses + Certifications	Real Estate Broker License, Texas, No. 425760 Senior Right-of-Way Professional (SR/WA), No. 5585 Relocation Certification (R/W-RAC) Negotiation Certification (R/W-NAC) Notary Public, Texas, No. 125248686

■ QUALIFICATIONS

Mr. Duran has 34 years of experience offering ROW services, specifically in the areas of project management, negotiation, relocation, property management, title research and procurement, and ROW cost estimates. He also has experience coordinating due diligence studies for ROEs and procurement, and negotiating fee and easement interests for clients such as TxDOT and various cities and counties in the Texas area.

■ RELEVANT PROJECT EXPERIENCE

US 62, TxDOT El Paso District, El Paso County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 69 parcels for widening US 62 from Global Reach Drive to FM 659 (Zaragoza Road) in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support. Mr. Duran also assisted with bilingual Owners.

FM 1385, TxDOT Dallas District, Pilot Point, Denton County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 126 parcels for widening FM 1385 from US 380 to FM 455 in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

US 380, TxDOT Dallas District, Frisco, Collin County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 19 parcels for widening US 380 from Denton/Collin County Line to East of SH 289 in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

IH 45, TxDOT Dallas District, Ennis, Ellis County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 42 parcels for widening IH 45 from SH 34 to FM 85 in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

SH 121, TxDOT Fort Worth District, Fort Worth, Tarrant County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 32 parcels for widening SH 121 from IH 35W to Riverside Drive in Fort Worth, Texas in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

FM 2931, TxDOT Dallas District, Aubrey, Denton County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 50 parcels for widening FM 2931 from FM 428 to US 380 in Aubrey, Texas in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

US 377, TxDOT Dallas District, Krugerville, Denton County, Texas. As **Acquisition Agent**, Mr. Duran served as part of the ROW team responsible for acquiring 35 parcels for widening US 377 from US 380 to North of BIS 377E in Krugerville, Texas in accordance with TxDOT. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

3. Team Member Qualifications + Experience

DIANE MOLINA, SR/WA, R/W-NAC

NEGOTIATION, ESCROW, + TITLE



Years of Experience	37
Education	Eminent Domain and Relocation Courses, TxDOT Texas Land Title Association Courses
Professional Licenses + Certifications	Real Estate Sales Agent, Texas, No. 641125 Senior Right-of-Way Professional (SR/WA), No. 7330 Negotiation Certification (R/W-NAC) Notary Public, Texas, No. 3025844

■ QUALIFICATIONS

Ms. Molina has 37 years of experience in managing title, escrow and relocation transactions with national title companies. Her experience includes project coordination, negotiations, relocation assistance, assembly and quality control analysis of files and packages, filing condemnation paper work prepared by the Texas Attorney General's Office with the court, reviewing, researching and updating title and title curative, assisting the Texas Assistant Attorney General in Special Commissioner's Hearings by coordinating hearings, preparing ROW-E-49 and ROW-E-73 forms, preparing and filing Notices of Deposits with the courts, and filing objections when requested by the State and having citations issued to proper parties.

■ RELEVANT PROJECT EXPERIENCE

Wastewater Treatment Plant, City of Edinburg, Texas. Ms. Molina served as **Acquisition Agent** for this project which consisted of the acquisition of one parcel for a wastewater treatment plant. Services included negotiation, title curative, and closing support.

Schunior Road Detention Project, City of Edinburg, Texas. Ms. Molina served as **Acquisition Agent** for this project which consisted of the acquisition of one parcel for the Schunior Road Detention Project. Services included negotiation, title curative, and closing support.

US 62, TxDOT El Paso District, El Paso County, Texas. Ms. Molina serves as **Acquisition Agent** for this project which consists of the acquisition of 14 parcels for the widening of the existing US 62 facilities in El Paso County, Texas. Services include negotiation, title curative, closing support, and condemnation support.

Phase 2 Land Rights, Brushy Creek Regional Utility Authority, Cedar Park, Round Rock, and Volente, Texas. Ms. Molina served as **Acquisition Agent** to obtain permanent easements from landowners for the overhead electrical rebuild utilities. Services included negotiation, title curative, closing and condemnation support.

Woman Hollering Creek Wastewater Line, City of Schertz, Texas. Ms. Molina serves as **Project Manager** for this project which consists of the acquisition of 26 easements for wastewater facilities along Woman Hollering Creek in Schertz, Texas. Services included project management, negotiation, title curative, closing, and condemnation support.

McHard Road, City of Pearland, Texas. Ms. Molina serves as an **Acquisition Agent** for this project which consists of the acquisition of 75 parcels for mostly new alignment of McHard Road from Cullen Boulevard to Mykawa Road. Services include: negotiation, title curative, closing, and condemnation support.

Grand Parkway Segments H, I-1, & I-2, Grand Parkway Infrastructure, LLC, Houston, Texas. Ms. Molina serves as an **Acquisition Agent**. This project consists of the acquisition of approximately 140 parcels as well as 94 relocations for mostly new alignment of Grand Parkway (SH99) Segments H, I-1, and I-2 from IH 69 to FM 686. Services included negotiation, title curative, and closing support.

SH 146, TxDOT Houston District, Harris County, Seabrook, Texas. Ms. Molina serves as an **Acquisition Agent**. This project consists of the acquisition of 100 parcels and relocation of 68 businesses for the widening of SH146 in Seabrook, Texas. Services include: project administration, negotiations, title curative, closing support, and condemnation support.

3. Team Member Qualifications + Experience

ABEL GARCIA, SR/WA, R/W-NAC

NEGOTIATION, ESCROW, + TITLE



Years of Experience	21
Education	N/A
Professional Licenses + Certifications	Real Estate Agent License, Texas, No. 577348 Senior Right-of-Way Professional (SR/WA), No. 7267 Negotiation Certification (R/W-NAC) Notary Public, Texas, No. 126216398

■ QUALIFICATIONS

Mr. Garcia has 21 years of ROW experience. Throughout his time in the ROW industry, he has provided services in the areas of Project Management, Negotiation, Title Research/Curative, Closing Support, Relocation, and Condemnation Support. Mr. Garcia has additional experience in resource management, including the development of process-related tools to increase efficiency in the ROW process and creation of cloud-based, collaborative tools, that allow clients to view reports, documents, and project status in real time. He strives to find innovative and proficient ways of achieving the client's desired objectives in a timely and efficient manner with a results-oriented focus.

■ RELEVANT PROJECT EXPERIENCE

US 62, TxDOT El Paso District, El Paso County, Texas. Mr. Garcia serves as **Negotiation Agent** and is responsible for the acquisition of 16 parcels of various complexities. The project limits are from Tierra Este to FM 659. Services include negotiation, title curative, closing, and condemnation support.

North Canal High Flow Diversion Channel, Houston Public Works, City of Houston Texas. Mr. Garcia serves as **Senior Project Manager** and is responsible for the acquisition of 20 parcels being acquired in fee simple interest and an estimated 80 parcels being acquired as flowage easements. Services include project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.

IH 410, TxDOT San Antonio District, Bexar County, Texas. Mr. Garcia serves as **Senior Project Manager** and is responsible for the acquisition of 17 parcels of various complexities, being acquired in fee and research and disposal of property for 12 dedicated parcels. The project limits are from SH 16 to IH 35 South. Services include negotiation, title curative, relocation, closing, condemnation, and disposal of property.

CR 400 Road Relocation, Brazoria County, Texas. Mr. Garcia serves as **Senior Project Manager** and is responsible for the acquisition of 8 parcels being acquired as roadway easements and 1 Parcel in fee simple interest. The project involves the realignment of County Road 400 approximately 1.5 miles south of FM 521/E. San Bernard Street, due to erosion of the Brazos River.

US 90, TxDOT San Antonio District, Bexar County, Texas. Mr. Garcia serves as **Senior Project Manager** and is responsible for the acquisition of 45 parcels of various complexities. The project limits are from D.H. 211 to 0.8 miles west of IH 410. Services include negotiation, title curative, relocation, closing, condemnation, and the disposal of property.

US 77, TxDOT Yoakum District, Fayette County, Texas. Mr. Garcia served as the **Project Group Lead**, consisting of the acquisition of five parcels of various complexities. The project limits are from U.S. Highway 71 at Business Highway 71. Services included negotiation, title curative, and closing.

BS 71, TxDOT Yoakum District, Fayette County, Texas. Mr. Garcia served as the **Project Group Lead**, consisting of the acquisition of two parcels of various complexities. The project limits are from Business Highway 71 at Jackson Street. Services include negotiation, title curative, and closing.

SH 238, TxDOT Yoakum District, Calhoun County, Texas. Mr. Garcia served as the **Project Group Lead**, consisting of the acquisition of four parcels of various complexities. The project limits are from State Highway 238 at Seadrift Street. Services include negotiation, title curative, and closing.

3. Team Member Qualifications + Experience

CULLEN EASTLAND, RWA-TN

NEGOTIATION, ESCROW, + TITLE



Years of Experience	10
Education	B.S., Wind Energy, Texas Tech University
Professional Licenses + Certifications	Real Estate Agent License, Texas, No. 740861 Notary Public, Texas, No. 131911458 ROW Agent, Transportation, IRWA

■ QUALIFICATIONS

Mr. Eastland has 8 years of experience in providing ROW services, one year in administration and five years as a ROW Agent for CobbFendley. His expertise as an agent includes relocation, acquisition, negotiation, and condemnation support services. Throughout his career, he has personally assisted with relocation services for more than 120 displaced businesses, residences, or personal properties. Additionally, he has coordinated condemnation hearings for 25+ parcels. Mr. Eastland's broad knowledge and skills make him a strong negotiator, effectively able to communicate with landowners and their representation.

■ RELEVANT PROJECT EXPERIENCE

US 62, TxDOT El Paso District, El Paso, Texas. Mr. Eastland serves as **ROW Agent** and is responsible for relocation services on the US 62 Project in El Paso, Texas. His current tasks include relocating 47 displaced, businesses, personal property, and residential displacees. Mr. Eastland is responsible for coordinating and monitoring the moves as well as cooresponding with moving companies to ensure the job is complete in a timely manner.

SL 88, TxDOT Lubbock District, Lubbock, Texas. Mr. Eastland served as **ROW Agent** and was responsible for parcel acquisition, relocation services, negotiations, and condemnation support services on the SL 88 Project in Lubbock, Texas. His previous tasks include preparing offer letters, relocating displaced tenants/landowners, and coordinating eminent domain hearings with the Assistant Attorney General's office. Mr. Eastland was also responsible for inputting data into TxDOT's ROW Information System (formally ROWIS, now Connect). The five segments Mr. Eastland worked on consisted of 14.5 miles with 269 Fee-Simple parcels to be constructed into a six-lane freeway connecting US 87 in Lubbock to US 62/82 in Wolfforth, Texas.

Windy Hill Road (Kyle City Limits to FM 2001), Hays County, Texas. Mr. Eastland serves as **ROW Agent** responsible for parcel acquisition, negotiations, and relocation services on the Windy Hill Road Widening Project. His tasks include preparing offer letters, due diligence, negotiating with property owners, and locating existing utilities in the ROW. Mr. Eastland is also responsible for Monarch and Goforth SUD's waterline easement acquisition along Windy Hill Road. This project consists of 71 parcels requiring fee simple and water line easement acquisitions.

IH 10 Widening, Guadalupe Valley Electric Cooperative, Seguin, Texas. Mr. Eastland serves as **ROW Agent** providing due diligence and acquisition support for GVEC's electrical line acquisition outside of Seguin, Texas.

FM 2001 Water Line Improvements, Goforth SUD, Kyle/Buda, Texas. Mr. Eastland currently serves as **ROW Agent** and is responsible for water line easement acquisition's along FM 2001 in Kyle/Buda, Texas. His current tasks include negotiating with property owners and title curative. Mr. Eastland also assisted with ROE authorization along FM 2001 for Goforth. This project consists of 71 parcels with permanent water line easements as well as **TCEs**.

FM 967, City of Buda, Texas. Mr. Eastland serves as **ROW Agent** responsible for negotiating a **TCE** for the RM 967 road improvement project in Buda, Texas. His tasks included negotiating with the property owner, preparing the **TCE** for the city's approval and due diligence.

Plum Creek RR Crossing, County Line SUD, Hays County, Texas. Mr. Eastland serves as **ROW Agent** responsible for researching Hays County Appraisal District and Secretary of State website to locate and contact property owners. His tasks include due diligence and corresponding with property owners so that County Line SUD can begin working on the waterline. Mr. Eastland was also responsible for coordinating with the livestock owner so that they were not present during construction.

3. Team Member Qualifications + Experience

JULIA MOCK

NEGOTIATION, ESCROW, + TITLE



Years of Experience	7
Education	B.B.A., General Business, Stephen F. Austin University
Professional Licenses + Certifications	Real Estate Sales Agent, Texas, No. 839197 Notary Public, Texas, No. 134413204

■ QUALIFICATIONS

Ms. Mock has seven years of experience working in project coordination. Her background in mineral acquisitions has enabled a smooth transition to ROW, incorporating her project management experience, title research abilities, preparation and review of legal documents, accounting, and coordination between landowners and clients. She is responsible for drafting and securing Right of Entry agreements, preparing for eminent domain, title curative plans, payment packages for title policies and deeds/possession and use agreements (PUAs), as well as preparing offer letters for both fee simple acquisitions and easement acquisitions. Ms. Mock's organization and attention to detail support the coordination and efficiency of projects.

■ RELEVANT PROJECT EXPERIENCE

Advanced Rapid Transit - Green Line Real Estate Services, VIA Metropolitan Transit, San Antonio, Texas. Ms. Mock serves as the **Lead ROW Agent** responsible for preparing and overseeing preliminary title curative plans and eminent domain documentation for up to 230 parcels. She has worked closely with Mr. Canuteson on all aspects of the project, including appraisal oversight, status meetings with VIA, and negotiation document preparation.

Barbarosa Road and Saur Lane Widening, City of New Braunfels, Texas. Ms. Mock serves as **ROW Agent** responsible for fee simple and easement acquisitions on 19 parcels along Barbarosa Road and Saur Lane. CobbFendley provides project management following federal procedures for, public outreach coordination, acquisition, negotiations, title curative, title, closing, appraisal oversight and coordination, and condemnation support services. This project is under TxDOT oversight involving federal funding and complying with federal requirements.

On-Call ROW Services, Hays County, Texas. Ms. Mock serves as **ROW Agent** supporting the route analysis, due diligence, acquisition, and condemnation support associated with various projects on an as-needed basis. Ms. Mock's responsibilities include negotiation, title curative, closing support, relocation, and condemnation support. She attends meetings, provides general consultation on ROW matters, and oversees all necessary tracking or clerical work associated with services provided.

US 62, TxDOT El Paso District, El Paso County, Texas. Ms. Mock served as **Project Coordinator** and was responsible for drafting and submitting eminent domain packages, provided administrative assistance preparing/reviewing payment packages for title policies and deeds/PUAs, invoicing, assisted with relocation notices, and prepared specific reports requested by the client, covering approximately 76 parcels.

FM 1187, TxDOT Fort Worth District, Tarrant County, Texas. Ms. Mock served as **Project Coordinator** and performed title research to locate any easements and ROW deeds within the project limits. She identified over 140 parcels that needed ROE, and led the ROW-effort to prepare and obtain 91% of those agreements. Ms. Mock successfully coordinated with the TxDOT legal team to acquire agreements from those that were unresponsive, and also coordinated these efforts between CobbFendley's Survey and Transportation departments to keep them informed and verify that the timeline and specification from landowners met the needs of all teams involved in the project.

FM 2001, Goforth Special Utility District (SUD), Hays County, Texas. Ms. Mock served as **Project Coordinator** and was responsible for the preparation and delivery of offer letters for temporary and permanent construction easements. She deciphered surveys, broker opinions of value, and title requirements to prepare such documents.

3. Team Member Qualifications + Experience

JOCELYN SANDOVAL
ADMINISTRATIVE SUPPORT

Bilingual (Spanish/ English)



Years of Experience 5

Education B.S., Management, National American University

■ QUALIFICATIONS

Ms. Sandoval has five years of experience delivering complex projects in an accurate and timely manner. She is knowledgeable in preparing offer packages and portfolios, right of entry letters, title research, title curative, property owner research, and providing condemnation support. Additionally, Ms. Sandoval's leverages her English and Spanish bilingual skills to maintain seamless communication to property owners.

■ RELEVANT PROJECT EXPERIENCE

Advanced Rapid Transit - Green Line Real Estate Services, VIA Metropolitan Transit, San Antonio, Texas. As **Project Coordinator**, Ms. Sandoval is responsible for reviewing the title commitments and preparing title curatives as well as E-49 for 60 property owners for this 180-parcel project.

Windy Hill Road (FM 2001 to Kyle City Limits), Hays County, Texas. Ms. Sandoval's responsibilities as **Project Coordinator** consisted of ordering, tracking, and overseeing the delivery of title commitments and tax certificates. She also provided due diligence, acquisition, relocation, and condemnation support for this transportation project. The project consisted of approximately 71 parcels for the road widening along Windy Hill Road between the City of Kyle limits and FM 2001.

JACIAN MARTIN
ADMINISTRATIVE SUPPORT



Years of Experience 4

Professional Licenses + Certifications Notary Public, Texas, No. 134112921

■ QUALIFICATIONS

Mr. Martin has been working for three years on ROW projects and assists ROW Agents in negotiations, eminent domain, demolitions, and notarizing documents for transfer of properties from owners to TxDOT. He also prepares and files documents for recording, as well as creating negotiation, acquisitions, and payment packages.

■ RELEVANT PROJECT EXPERIENCE

US 377, TxDOT North Region-Dallas District, Denton County, Texas. Mr. Martin served as an **Project Coordinator** for this project consists of the acquisition of 92 parcels for the road widening of From US 380 to North of Bus 377E Intersection. Services include: negotiations, title curative, closing support, and condemnation support.

FM 2931, TxDOT North Region-Dallas District, Denton County, Texas. Mr. Martin served as an **Project Coordinator** for this project consists of the acquisition of 98 parcels for the road widening of From US 380 to FM 428 Intersection. Services include: negotiations, title curative, closing support, and condemnation support.

SH 121, TxDOT North Region-Fort Worth District, Tarrant County, Texas. Mr. Martin served as an **Project Coordinator** for this project consists of the acquisition of 32 parcels for the road widening of IH 35W to Riverside Drive Intersection. Services include: negotiations, title curative, closing support, and condemnation support.

3. Team Member Qualifications + Experience

DENA FOLGATE
ADMINISTRATIVE SUPPORT



Years of Experience	3
Education	M.S., Organization, Learning, and Technology, Texas A&M University-Commerce B.A., English and Sociology, Texas Women's University
Professional Licenses + Certifications	Notary Public, Texas, No. 134981965

QUALIFICATIONS

Ms. Folgate has three years of project coordination experience. Her background in paralegal work has equipped her with the skills needed to excel as a ROW project coordinator. She leverages her previous experience in her daily responsibilities to draft proposals, prepare forms, and collaborate with various teams. Ms. Folgate is also responsible for condemnation support, title curative research, and disposal of property. Her attention to detail and initiative can be seen in her accuracy, adherence to processes, and a timely completion of project milestones.

RELEVANT PROJECT EXPERIENCE

US 380, TxDOT Dallas District, Collin County, Texas. Ms. Ortiz served as **Project Coordinator** responsible for attending hearings, visiting the sites to obtain Date of Take photos, depositing checks at the courthouse, and drafting condemnation support letters and forms.

Advanced Rapid Transit - Green Line Real Estate Services, VIA Metropolitan Transit, San Antonio, Texas. Ms. Ortiz served as **Project Coordinator** responsible for preparing title curative plans, drafting and mailing offer packages, and creating reports to track easements.

LEONEL GARZA, III
APPRAISAL + REVIEW SERVICES

Bilingual (Spanish/ English)



Years of Experience	28
Education	B.S., Texas A&M University
Professional Licenses + Certifications	Certified General Real Estate Appraiser, Texas, No. 1328375 G Certified Property Tax Consultant, Texas, No. 00003181

QUALIFICATIONS

Mr. Garza has been performing appraisal services for local financial institutions in the Rio Grande Valley since 1998. He specializes in General Commercial Real Estate, Estate Valuations, and ROW Easement Acquisition and Defense. Appraisals services included fee simple and leased fee estate valuation for general vacant land and improved commercial properties. Mr. Garza has served as a member of many local boards and organizations, providing his expertise as an appraiser and appraisal reviewer and strengthening his role in the Edinburg community.

Mr. Garza has completed appraisals and appraisal reviews for a vast amount of parcels in Hidalgo County, including the City of Edinburg along with other local entities including TxDOT, Hidalgo County Drainage District No. 1, and the Hidalgo County Purchasing Department.

RELEVANT PROJECT EXPERIENCE

- **Sugar Road (SH-107 to Monte Cristo Road), City of Edinburg, Texas**
- **Jackson Road (North of SH-107 to Monte Cristo Road), City of Edinburg, Texas**
- **Monte Cristo Road (Ware Road to Sugar Road), TxDOT**
- **Ware Road (Mile 5 to Monte Cristo Road), TxDOT**

4. References

Your Proven Partner

CITY OF EDINBURG EXPERIENCE

CobbFendley has provided ROW services to the City of Edinburg for the following five projects. We look forward to continuing to serve the City on additional projects in the coming months and years.

Wastewater Treatment Plant Acquisition. (2021 - 2022). Project included the acquisition of one parcel for a Wastewater Treatment Plant in Edinburg County, Texas. Services included negotiation, title curative, and closing support. **Personnel Involved.** Josh Canuteson (Project Manager/Principal), Diane Molina (Negotiation Agent)

Schunior Road Detention Pond. (2021 - 2022). Project included the acquisition of one parcel for the Schunior Detention Project in Edinburg County, Texas. Services included negotiation, title curative, and closing support. **Personnel Involved.** Josh Canuteson (Project Manager/Principal), Diane Molina (Negotiation Agent)

Jackson Road. (2023 - 2025). Project involves the acquisition of 83 parcels and 8 relocations for the expansion of Jackson Road (Chapin Street to Monte Cristo Road). Services inlcuded negotiation, title curative, and closing support. **Personnel Involved.** Josh Canuteson (Project Principal), Homer Bazán (Client Manager), Abel Garcia (Project Manager), Diane Molina (Negotiation Agent), Michael Staines (Negotiation Agent)

East Owassa Sewer Improvement. (2024 - Ongoing). Project includes the acquisition of one easement for a sewer line to serve multiple commercial properties currently on septic. The project limits are from Owassa to Alberta. Services include negotiation, title curative, and closing support. **Personnel Involved.** Josh Canuteson (Project Manager/Principal), Diane Molina (Negotiation Agent)

Veterans Detention Pond. (2024 - Ongoing). Project includes the acquisition of one storm sewer easement to serve a proposed detention pond on an adjacent property. Services include negotiation, title curative, and closing support. **Personnel Involved.** Josh Canuteson (Project Manager/Principal), Diane Molina (Negotiation Agent)

ADDITIONAL RELEVANT EXPERIENCE

In addition to our ROW experience with the City, **Client Manager Homer Bazán** has spent his entire career in the Valley and has managed several projects in the City of Edinburg and surrounding area. The following are projects he managed while serving in the roles of Area Office Project Manager, Consultant Management Engineer, and Transportation Planning & Development Director at the TxDOT Pharr District.

FM 2061 (McColl Road) from 0.33 Miles S. of Canton Road to SH 107. Project included reconstruction of a 2-lane rural roadway to a 4-lane urban curb-and-gutter roadway with a 2-way left-turn lane. Mr. Bazán designed the proposed storm sewer drainage system; developed the traffic control plan; developed the physical detour plan to accommodate the roadway being closed during construction; developed the plan and profile sheets, establishing the horizontal and vertical alignments; developed the utility and drainage sheets, which indicated the utilities that needed to be adjusted and/or relocated; developed the intersection layout sheets, which focused on the elements of the intersection such as sidewalks, wheelchair ramps, curb and gutter limits, radii dimensions, and intersection skew; calculated all quantities and developed the official construction estimate (quantities and unit bid prices); and developed the PS&E package for the bid proposal, which included the specifications, special provisions, and general notes.

SH 107—FM 2061 McColl Road to County Courthouse. Project included upgrading SH 107 from a 4-lane rural roadway with 2-way left-turn lane to 6-lane curb-and-gutter raised median section. This was located in a heavy commercial area, which included the University of Texas-Pan American (later to become UT-RGV), which had many crashes due to the high driveway density, an Average Daily Traffic above 20,000, and the 2-way left-turn lane. Mr. Bazán coordinated with TTI to develop study on the safety and operational benefits of the raised median, and determination of raised median opening locations. With local business owners wary of the changes to their access. Mr. Bazán developed and gave a technical presentation at a public meeting, which proved very successful, drawing almost no negative comments from the public.

SH 107—FM 2061 McColl Road to FM 2220 Ware Road. Project included upgrading 4-lane rural divided highway with a depressed grassy median to a 6-lane rural raised median section with roadside ditches, and was a continuation of earlier project converting SH 107 into a mobility arterial corridor. Also coordinated a study with TTI on safety and operational benefits, and developed and gave presentation during a public meeting, which also proved successful in alleviating the concerns of the local residents and business owners. Mr. Bazán's additional Edinburg area projects include SH 107—IH 69C to FM 493 and FM 2128 Richardson Road—IH 69C to SH 1907.

4. References

We Build Relationships

At CobbFendley, we take pride in the wide variety of solutions we offer to help build communities. We have a proven record in providing our clients with innovative and sustainable infrastructure solutions. CobbFendley is pleased to offer the following contacts as references of our work. We have worked on projects with each of these references providing services similar to those listed in our response. We are confident that these references will serve as examples of our commitment to meet schedules and providing excellence in our workmanship.

EL PASO WATER UTILITIES

Alma De Anda | Utility Land and Water Rights Manager | 915.594.5513 | adeanda@epwater.org

Cornudas Pipeline. (2018 - 2022) CobbFendley provided comprehensive ROW services for EPWater's 81-mile water pipeline, including ownership research, right-of-entry coordination, easement acquisition, parcel mapping, and project management and administration services. The team established ownership for 272 parcels, acquired easements for 167 parcels, and prepared supporting plats, legal descriptions, and ROW mapping. An integrated ROW, survey, and GIS approach streamlined acquisition efforts, improved communication, and accelerated project delivery.

Personnel Involved. Josh Canuteson (Principal), Diane Molina (Negotiation Agent), Michael Staines (Title Curative), Abel Garcia (Title Curative), Robert Duran (Negotiation Agent)

CITY OF CEDAR PARK

Chris Brickey, PE | Capitol Projects Manager | 512.401.5351 | chris.brickey@cedarparktexas.gov

Bell Boulevard Realignment. (2019 - 2021) CobbFendley provided ROW and easement acquisition services for the City of Cedar Park's realignment of Bell Boulevard (US 183) in coordination with TxDOT. The project shifted the roadway onto Old Highway 183 and included a new 4-lane divided roadway with a raised median, lighting, and pedestrian and bicycle paths. CobbFendley acquired the necessary ROW, facilitated the relocation of five nonresidential displacees per the Uniform Act, and supported the ROW transfer to TxDOT.

Personnel Involved. Josh Canuteson (Principal)

VIA METROPOLITAN AUTHORITY

Abigail Kinnison | Director of Real Estate + Capital Amenities | 210.362.2564 | abigail.kinnison@viainfo.net

Advanced Rapid Transit - Green Line Real Estate Services. (2024 - 2026) CobbFendley provided ROW services for VIA's Advanced Rapid Transit Green Line in San Antonio, supporting the acquisition of up to 230 parcels. Our responsibilities included project management, title curative, negotiations, pre-condemnation services, and the preparation of acquisition and legal documentation, while coordinating with property owners and supporting VIA Legal Counsel through condemnation package development.

Personnel Involved. Josh Canuteson (Project Principal/Manager, Julia Mock (Deputy Project Manager + Negotiation Agent), Diane Molina (Negotiation Agent), Robert Duran (Negotiation Agent), Cullen Eastland (Negotiation Agent), Michael Staines (QA/QC Manager), Jocelyn Sandoval (Project Coordinator)

Firm Stability Statement

CobbFendley has been in business for more than 46 years and has **steady financial stability and growth** at a consistent rate. CobbFendley's profitability and growth has qualified our firm to be named a "**Zweig Group Hot Firm**," an award which celebrates the fastest-growing architecture, engineering, and environmental consulting firms in the United States. In addition, CobbFendley is consistently listed in the **Engineering News Record** (ENR) list of Top 500 Design Firms, which ranks firms based on previous-year revenue numbers.

5. Insurance

CobbFendley is providing a copy of our Certificate of Liability Insurance which includes the types and amounts of insurance we carry, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage.

Client#: 153896 COBBFEND

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Tami Melton	
USI Insurance Services, LLC 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	PHONE (A/C, No, Ext): 713 490-4600	FAX (A/C, No): 713-490-4700
	E-MAIL ADDRESS: tami.melton@usi.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : Hartford Casualty Insurance Company	29424
INSURER C : Great American Insurance Company	16691
INSURER D : Hartford - WC Multiple Issuing Cos	29424
INSURER E : Endurance American Insurance Co.	10641
INSURER F : Trumbull Insurance Company	27120

INSURED: Cobb Fendley & Associates Inc.
4424 W Sam Houston Pkwy N Ste
Suites 600
Houston, TX 77041-8251

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / X LOC OTHER:			61UUNOL6HSJ	07/10/2026	07/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $15,000 $1,000,000 $2,000,000 $2,000,000
F	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			61UENOL6HSM	07/10/2026	07/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000 $ $ $
B C	X UMBRELLA LIAB / X OCCUR X EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $10,000			61XHUOL6HSN TUEF35626101	07/10/2026 07/10/2026	07/10/2027 07/10/2027	EACH OCCURRENCE AGGREGATE	$12,000,000 $12,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		61WEOL6HSL	07/10/2026	07/10/2027	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$1,000,000 $1,000,000 $1,000,000
E	Professional Liability			DPL30039639003	07/10/2026	07/10/2027	$5,000,000 per claim $5,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation:
AZ, CO, GA, ID, NM, OH, UT, WZ - Twin City Fire Ins Co. NAIC #: 29459
FL, TX - Hartford Casualty Insurance Co. NAIC #: 29424

*Contractors Pollution Liability coverage is included in the Professional Liability Policy as defined
(See Attached Descriptions)

CERTIFICATE HOLDER

Cobb, Fendley & Associates, Inc.
4424 W Sam Houston Parkway N
Suites 600
Houston, TX 77041

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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5. Insurance

CLAIMS

CobbFendley considers insurance and legal matters confidential. A high-level overview of our claims history over the past five years is provided below.

- **Claim settled 2024** - CobbFendley provided design services for an underground electrical duct bank to a new residential development. A portion of the duct bank was designed/constructed outside of the client's designated easement. The client claimed the entire cost of relocating the duct bank was the responsibility of CobbFendley.

6. Professional Services Agreement

REQUESTED EXCEPTIONS

CobbFendley has reviewed the sample Professional Services Agreement and will meet the prerequisite insurance requirements. We understand that the City of Edinburg has standard terms and conditions and that you may not want to enter into protracted negotiations with your consultants. CobbFendley is submitting exceptions that we would like to discuss upon selection. This allows for negotiations of the terms and conditions and that is often informative for both parties. Further, CobbFendley is generally able to negotiate contract language to the mutual agreement and benefit of both parties when working with our clients during negotiations. CobbFendley respectfully requests consideration of the following exceptions to the sample Right of Way Acquisition Services Agreement.

SECTION IV. RESPONSIBILITIES OF CONSULTANT

B. Request to revise: "Consultant shall perform its services ~~*with care, skill, and diligence,*~~ in accordance with the ~~*applicable professional standards currently recognized by its profession,*~~ *professional skill and care ordinarily provided by competent members of Consultant's profession and license currently practicing in the same or similar locality under the same or similar circumstances, as expeditiously as is consistent with such professional skill and care and the orderly progress of the project ("Standard of Care")*, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall *exercise usual and customary professional care in its efforts to* comply with all applicable federal, state, and local laws, ordinances, codes, and regulations in *effect while* performing the Services. If Consultant fails to meet ~~*applicable professional standards*~~ *the Standard of Care*, Consultant shall without additional compensation correct or revise any errors or deficiencies with or without request to do so by the City.".

J. Request to insert: "All reports, drawings, plans, and other documentation pertaining to the Services become the property of City *upon payment to Consultant for all services rendered*.".

SECTION V. PAYMENT AND FEES

B.a. Request to insert: "Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's *negligent or intentional* conduct in the performance…".

B.f. Request to insert: "Any Services are defective, *subject to the Standard of Care*, requiring correction or replacement;".

B.g. Request to insert: "City has been required to correct defective Services or has accepted defective Services *that do not meet the Standard of Care*;".

B.h. Request to insert: "Liens have been filed in connection with the Services *for which Consultant has previously been paid;* or".

B.i. Request to insert: "Other *reasonable* items entitle City to a set-off against the payment amount.".

SECTION VI. TERM OF AGREEMENT

D. On line 4, request to revise: "…including copies thereof, ~~*whether*~~ prepared by ~~*Consultant or others*~~ *City*, in Consultant's possession and related to the Services.".

SECTION VII. MINIMUM INSURANCE REQUIREMENTS

D. Request to delete in entirety.

F. Request to insert: "Evidence of the above insurance coverage is attached as Exhibit "B" and the City of Edinburg shall be listed as an additional insured*, except for Workers' Compensation and Professional Liability*.".

H. On line 3, request to revise: "…on which each such policy is required to be first obtained and at least ~~*fifteen (15)*~~ *five (5)* days before the expiration of any policy…".

I.1. Request to revise: "To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this ~~Lease~~ *Agreement*;".

I.4. Request to revise: "Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this ~~Lease~~ *Agreement* to…".

SECTION X. INDEMNIFICATION

A. Request to revise: "To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from ~~any all~~ claims, losses, causes of action and damages, suits and liability ~~of every kind~~, including all *reasonable* expenses of litigation, court costs, and *reasonable* attorney's fees for injury to or death to any person or for damage to any property, ~~arising out of or directly connected with~~ *to the extent caused by* the negligent or willful conduct of Consultant, its agents, officers and employees, ~~carried out in furtherance of~~ *during the performance of the Services under* this Agreement.".

B. Request to insert: "Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement, *caused by Consultant's negligent acts or omissions*.".

SECTION XI. LIMITATION OF LIABILITY

A. On the second sentence, request to revise: "~~Consultant agrees~~ *The parties agree* that ~~City~~ *neither party* will ~~not~~ be liable *to each other* for any indirect, incidental, special, or consequential punitive or multiple damages…or of any other obligations relating to this Agreement, even if ~~City has~~ *the parties have* been advised of the possibility of such damages.".

On the third sentence, request to revise: "The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of ~~City's~~ *the parties'* liability, regardless of the cause of action under which such damages are sought.".

SECTION XX. NO WAIVERS OR ACCORD AND SATISFACTION

B. On line 4, request to revise: "…agreements under this ~~Lease~~ *Agreement*, shall operate as a waiver, discharge, or…".

SECTION XXI. NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

Request to revise: "The Consultant agrees to *exercise usual and customary professional care in its efforts to* abide by all applicable laws and regulations *in effect during Consultant's performance of its Services* and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ~~ensure~~ *use customary efforts to remain in* compliance with relevant State and federal laws…".

7. Contact Information

Your Project Contacts



PROJECT MANAGER + PROJECT PRINCIPAL

JOSH CANUTESON, SR/WA, R/W-NAC

jcanuteson@cobbfendley.com

972.499.7429

EXPERIENCE + RESPONSIBILITIES

The team will be led by Mr. Canuteson, who will serve as the **primary point of contact** and liaison between the City of Edinburg and the CobbFendley team. He brings more than **21 years of experience** with working throughout Central and South Texas and will respond quickly to project or scope requests. Mr. Canuteson's project management style is centered on communication and creating efficiencies. Therefore, all members of the project team, including City personnel, will be engaged and involved in significant decisions in a timely manner to keep the City's projects moving forward. In addition to meetings with the City, project communications will be in the form of bi-weekly updates outlining project progress, important decisions, needs from the City, upcoming deliverables, and schedule.



CLIENT MANAGER

HOMER BAZÁN, PE, LGPP

hbazán@cobbfendley.com

956.803.3463

EXPERIENCE + RESPONSIBILITIES

Mr. Bazán brings his expertise and local knowledge to the project team by **serving as an advisor and resource** for overall execution of assigned work. As a local project manager with CobbFendley's office located on McColl Road in McAllen, Mr. Bazán is easily accessible and available to respond to the City immediately when needed. As a **long time resident of Edinburg**, Mr. Bazán is committed to the community and has a personal interest in the success of the City's projects.

OUR COMMITMENT

- CLEAR + PROACTIVE COMMUNICATION
- SCHEDULED PROJECT UPDATES
- IMMEDIATE NOTIFICATION OF ISSUES
- DIRECT ACCESS TO PROJECT LEADERSHIP
- THOROUGH QA/QC PROCESS

OUR MISSION

CobbFendley's mission is to *collaborate* with employees and clients to provide infrastructure solutions that further our *commitment* to growth in the *community*.

Request for Qualifications #2026-2

RIGHT OF WAY ACQUISITION SERVICES

Proposal Date

July 14, 2026

Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479
www.contractlandstaff.com

Contract Land Staff, LLC

Response to City of Edinburg, TX RFQ 2026-2

Right of Way Acquisition Services

Contract Land Staff is a corporation (LLC). We have executed the RFQ by our duly authorized officers. CLS was originally incorporated in Delaware in 1985.

July 14, 2026

Nearest Current Office:
1100 NW Loop 410, Ste 700
San Antonio, TX 78213

Headquarters Address:
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

Christie Saenz, CFM, SR/WA, R/W-RAC
Senior Director & Project Manager
Mobile: (210) 643-8282
christie.saenz@contractlandstaff.com

R. David Bell, SR/WA
Sr. Vice President, Public Infrastructure
Mobile: (850) 206-3139
david.bell@contractlandstaff.com

Micah Chambers
Director of Business Development
Mobile: (713) 775-4295
micah.chambers@contractlandstaff.com

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1. TRANSMITTAL LETTER

July 14, 2026

RE: RFQ 2026-2: Right of Way Acquisition Services

To the City of Edinburg Decision Committee,

Contract Land Staff, LLC (CLS), is pleased to submit this response to **the City of Edinburg's (the City's) Request for Qualifications (RFQ) for Right of Way Acquisition Services.** We appreciate the opportunity to present our credentials for your consideration, affirming our interest in and ability to perform the services required. We have carefully reviewed the RFQ and thoroughly understand the scope of work detailed therein. No addenda have been issued and are therefore not included in this response.

Founded in 1985, CLS has a rich history of successful right of way (ROW) project work throughout the state of Texas. We have the proven expertise, substantial experience, established processes and procedures, modern technology, and staff to assist the City in successfully securing necessary property rights in the most expedient and cost-efficient manner. **Over the last 41 years, the company has become an industry leader** by focusing on quality, teamwork, technology, training, and project planning. We will work diligently on your behalf, with a commitment to understanding the character and specific goals of your project. Our aim is to always bring **open communication and resourcefulness to each task**, enabling us to work closely with your staff to successfully execute all projects.

The team we have assembled brings myriad qualifications and applicable experience, having completed many projects in the state of Texas for Cities, Counties, and the Texas Department of Transportation (TxDOT). In addition to being headquartered in Texas, our agents have the immediate availability to begin work for the City on a moment's notice**.** They are presented herein, with resumes included. While our nearest office is currently in San Antonio, **if awarded the contract, CLS would be willing to open an office in Edinburg.** As your trusted consultant, CLS recognizes that our primary purposes are to perform compliant work, deliver innovative solutions, effectively manage the contract, and ensure follow-through on our team's commitments, while maintaining a high standard of ethics and professionalism. **Thank you for considering CLS!**

Sincerely,



R. David Bell, SR/WA
SVP, Public Infrastructure
2245 Texas Drive, Suite 200 | Sugar Land, TX 77479 (Fort Bend County)
Mobile: (850) 206-3139
david.bell@contractlandstaff.com

R. David Bell is an officer with Contract Land Staff who is authorized to contractually bind the firm.

2. FIRM QUALIFICATIONS & EXPERIENCE

The CLS team is highly experienced in infrastructure projects and is dedicated to developing strong and long-lasting relationships with public agencies, cities, counties, and communities in which we live and work. We have consistently succeeded in acquiring property interests to support numerous projects in the public sector, such as roadways, parks, transit systems, airports, and water and wastewater improvements. In addition, we have accomplished the relocation of displaced property owners because of such projects.

We will work diligently on your behalf with a commitment to understanding the character and the specific goals of your project. Our aim is to always bring open communication and resourcefulness to each task, enabling us to collaborate closely with your staff in order to successfully execute all projects.

As your Consultant, Contract Land Staff recognizes that our primary purposes are to:

- ✓ Perform all work according to our client's goals and direction and in compliance with applicable federal, state and city laws and regulations
- ✓ Deliver innovative solutions with a high standard of ethics and professionalism
- ✓ Effectively manage the contract, budget, and schedule
- ✓ Ensure follow-through on our team's commitments
- ✓ Professionally and successfully acquire the rights you need to complete your project!

Our work and roles ultimately interface with the public on projects. CLS is sensitive to the human and political aspects of the projects we undertake. Our invaluable project planning and feasibility study expertise along with our unmatched project execution experience affords our clients a wealth of knowledge and hard-earned, practical, on-the-job "know-how." We are experts in evaluating and working with landowners, landowner coalitions, regulatory agencies and the seemingly endless variety of special situations that must be overcome during the course of any project.

CLS is an industry leader in the development and implementation of standardized processes and procedures. Our team understands each project is unique, based on the risks and constraints specific to each project. CLS has focused on creating, supporting, and enforcing sound policies, which equips agents with the information and processes necessary to aid in their success, as consistent communication and adherence to company, client and project policies and procedures are key to achieving a successful project.

What Sets CLS Apart?

Project Delivery Program

Our operational strategy relies on a continuous, cross-functional delivery model. By separating land services into distinct specialized tracks, our team moves parcels from initial audit to final acquisition without bottlenecking project momentum.

Phase A: Title Research & Valuation Setup

- **Data Integration & Appraisal Management:** Review parcel data against updated DCAD land values, zoning boundaries, and regional planning maps to isolate potential ownership conflicts early while coordinating the preparation of independent appraisal reports.
- **Title Commitments:** Order comprehensive title commitment reports to formally verify underlying ownership, liens, and structural encumbrances.

- **Regional Protocols:** Establish communication protocols with municipal partners and regional stakeholders to cross-verify any relevant adjacent designs.

Phase B: Public Relations & Landowner Acquisition

- **Field Outreach & Negotiations:** Initiate face-to-face meetings with property owners to present donation or purchase options, hand-delivering the mandatory Texas Landowner's Bill of Rights per Texas Property Code Chapter 21.
- **Uniform Act Offers:** Execute subsequent negotiation rounds and present formal land valuation offers in strict alignment with Uniform Act and TxDOT LPA guidelines.
- **Title Curative:** Work directly with landowners to clear minor title exceptions, line disputes, or outstanding liens concurrently with the active negotiation window.

Phase C: Instrument Execution & Legal Handoff

- **Document Delivery:** Draft and deliver binding Memorandums of Agreement, clear Warranty Deeds, and final easement signatures directly to City staff.
- **Quality Review:** Verify all legal descriptions within the draft deeds and easements match the engineering plans exactly to eliminate property boundary errors prior to recording.
- **Valuation Archiving:** Finalize and archive all ROW and easement transfers to clear sites entirely for construction, providing full grant-compliant documentation to the City.
- **Administrative Handoff:** Coordinate independent certified appraisals for any unresolved or non-compliant parcels, providing comprehensive valuation reporting defensible before Court-appointed Special Commissioners if administrative eminent domain proceedings become necessary.

Ability to Meet Schedules & Deadlines

Quality Control & Assurance

Our communication structure includes **weekly meetings among the internal team to ensure key personnel stay apprised of the overall project and individual assignments**. Regular topics include project progress, review of budgets, and identification of action items to meet milestones and reach 100% construction completion. This is in addition to the kickoff meeting that occurs immediately upon contract signage and sets the tone, direction, and accountability for the entire project.

Our quality assurance/quality control process will include an up-front review of current City policy to ensure that **all procedures meet the appropriate regulations and guidelines**. All program expenditures must be documented, verified, and consistent with the Uniform Act and any funding-specific requirements. CLS will monitor project deliverables to ensure they comply with the City's established policies and procedures and Federal guidelines, if and when necessary.

Progress Reports

Our goal is to balance quality and value, and to offer our clients choices. Our monitoring includes recording and forecasting project costs, comparing those costs against the authorized budget, identifying deviation, and taking appropriate corrective action. **We carefully evaluate each potential scope change for impact on cost performance.** We keep our clients apprised of both potential cost increases and savings so that we can jointly determine the desired course of action.

The project controls effort begins with a baseline schedule and budget to measure performance. Once the project begins, the cost estimate is fixed as the Original Budget. At the end of each month, CLS will reconcile the Original Budget to the Actual Budget. This reconciliation is intended to **keep everyone up to date on the project, to keep the project schedule reflecting the latest changes, and to periodically update the budget accordingly.**

On a weekly basis, a report on the project is issued, utilizing metrics in a chart format that indicates the total number of parcels. The report will also track major milestones during the title, acquisition, and construction phases. The weekly report is a week-long snapshot of the current status of the project. On a monthly basis, the project is reviewed and forecasted so that we have a forecast at completion for each activity. The forecast at completion is then compared to the current working budget, giving a variance that is then analyzed and reviewed to make sure there are no concerns that need to be addressed in any given area.

These variances indicate potential areas of note that should be monitored closely as the project progresses, and actions will be taken as necessary to correct the situation. **Each phase of the project, including survey permitting, title and acquisition, is tracked through trend charts**, which give a quick visual representation of where the project is headed.

Translation Services
It is estimated that more than 160 different languages are spoken in Texas. CLS's belief that all Texas landowners must be treated fairly and respectfully also includes clear communication. All of our proposed Right of Way staff members are bilingual in English and Spanish, uniquely positioning them to interact with the vast majority of property owners in Edinburg. Should translation be needed for other languages, CLS has the ability to coordinate such services.

Data Management
CLS provides project support through our Data Solutions team that is comprised of administrative and technical support staff. The Data Solutions team has been supporting CLS projects in a multitude of ways since 2004. The team has evolved since its inception, from being a data entry team to a complete support department staffed with administrative and technical employees sharing a common commitment to serving both internal and external CLS customers. Data management is one of the single largest demands in today's modern world, and from data capture to data tracking, the CLS team has been involved in the following aspects of data management:

Data Administration:

- Document generation
- Stakeholder letters and forms
- Acquisition documents
- Stakeholder outreach via mail outs
- Open house presentations
- Administrative support including staffing and training
- Management of training programs for project personnel
- Field office set-up management in coordination with facilities staff
- Management and staffing of projects from the corporate office

Data Management Services:

- Creation of initial parcel lists for the project, inputting tax roll data, legal descriptions, and contact information
- Implementation and planning of new data due to reroutes
- Vesting and marketable title data entry into CLSLiNK or other databases
- Executed agreement upload and data capture
- Check and payment obligation management
- Quality assurance audits/assessments on projects – desktop and physical

Technical Support Services:

- CLSLiNK administrative functions management
- Setup and maintenance of permission groups
- Project reporting support
- Delivery of scheduled project reporting
- Custom report development and configuration
- Requirements gathering for new report requests
- GIS viewer application support and training
- SharePoint design, implementation, and support
- SQL server scripting to assist with mass data manipulation
- Data imports and exports for CLS projects
- Toll-free number set up and monitoring

Prior Project Experience with the City of Edinburg

TxDOT Pharr District, SH 68 (IH2 to IH69) Hidalgo County, TX CSJ 3629-01-003 106

Provided relocation services for 115 parcels in Hidalgo County, Texas. The proposed SH 68 project is described in the Metropolitan Transportation Plan (MTP) and the Statewide Transportation Improvement Program (STIP) as a four-lane divided rural highway with future main lanes and overpasses in eastern Hidalgo County from US 83/IH-2 to US 281/IH-69C. The proposed project described in the MTP and STIP has a total project length of approximately 22 miles. Municipalities within the study area include the cities of Alamo, Pharr, Donna, Edinburg, San Juan, and San Carlos. The purpose of this project is to accommodate regional population growth, relieve congestion on existing north–south corridors, and improve hurricane evacuation capacity. Project began in 2025 and is ongoing.

Other Prior Project Experience

City of San Antonio, South Zarzamora Street, San Antonio, Texas

Provide project management, acquisition, and relocation services for 21 parcels that included restaurants, a meat processing plant, an autobody shop, a car sales lot, a residential home, a food warehouse, and a convenience store. As part of the realign of South Zarzamora including redesigning a bridge. The City of San Antonio and TxDOT are working together to realign South Zarzamora Street from US 90 to Jennings Avenue to construct a grade separation over the Frio City Road/Kirk Place and Union Pacific Railroad (UPRR) intersection in San Antonio, Bexar County, Texas. Project began in 2024 and is ongoing.

TxDOT Pharr District, FM 2220 (Ware Road), Hidalgo County, Texas

Provided relocation services for twelve parcels located in Precinct 4 of the City of McAllen the purpose of the project is to widen Ware Road from two lanes to six lanes for a distance of 5.4 miles from FM 1925 to Mile 5 Road to improve safety and mobility including drainage. Project began in 2023 and will be completed in 2026.

TxDOT Pharr District, State Loop 195, Starr County, Texas 2022-2023
Provided relocation services for five parcels on three segments of a 17.24 mile corridor from FM 755 to US 83 estimated construction cost of $209 million. Improve safety, mobility, and connectivity by providing a new 4 lane divided highway between Rio Grande City and Roma, TX. Project ran 2022-2023

San Antonio Water Systems (SAWS) – Sewershed Projects

- **BPC West Sewershed Package 5B** – Approximately 3.4 miles of large diameter (10-inch through72 inch) sewer mains that were rehabilitated via Cured in Place Pipe (CIPP) and Open Cut methods. ROW Services included project management, a combination of Right-of-Entry agreements & Notification Letters for 58 parcels, and title curative. Project commenced January 2022. Completed November 2022.
- **SAWS Multiple Sewershed Package 16B** – Rehabilitated pipe at multiple locations through the City in poor condition via pipe-bursting and open cut which were the suggested remedial methods due to pipe condition, utility conflicts and location of pipes. ROW Services included project management, Right-of-Entry agreements for 19 parcels, and title curative. Project commenced November 2021. Completed April 2022.
- **SAWS Multiple Sewershed Package 17B** – Rehabilitated pipe at multiple locations through the City Pipe-burst and Open Cut which are the suggested remedial methods due to pipe condition, utility conflicts, and location of pipes. ROW Services included project management, a combination Right-of-Entry agreements & Notification Letters for 40 parcels, and title curative. Project commenced September 2021. Completed March 2022.
- **SAWS Multiple Sewershed 18 Project** – Approximately 3.4 miles of large diameter (10 inch through 72 inch) sewer mains that were rehabilitated the sewer mains pipe via Cured in Place Pipe (CIPP) and Open Cut methods. ROW Services included project management, a combination Right-of-Entry agreements & Notification Letters for 39 parcels, and title curative. Project commenced February 2021. Completed February 2022.
- **BPC Central Sewershed 6** – Approximately 3.4 miles of large diameter (10-inch through72 inch) sewer mains that were rehabilitated via Cured in Place Pipe (CIPP) and Open Cut methods. ROW Services included project management, Right-of-Entry or 20 parcels, and title curative. Project commenced July 2021. Completed February 2022.
- **SAWS BPC Sewershed 4B** – Rehabilitated approximately 5,484 linear feet of 8-inch to 24-inch sewer mains via open cut and pipe bursting methods. ROW Services included project management, Right-of-Entry or 27 parcels, and title curative. Project commenced April 2021. Completed December 2021.
- **SAWS 2020 SSORP CMOM Package 1 (LD)** – Rehabilitated pipe at multiple locations through the City via poor condition via Cure in Place Pipe (CIPP) and Jack and Bore methods which were the suggested remedial methods due to pipe condition, utility conflicts and location of pipes. ROW Services included project management, a combination Right-of-Entry agreements & Notification Letters for 24 parcels, and title curative. Project commenced April 2021. Completed December 2021.
- **BPC East Package 3** – Rehabilitated pipe at multiple locations throughout the City via cured-in-place pipe, pipe bursting or open-cut methods which are the suggested remedial methods due to pipe condition, utility conflicts, and location of pipes. ROW Services included project management, a combination of Right-of-Entry agreements for 2 parcels, and title curative. Project commenced September 2021. Completed November 2021.
- **SAWS Multiple Sewershed 16A** – Rehabilitated pipe at multiple locations through the City via Cured in Place Pipe (CIPP) trenchless method, which were the suggested remedial methods due to pipe condition, utility conflicts, and location of pipes. ROW Services included project management, a

combination Right-of-Entry agreements & Notification Letters for 33 parcels, and title curative. Project commenced November 2020. Completed May 2021.

Texas Central Railroad and Infrastructure, Inc. – Texas Central High-Speed Rail

240-mile dual track high speed rail project between Dallas and Houston. ROW services include the entirety of the title and acquisition work, coordinating survey work with the client in the field, obtaining appraisals through a third party for offers and eminent domain, supporting eminent domain efforts and relocation where required, and extensive GIS services and CLSLiNK and GIS Viewer implementation. 4,000 tracts were researched by CLS on three separate mainline routes as study parcels, with 1,850 needing to be acquired for rail and supporting facilities. Project began in summer 2015. Assignments were completed in June 2022.

Freese & Nichols – New Braunfels Utilities – Bretzke Phase 2 Water Main Project

The Bretzke Phase 2 pipeline extends from a new water storage tank at Bretzke Lane and FM 306 to NBU pipelines at Waterway Lane and provides required potable water storage and capacity to NBU's Downtown Pressure Zone. This project included title curative, Right of Entry acquisition and the acquisition of 18 temporary and permanent waterline easements. Work began in August 2019 and completed in December 2020.

Freese & Nichols – New Braunfels Utilities – North Kuehler Interceptor Sanitary Sewer Line Project

The North Kuehler 30-inch and 33-inch interceptor projects included approximately 14,000 LF of sanitary sewer mains to include two aerial crossings, instances in which pipes are either attached to bridges or suspended on pylons, two Union Pacific Railroad crossings utilizing micro-tunneling, and one "jack and bore" installation, a process where short segments of pipe are mechanically driven through stable ground without the need for digging an open trench under Texas Department of Transportation's right-of-way. CLS provided Right of Entry, appraisal, and easement acquisition services for approximately 23 parcels in connection with this sewer line replacement project. Project began in March 2019 and completed in January 2021.

Tetra Tech/Harris County Community Services Department – Post Disaster Relocation and Buyout Program

CLS provided project management and relocation management for the Harris County Post Disaster Relocation and Buyout Program using Hurricane Harvey US HUD Community Development Block Grant funds. CLS led the team of consultants to complete the acquisition of and identify the relocation needs for 400+ landowners, including meeting with mobile home community owners and tenants to explain URA relocation benefits and qualify the displacees for incentive funds to encourage them to move from the floodway along Greens and Halls Bayou in Harris County. Challenges included language barriers for mobile home communities wherein the tenants were Vietnamese and Hispanic. Many of the Hispanic tenants were undocumented, and CLS worked with the County to build trust to ensure the tenants understand their rights and benefits under the URA and HUD. Our Relocation Manager worked diligently with the five mobile home community owners to obtain the rent roll to facilitate contacting the tenants and encouraging them to stay in place until the owner receives the offer, to ensure they do not lose their entitlements. The program included approximately 25 commercial businesses, including an auto salvage yard. CLS's Project Manager worked with State of Texas General Land Office (GLO) staff imbedded at the County on a daily basis to coordinate eligibility, acquisition, relocation, and case file closeout issues to ensure compliance with both HUD and GLO processes. Work commenced in June 2020 and completed August 2024.

Kimley-Horn and Associates, LLC (City of Waco) – Ritchie Road Realignment Project, Waco, TX
Acquisition of rights of way for 17 parcels and additional drainage easements for this road widening project that traverses a densely populated area in Waco, TX. Services included obtaining temporary rights of entry, title commitments, title curative work, landowner negotiations and acquisitions, and coordination of closings. CLS also participated in related public meetings. Completed in September 2016.

Central Texas Regional Water Supply Corporation (Pape-Dawson Engineers/Ardaga & Associates) – Vista Ridge Pipeline
142-mile water pipeline from Burleson to Bexar County, Texas. CLS is responsible for 150 tracts crossing Burleson, Lee, and Walker Counties. ROW services include right of entry, title curative, lien subordination, document preparation, ROW easement acquisition, and easement payments. CLS has encountered two political action committees opposed to the project and is successfully navigating those interactions by demonstrating cultural sensitivity. Completed in February 2018.

TxDOT Zapata Airport Extension Project, Zapata, TX
This project involved extending the airport runway and related improvements. ROW services included the relocation advisory and assistance for 1 parcel. Commenced in November 2019 and completed in April 2021.

Office Location and Approach to Staffing

If awarded this contract, CLS is willing to open up an office in Edinburg. Until then, the closest office that will be performing work is located at 1100 NW Loop 410, Ste 700 | San Antonio, TX 78213.

In addition to our immediately available local staff, **CLS consists of more than 750 ROW professionals, ensuring all projects proceed without delay**. Our deep bench ensures that part-time or smaller assignments can and will be handled with the same efficiency and care of larger assignments.

3. TEAM MEMBER QUALIFICATIONS & EXPERIENCE

Please find resumes for our proposed personnel on the following pages. For subconsultants, we have chosen to team with Brad Bujan, MAI of CBRE for Appraisal, as well as Jeff Rutherford, SR/WA, R/W-AC of Rutherford Real Estate for Appraisal Review.

CHRISTIE SAENZ CFM, SR/WA, R/W-RAC
Senior Director



Areas of Expertise
- Real Estate
- Audits
- Acquisition
- Project Management
- Relocation
- Easements
- Reconstruction
- Title Research/Abstract
- Title Curative
- Real Estate Appraisal
- Negotiations
- Eminent Domain
- Real Estate Appraisal Review
- Water/Wate Water Easements
- Drainage Easements
- Construction Easements

Industry Experience
- Public Infrastructure
- DOT
- Transmission
- Pipeline

States Worked
- Texas
- Oklahoma

Licenses/Certifications
- Texas Certified Floodplain Manager #2405-13N (CFM)
- TREC Real Estate Broker License #640859
- IRWA SR/WA #6532
- IRWA R/W-RAC
- IRWA Member since 2010. Region 2 Secretary/Treasurer 2025-2027
- Texas Notary Public
- TxDOT Certifications
- Oklahoma Notary Public

Education
- BBA in Finance and Real Estate, Angelo State University

Christie has over 30 years of experience in real estate services, working with government agencies and engineering firms on a wide range of projects. Her ability includes internal audits, scope development, commercial and residential relocations, and acquisition of various easements and rights of way. She has managed over 1,000 parcel acquisitions and 400 relocations under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), with project budgets reaching up to $13 million.

Her bilingual fluency in Spanish has been instrumental in building trust and communication with diverse communities.

2024-Present
City of San Antonio, South Zarzamora, San Antonio, TX
- City of San Antonio and TxDOT are working together to realign South Zarzamora from US 90 to Jennings Ave to construct a grade separation over the Frio City Rd and Union Pacific Railroad intersection to improve public safety.
- Provided project management and acquisition services for twenty-two parcels and relocation services for twelve displaced under the URA.

2024-Present
TXDOT - Houston District, FM 1488, Montgomery County, TX
- Provide project management, negotiations for acquisition, relocation, real estate appraisal and appraisal review, title research and title curative, eminent domain proceedings including coordinating and attending special commissioner's hearings for thirty parcels. The purpose of this project is to improve mobility spanning from FM 1488 to Proposed SH 249 (RCSJ 0523-07-003).

2023-2025
TXDOT - Austin District, US 281 near FM 1431, Burnet County, TX
- Provided project management, negotiations for acquisition, real estate appraisal and appraisal review, title research and title curative, relocation aid, eminent domain proceedings including coordinating and attending special commissioner's hearings for four commercial parcels.
- The purpose of the project is to provide a right turn lane at the busy intersection and to alleviate traffic congestion.

2022-2025
City of Denton, Denton Municipal Electric (DME), Spencer to Locust Transmission Line, Denton, TX
- Provided relocation services for three mobile homes within the new electrical easement.
- Acquired several easements for the reconstruction of existing transmission line for DME.

2023-2024
City Of Sherman – Northwest Southwest Transmission Pipeline, Sherman, TX
- Provide residential relocation services for the property affected by the construction of the 36" water transmission pipeline project. The design and construction of a 36" water transmission line from Water Treatment Plant, found south of State Highway 691 along La Cima Road to Shepherd Drive approximately 73,000 linear feet. Estimated Cost $76.2 million.

2023-2024
City Of Buda, Garison Park Development, Buda, TX

- Acquisition services for two tracts of land for park project consisting of 4.5 acres for the development of Phase 1 which includes the parking areas, trails, water access headquarters, and prairie land restoration.
- Future phases of the project would include the construction of a nature center and restoration of the McCaughan homestead, estimated construction - $12.6 million.

2023-2026
TxDOT - Houston District, SH 75, Montgomery County, TX

- Provide project management, negotiations for acquisition, real estate appraisal and appraisal review, title curative, and eminent domain proceedings for 11 parcels.
- TxDOT is proposing to widen this two-lane roadway to a four-lane divided roadway with curbs and gutters providing drainage for stormwater and adding sidewalks.
- The purpose of this project is to improve mobility since the City of Conroe is projected to experience significant growth over the next 10 years and increased congestion is anticipated along SH 75 from FM 3083 in Conroe to Willis just north of FM 2432, approximately 4.9 miles.

2023-Present
TXDOT - Pharr District, FM 2220 (Ware Rd), Hidalgo County, TX

- Provided relocation services for 12 parcels located in Precinct 4 of the City of McAllen the purpose of the project is to widen Ware Road from 2 lanes to 6 lanes for a distance of 5.4 miles from FM 1925 to Mile 5 Road to improve safety and mobility including drainage.

2024-2026
Bexar County Public Works, Cagnon Road, Bexar County, TX

- Design and construct improvements for a drainage project with an estimated construction cost of $17 million.
- The project length is 1.26 miles which includes replacing the existing low water crossing with a new bridge and road alignment at the Medina River crossing. The bridge will be capable of passing the 100-year storm.

2024
City of Waco, TX, Drainage Pipes/Sinkhole

- Provide relocation assistance on behalf of the City of Waco due to an emergency. Provided advisory services, housing supplements, moving, and incidental claim assistance.

2024-Present
Bexar County Public Works, Heuermann Low Water Crossing Bridge, San Antonio, TX

- This is a flood control project that will consist of raising the low water crossing with concrete box culverts at the Heuerman Rd and Maverick Creek Tributary 6. This project will also widen Heuermann Road. Estimated construction cost - $1.5 million.

2015-2016
Kerr County, East Kerr County Wastewater Collection System, Centerpoint, TX

- Provided right of way services for the acquisition of land and/or easements for approximately 75 parcels in Kerr County for the construction of a 33-mile wastewater collection system. Right of way services included coordination with the Texas Water Development Board on policies and procedures, project management, donations, negotiations services, community meetings, title curative services, appraisal services and closing services. The total project cost is approximately $47 million dollars.

JUAN GARZA, SR/WA, R/W-NAC
Project Manager



Areas of Expertise
- Negotiations
- Real Estate
- Acquisition
- Natural Gas Easements
- Electric Easements
- Construction Easements
- Permits
- Right of Entry
- Survey
- Project Management
- Relocation
- Title Curative
- Appraisal Review
- Real Estate Appraisal
- Eminent Domain

Industry Experience
- DOT

States Worked
- Texas

Licenses/Certifications
- TREC Real Estate License #579707
- Texas Notary #132202294
- TxDOT Certifications
- IRWA Chapter 39 South Texas Member since 2015

Education
- BS in Business Administration, LeTourneau University - Texas

Technical Skills
- MS Office Suite

Juan has more than 15 years of real estate and negotiation experience. Most of his right of way career is comprised of acquiring land for the Texas Department of Transportation and local government agencies. Juan's experience includes the acquisition of right of way, natural gas easements, electric easements, temporary construction easements/permits and right of entry for survey work. Juan is working on obtaining is relocation certification and is bilingual in Spanish.

2023-2026
TxDOT - Houston District – Montgomery County, TX
SH 75
- Provide project management, negotiations for acquisition, real estate appraisal and appraisal review, title curative, and eminent domain proceedings for 11 parcels.
- TxDOT is proposing to widen this two-lane roadway to a four-lane divided roadway with curbs and gutters providing drainage for stormwater and adding sidewalks.
- The purpose of this project is to improve mobility since the City of Conroe is projected to experience significant growth over the next 10 years and increased congestion is anticipated along SH 75 from FM 3083 in Conroe to Willis just north of FM 2432, approximately 4.9 miles.

2023-Present
TXDOT - Pharr District – Hidalgo County, TX
FM 2220 (Ware Rd)
- Provided relocation services for 12 parcels located in Precinct 4 of the City of McAllen the purpose of the project is to widen Ware Road from 2 lanes to 6 lanes for a distance of 5.4 miles from FM 1925 to Mile 5 Road to improve safety and mobility including drainage.

2024-2025
City of San Antonio – San Antonio, TX
South Zarzamora
- City of San Antonio and TxDOT are working together to realign South Zarzamora from US 90 to Jennings Ave to construct a grade separation over the Frio City Rd and Union Pacific Railroad intersection to improve public safety.
- Provided project management and acquisition services for 22 parcels and relocation services for 12 displacees.

2023-2025
TxDOT - Austin District – Marble Falls, TX
US 281
- Provide acquisition and condemnation services for multiple businesses including a strip center, restaurant, and convenience store.
- The purpose of the project is to provide a right-turn lane in the busy intersection of US 281 and FM1431 to alleviate traffic congestion in the area.

2019
TxDOT - San Antonio District – Converse, TX
FM 1516
- Negotiated approximately 20 parcels of right of way starting at IH 10 to FM 78 in Bexar County, Texas. The project increased the roadway from a two-lane highway to a four-lane highway to improve safety.

2015-2016
Kerr County – Centerpoint, TX
East Kerr County Wastewater Collection System

- Provided right of way services for the acquisition of land and/or easements for approximately 75 parcels in Kerr County for the construction of a 33-mile wastewater collection system.
- The total project cost is approximately $47 million dollars.
- Right of way services included coordination with the Texas Water Development Board on policies and procedures, project management, donations, negotiations services, community meetings, title curative services, appraisal services and closing services.

2025- Present
TxDOT Pharr District - CSJ 3629-01-003 - SH 68 (IH2 to IH69) Hidalgo County, TX
Provided relocation services for 115 parcels in Hidalgo County, Texas. The proposed SH 68 project is described in the Metropolitan Transportation Plan (MTP) and the Statewide Transportation Improvement Program (STIP) as a four-lane divided rural highway with future main lanes and overpasses in eastern Hidalgo County from US 83/IH-2 to US 281/IH-69C. The proposed project described in the MTP and STIP has a total project length of approximately 22 miles. Municipalities within the study area include the cities of Alamo, Pharr, Donna, Edinburg, San Juan, and San Carlos. The purpose of this project is to accommodate regional population growth, relieve congestion on existing north–south corridors, and improve hurricane evacuation capacity.

JORGE CAVAZOS, R/W-URAC, SR/WA, R/W- RAC, R/W-NAC Senior Project Manager



Areas of Expertise

- Project Management
- Negotiations
- Acquisition
- Relocation Assistance
- Real Estate Appraisal
- Appraisal Review
- Title Curative
- Eminent Domain
- Administrative Support
- Fluent in Spanish

Licenses/Certifications

- TxDOT Certifications:
  - 21.1.1 Right of Way Acquisition Services
  - 21.4.1 Right of Way Negotiation Services
  - 21.5.1 Relocation Assistance Services
  - 21.6.1 Condemnation Support Services
- Texas Real Estate Sales Agent, License #518334-SA
- Texas Notary #126813126
- International Right of Way Association (IRWA) Chapter 39 South Texas. Member since 2018 and Relocation Instructor
- IRWA SR/WA #7120
- IRWA R/W-URAC
- IRWA R/W-RAC
- IRWA R/W-NAC

Education

- BAM, University of St. Thomas

Technical Skills

- MS Word
- MS Excel
- MS Outlook
- MS PowerPoint

Jorge has over 19 years' experience managing, analyzing, and improving operations across multiple departments and programs including development of policies and procedures, right-of-way acquisitions, relocation, and management. Oversaw administrative key projects to ensure deadlines were fulfilled by consultants. Managed customer service operations and maintained accounting records and invoices in addition to supervising and training staff. Jorge is bilingual in Spanish.

2024-Present
City of San Antonio – San Antonio, TX
South Zarzamora Street

- Provide relocation assistance for multiple businesses including a restaurant, a processing meat plant, a used car lot, auto repair shop, a warehouse, a residential home, and a business office.
- The proposed project would realign South Zarzamora Street from US 90 to Jennings Avenue to construct a grade separation over the Frio City Road/Kirk Place and Union Pacific Railroad (UPRR) intersection in San Antonio, Bexar County, Texas.

2023-2026
TxDOT - Houston District – Montgomery County, TX
SH 75

- Provide project management, negotiations for acquisition, real estate appraisal and appraisal review, title curative, and eminent domain proceedings for eleven parcels.
- TxDOT is proposing to widen this two-lane roadway to a four-lane divided roadway with curbs and gutters providing drainage for stormwater and adding sidewalks.
- The purpose of this project is to improve mobility since the City of Conroe is projected to experience significant growth over the next 10 years and increased congestion is anticipated along SH 75 from FM 3083 in Conroe to Willis just north of FM 2432, approximately 4.9 miles.

2023-2025
TxDOT - Austin District – Marble Falls, TX
US 281

- Provide relocation assistance for multiple businesses including a strip center, restaurant, and a convenient store with gasoline tanks.
- The purpose of the project is to provide a right-turn lane in the busy intersection of US 281 and FM1431 to alleviate traffic congestion in the area.

2023-2024
City of Denton - Denton Municipal Electric – Denton, TX
IH 35 Billboard Relocation

- Assisting DME with relocating the fifteen' back billboards within the shopping center to accommodate utility relocation and as part of the TxDOT IH 35 at Loop 288 expansion project.

2024
City of Waco
Drainage Pipes/Sinkhole

- Provide relocation assistance on behalf of the City of Waco due to an emergency. Provided advisory services, housing supplements, moving, and incidental claim assistance.

LAURA DE LA CRUZ, R/W-RAC
Senior Right of Way Agent



Areas of Expertise
- Real Estate
- Acquisition
- Relocation
- Project Management
- QA/QC
- Analyzing Operation Departments
- Appraisals

Industry Experience
- DOT

States Worked
- Texas

Licenses/Certifications
- TREC Real Estate License #835026
- Texas Notary #130991462
- Oklahoma Notary #25001334
- IRWA Chapter 8 Member since 2021

Technical Skills
- MS Office Suite

Laura started her real estate career working for the Harris County Appraisal District in 2007. Since then, she has obtained her real estate license and relocation certification. Laura has experience managing, analyzing, and improving operations departments and programs including development of policies and procedures, right-of-way acquisitions, relocation, and project management. Provided administrative and QA/QC assistance to ensure deadlines were fulfilled by consultants and provided new-hire training.

2024-Present
City of San Antonio – San Antonio, TX
South Zarzamora
- City of San Antonio and TxDOT are working together to realign South Zarzamora from US 90 to Jennings Ave to construct a grade separation over the Frio City Rd and Union Pacific Railroad intersection to improve public safety.
- Provided project management and acquisition services for 22 parcels and relocation services for 12 displacees.

2023-Present
TxDOT - Houston District – Magnolia, TX
FM 1488
- Provide relocation assistance and advisory services for residential homes in Magnolia, Texas. The project would consist of a four-lane divided roadway with 4-foot inside shoulders and 10-foot outside shoulders divided by a 40-foot depressed grass median. This would serve to relieve traffic through the City of Magnolia.

2024-2025
TxDOT - Fort Worth District – River Oaks, TX
City of River Oaks
- Provide relocation assistance and advisory services for businesses including a convenient store and residential homes.
- The purpose of the project is to provide reconstruction which would result in a reduction from four lanes to three lanes, with the center lane being a continuous left turn lane.
- Two roundabouts and one dead-end would also be constructed, and bicycle and pedestrian accommodation would be provided along these roadways.

2024-2025
TxDOT - Houston District – Houston, TX
IH 10 Billboard Relocation
- Assisted with relocating the billboards to accommodate the White Oak Bayou elevation project.

2021-2023
Harris County – Harris County, TX
Harris County Mandatory Buyout Program
- Provide relocation assistance and advisory services for numerous parcels, including 3 mobile home parks, residential homes, businesses, and vacant lots for approximately 350 parcels in Harris County, Texas. The project purpose was to help owners who were impacted by the recent hurricanes that impacted the Houston area.

ALONZO BARRERA, R/W-RAC
Right of Way Specialist



Areas of Expertise
- Negotiations
- Business Relocations
- Project Management
- Negotiations
- Residential Relocations
- Mobile Home Relocations
- Uniform Act

Industry Experience
- DOT
- GLO
- TxDOT
- USACE
- RAP/RHP Packages
- DS&S Inspection

States Worked
- Texas

Licenses/Certifications
- Texas Real Estate License #841358
- IRWA Member
- TX Notary Public

Technical Skills
- MS Word
- MS Excel
- MS Outlook
- MS PowerPoint

Alonzo has 3 years of experience in the Right of Way industry, with a constant desire to learn. He brings lots of relocation and negotiation experience and can speak Spanish fluently. Alonzo has experience working under the Federal Uniform Relocation Act, FEMA, and the Department of Housing and Urban Development.

Mr. Barrera has excelled at completing all types of URA packets for the GLO and TxDOT projects. Mr. Barrera's ability to anticipate the agents' needs and be initiative-taking in the problem-solving process has made him stand out in his team. Mr. Barrera has proven to be a dependable asset when high stress and demanding environment are common while still exceeding expectations. Alonzo is comfortable interpreting conversations, translating documents as well as explaining the relocation process to displacees.

2025-Present
TxDOT Pharr District - CSJ 3629-01-003 - SH 68 (IH2 to IH69) Hidalgo County, TX
Provided relocation services for 115 parcels in Hidalgo County, Texas. The proposed SH 68 project is described in the Metropolitan Transportation Plan (MTP) and the Statewide Transportation Improvement Program (STIP) as a four-lane divided rural highway with future main lanes and overpasses in eastern Hidalgo County from US 83/IH-2 to US 281/IH-69C. The proposed project described in the MTP and STIP has a total project length of approximately 22 miles. Municipalities within the study area include the cities of Alamo, Pharr, Donna, Edinburg, San Juan, and San Carlos. The purpose of this project is to accommodate regional population growth, relieve congestion on existing north–south corridors, and improve hurricane evacuation capacity.

2023-Present
PHR FM 2220 (Ware Road) Hidalgo, TX CSJ 2094-01-062
TxDOT Pharr District, FM 2220 (Ware Road), Hidalgo County, Texas 2023-2026
Provided relocation services for twelve parcels located in Precinct 4 of the City of McAllen the purpose of the project is to widen Ware Road from two lanes to six lanes for a distance of 5.4 miles from FM 1925 to Mile 5 Road to improve safety and mobility including drainage.

2024-Present
City of San Antonio – San Antonio, TX
South Zarzamora Street
- Provide relocation assistance for multiple businesses including a restaurant, a processing meat plant, a used car lot, auto repair shop, a warehouse, a residential home, and a business office.
- The proposed project would realign South Zarzamora Street from US 90 to Jennings Avenue to construct a grade separation over the Frio City Road/Kirk Place and Union Pacific Railroad (UPRR) intersection in San Antonio, Bexar County, Texas.

2023-2026
TxDOT-Houston District FM 646 Improvement project from FM 3436 to State Highway 146 in Galveston County

- Provided relocation services for a total of seventeen displaced businesses and/or individual property owners in accordance with the Uniform Relocation Act.
- This project aims to enhance the existing roadway design by adding two travel lanes, creating a median, and expanding shoulder widths to improve safety, efficiency, and mobility.
- The primary goal is to increase roadway capacity and mobility while upgrading the design of FM 646 to accommodate the anticipated rise in traffic volumes during hurricane evacuations, as well as the future traffic demands in the area.

2023-2026
TxDOT-Houston District – Montgomery County, TX
SH 75

- Provide project management, negotiations for acquisition, real estate appraisal and appraisal review, title curative, and eminent domain proceedings for eleven parcels.
- TxDOT is proposing to widen this two-lane roadway to a four-lane divided roadway with curbs and gutters providing drainage for stormwater and adding sidewalks.
- The purpose of this project is to improve mobility since the City of Conroe is projected to experience significant growth over the next 10 years and increased congestion is anticipated along SH 75 from FM 3083 in Conroe to Willis just north of FM 2432, approximately 4.9 miles.

2022-2024
Tetra Tech Engineering – Harris County, TX
Harris County CDBG Disaster Recovery Program Post Disaster Relocation & Buyout Program

- Provided relocation assistance to all displacees, conducted interviews, followed HUD guidelines, prepared GLO documentation, and if needed insurance declarations of facts.
- Assisted displacees with HUD claims forms for moving, incidental, replacement, and/or rental assistance. He participated in community meetings, housing fairs, training sessions with relocation agents, and meetings with community leaders, county officials, and displaced people.
- Assisted in tracking relocation expenditures, auditing close files and payments rendered, resolving invoice discrepancies, and provided guidance on unique and challenging relocations.

CYNTHIA GARCIA
Right of Way Specialist



Areas of Expertise
- Negotiations
- Title
- Project Management
- Eminent Domain
- Acquisition
- Mortgage Loan Processor

Industry Experience
- DOT
- Real Estate

States Worked
- Texas

Licenses/Certifications
- Texas Real Estate License #841376
- Texas Public Notary #129027774
- IRWA Chapter 39 South Texas
  Current Member since 2024
  Former member 2016-2017

Technical Skills
- MS Word
- MS Excel
- MS Outlook
- MS PowerPoint

Education
- Real Estate Courses
- Principals for Real Estate I
- Principals for Real Estate II
- Law of Agency
- Law of Contracts
- Promulgated Contract Forms
- Real Estate Finance
- Relocation

Cindy has over 30 years of real estate experience as a retired residential appraiser inspector from Bexar County Appraisal District. After retirement Cindy worked as a mortgage loan processor for a local lender. Then she went to work for a local engineering firm as a right-of-way technician and obtained her real estate license to become an acquisition agent. Continuing her career in right of way Cindy is working toward her relocation certification.

2024-Present
City Of San Antonio – San Antonio, TX
South Zarzamora
- City of San Antonio and TxDOT are working together to realign South Zarzamora from US 90 to Jennings Ave to construct a grade separation over the Frio City Rd and Union Pacific Railroad intersection to improve public safety.
- Provided project management and acquisition services for twenty-two parcels and relocation services for twelve displacees.

2024-2026
Bexar County Public Works – Bexar County, TX
Cagnon Road
- Design and construct improvements for a drainage project with an estimated construction cost of $17 million.
- The project length is 1.26 miles which includes replacing the existing low water crossing with a new bridge and road alignment at the Medina River crossing. The bridge will be capable of passing the 100-year storm.

2015-2016
Kerr County – Centerpoint, TX
East Kerr County Wastewater Collection System
- Provided acquisition services for approximately seventy-five parcels in Kerr County for the construction of a 33-mile wastewater collection system. The total project cost is approximately $47 million dollars.
- Right of way services included coordination with the Texas Water Development Board on policies and procedures, project management, donations, and community meetings.

2024-Present
TxDOT-Houston District – Montgomery County, TX
FM 1488
• Provided support for negotiations, title, and eminent domain proceedings for thirtysix parcels. TxDOT is widening from two lanes to a 4-lane divided roadway with curbs and gutters providing drainage for stormwater and adding sidewalks.
• The purpose of this project is to improve mobility since the City of Conroe is projected to experience significant growth over the next 10 years and increased congestion is anticipated along Business FM1488P to Proposed SH249.

2023-2025
TxDOT-Austin District – Marble Falls, TX
US 281

- Provide relocation assistance for multiple businesses including a strip center, restaurant, and a convenient store with gasoline tanks. The purpose of the project is to provide a right-turn lane in the busy intersection of US 281 and FM1431 to alleviate traffic congestion in the area.

2025- present
TxDOT Pharr District - CSJ 3629-01-003 - SH 68 (IH2 to IH69) Hidalgo County, TX
Provided relocation services for 115 parcels in Hidalgo County, Texas. The proposed SH 68 project is described in the Metropolitan Transportation Plan (MTP) and the Statewide Transportation Improvement Program (STIP) as a four-lane divided rural highway with future main lanes and overpasses in eastern Hidalgo County from US 83/IH-2 to US 281/IH-69C. The proposed project described in the MTP and STIP has a total project length of approximately 22 miles. Municipalities within the study area include the cities of Alamo, Pharr, Donna, Edinburg, San Juan, and San Carlos. The purpose of this project is to accommodate regional population growth, relieve congestion on existing north–south corridors, and improve hurricane evacuation capacity.



RIGHT OF WAY APPRAISAL TEAM LEAD - TEXAS

Bradley A. Bujan, MAI

Executive Vice President, San Antonio, TX
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Lic. TX 1380217

Pro Affiliations / Accreditations

- Certified General Appraiser, States of Texas, New Mexico, Oklahoma, Louisiana, Kansas, Colorado, Wyoming
- Designated Member of the Appraisal institute
- International Right of Way Association, Chapter 39 Member
- IRWA, Chapter 39 Young Professionals Chair (2016 to 2019)
- IRWA, Chapter 39 Young Professional of the Year (2015 & 2019)

Education

- Texas A&M University, College Station, Texas
- Bachelor of Science, Agricultural Economics with Emphasis in Finance & Real Estate (2009)
- Minor in Business

Professional Experience

Brad Bujan, MAI is an Executive Vice President tasked with co-managing the Texas Right of Way Appraisal Team and has been located in the CBRE San Antonio office since 2016. Mr. Bujan has fifteen years of real estate appraisal and consulting experience throughout the State of Texas and other states, with primary experience in right-of-way valuations and expert witness testimony support across Texas.

Mr. Bujan is a designated member of the Appraisal Institute, an International Right of Way Association (IRWA) Chapter 39 Member and is licensed as a Certified General Real Estate Appraiser in Texas and other states.

As an Executive Vice President, Mr. Bujan co-leads the Texas Right-of-Way Appraisal Team that provides exceptional quality appraisal work and client service in the State of Texas and others. He also assists in coordinating activities for the CBRE Right-of-Way Team, including overseeing new business development, client relations and appraisal quality control.

Awards

–IRWA, Chapter 39 Young Professional of the Year (2015 & 2019)
–IRWA, Chapter 39 Young Professionals Chair (2016 to 2019)

Jeff Rutherford | Rutherford Real Estate
SR/WA, R/W-AC



Phone: 830-625-3511
Email: jeff@jeffrutherford.net
www.rutherfordrealestate.co

Project Role: Appraisal Review

45 Years of Appraisal Experience

Employment History:

1986-Present|Rutherford Real Estate (co-owner)
1983-1986|Smitherman Real Estate, Inc.
1978-1983|Dominy, Ford, McPherson & Teel (n/k/a JLL Valuation Services- Houston)

Education:
·IRWA Courses and Seminars
·Appraisal Institute Courses and Seminars
·San Jacinto College, Houston

Registrations/Certifications:
·SR/WA Designation
·R/W-AC Appraisal Certified
·Texas State Certified General Real Estate Appraiser - #TX-1323229-CG
·Texas Real Estate Broker-License #311660
·Associate Member, Appraisal Institute -#79322

Professional/Volunteer Affiliations:
·International Right of Way Assoc.
·Austin Board of Realtors
·Four Rivers Association of Realtors
·TxDOT ROW Division – ROW Appraisal Advisory Council

RRES, LLC dba Rutherford Real Estate is a full-service real estate company located in New Braunfels, Texas. The Company specializes in real estate brokerage and appraisal but mainly in appraisal review services, particularly with respect to right-of-way acquisition projects involving state and local transportation and infrastructure facilities.

The principals of the company consist of Jeff and Leslie Rutherford. Jeff Rutherford is a State Certified General Real Estate Appraiser with the State of Texas, as well as being licensed and active as a Texas Real Estate Broker. Jeff holds the designation of a Senior Member of the International Right of Way Association (SR/WA) as well as a Right-of-Way Appraisal Certification (R/W-AC) issued by the IRWA. He has been engaged in the real estate appraisal and appraisal review industry for over 45 years. Jeff has served as an appraiser and a review appraiser on numerous right-of-way projects across the State of Texas, and for various entities such as the Texas Department of Transportation (TxDOT), TxDOT-SPD (Strategic Projects Division), Harris County, Hays County, Webb County, City of New Braunfels, City of San Marcos, City of Pasadena, City of Terrell, the City of Cibolo, and numerous ROWAP companies. Jeff has appraised, brokered, reviewed, and negotiated numerous properties including vacant land, residential properties, strip centers, office buildings, industrial, commercial, land leases and condemnation properties. Jeff has testified in various County Civil Courts of Law as an expert witness and also served as a court appointed Special Commissioner on various condemnation hearings in the Harris County Civil Courts of Law.

Appraisal Review Project Experience *(Partial list)*

- North Houston Highway Improvement Project (NHHIP) and various IH 45/IH 69 Projects, Houston, Harris County (200+ Parcels)
- IH 10 West, Houston, Harris and Waller Counties (70 Parcels)
- FM 1626, Buda, Hays County (87 Parcels)
- FM 110, San Marcos, Hays County (24 Parcels)
- FM 2514, St. Paul, Collin County (60 Parcels)
- FM 664, Red Oak, Ellis County (33 Parcels)
- US 59, Lufkin, Nacogdoches County (45 Parcels)
- IH 45 South, Houston, Harris County (79 Parcels)
- FM 60, Snook, Burleson County (53 Parcels)
- Elysian Street Viaduct, Houston, Harris County (50 Parcels)
- FM 2100, Crosby/Huffman, Harris County (93 Parcels)
- SH 146, Seabrook/Kemah/Texas City, Harris, and Galveston Counties (100+ Parcels)
- US 69, Zavalla, Angelina County (56 Parcels)
- US 59/US 259, Nacogdoches, Nacogdoches County (100+ Parcels)
- SH 36, Fort Bend and Brazoria Counties (350+ Parcels)
- City of Terrell, Kaufman County (80+ Parcels)
- US 271, Gladewater, Smith County (65+Parcels)
- SH 5, Melissa, Collin County (50+ Parcels)
- FM 1960, Houston, Harris County (150+ Parcels)
- SH 105, Conroe, Montgomery County (120+ Parcels)
- SPD-NTE/Loop 820 (Segments 1 & 2), Fort Worth, Tarrant County (76+ Parcels)
- SPD-IH 35 W. (Segment 3A), Fort Worth, Tarrant County (50+ Parcels)
- IH 35 Project, Temple, Bell and McLennan Counties (200+ Parcels)
- US Highway 290, Houston, Harris County (500+ Parcels)

JEFFERY L. RUTHERFORD,
SR/WA, R/W-AC

2305 GRUENE LAKE DRIVE, SUITE E, NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 625-3511; CELL: (830) 708-3845
jeff@jeffrutherford.net

Professional Affiliations

Texas State Certified General Real Estate Appraiser – #TX-1323229-CG
Texas Real Estate Broker – License #311660
International Right of Way Association – Member #7890405
Senior Member of the International Right of Way Association – SR/WA Designation #5638
Senior Member of the International Right of Way Association – R/W-AC Appraisal Certified
Associate Member, Appraisal Institute – #79322



Association Affiliations

International Right-of-Way Association Chapter 74 – Austin, TX
Austin Board of Realtors (ABOR)
Four Rivers Association of Realtors (includes New Braunfels, Canyon Lake and San Marcos)
Past Member – TxDOT Right of Way Division – Right of Way Appraisal Advisory Council
Past Member – TxDOT – Electronic Appraisal Review Committee
Consultant – TxDOT ROW Appraisal and Review Manual (Rev. 11-2018)
Past Member – Real Estate Curriculum Advisory Board – San Jacinto College North, Houston, Texas

Educational Background

International Right-of-Way Association Courses and Seminars: **(*Partial List*)**
- 200 – Principles of Real Estate Negotiation
- 400 – Principles of Real Estate Appraisal
- 800 – Principles of Real Estate Law
- 900 – Principles of Real Estate Engineering
- 103WBT – Ethics and the Right-of-Way Profession
- 104 – Standards of Practice for the Right-of-Way Professional
- 205 – Bargaining Negotiations
- 213 – Conflict Management
- 215CBT – Right-of-Way Agent's Development Program
- 401 – Appraisal of Partial Acquisitions
- 403 – Easement Valuation
- 409 – Integrating Appraisal Standards
- 410 – Reviewing Appraisals in Eminent Domain
- 703 – Real Property/Asset Management
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book Certified)
- International and state level education conferences and seminars.

Appraisal Institute, College and University Courses: **(*Partial List*)**
- Business Practices and Ethics – 2025-2030
- (2 – 3) Standards of Professional Practice – Appraisal Institute
- (1A – 1) Real Estate Appraisal Principles – Appraisal Institute
- (1A – 2) Basic Valuation Procedures – Appraisal Institute
- (1B – A) Capitalization Theory & Tech Part A – Appraisal Institute
- Real Estate Appraisal – San Jacinto College
- Real Estate Law – San Jacinto College
- Real Estate Brokerage – Texas A&M University – Commerce
- Real Estate Property Management – Texas A&M University - Commerce
- Real Estate Law, Contracts – American College of Real Estate

Secondary Education: North Shore High School in Houston, Texas
Post-Secondary: San Jacinto College, Houston, Texas - Field of Study / Business

Employment

1986 – Present: Rutherford Real Estate (co-owner). RRES, LLC dba Rutherford Real Estate, a Texas limited liability company
1983 – 1986: Smitherman Real Estate, Inc.
1978 – 1983: Dominy Ford McPherson & Teel (n/k/a –JLL (Jones Lang LaSalle, LLC - Houston)

Experience: **(*Partial List*)**

In connection with above employment, I have assisted and/or completed assignments for the following clients:

Texas Department of Transportation (Districts include Abilene, Amarillo, Atlanta, Austin, Bastrop, Beaumont, Brownwood, Bryan, Corpus Christi, Dallas, Fort Worth, Houston, Laredo, Lufkin, Odessa, Paris, Pharr, San Antonio, Tyler, Waco, Wichita Falls, and Yoakum)

Texas Turnpike Authority (TTA) Division – SH 130 Project
TxDOT- SPD (Strategic Projects Division) – NTE Mobility Partners IH 35W 3A Project, Tarrant County

Cobb Fendley & Associates, Inc.	TranSystems
Republic Right of Way, LLC	Contract Land Staff
Halff Associates, Inc.	HDR Engineering, Inc.
Heidaker Land Services, Inc.	H.W. Lochner Inc.
JLL Valuation & Advisory Services, LLC	Klotz Associates, Inc.
LJA Engineering, Inc. (f/k/a KDM Acquisitions)	Lockwood, Andrews & Newnam, Inc.
O.R. Colan and Associates	Pape-Dawson Engineers, Inc.
Property Acquisition Services, Inc.	Spitzer & Associates, Inc.
Stateside Right of Way Services	Teague Nall and Perkins, Inc.
Texas Land Professionals, Inc.	Universal Field Services
7 Arrows Land Staff	City of Buda
City of Cedar Park	City of Cibolo
City of Houston	City of Marble Falls
City of New Braunfels	City of Pasadena
City of Pearland	City of San Marcos
City of Sugar Land	City of Terrell
Hays County	Montgomery County
Houston Lighting & Power (NRG)	Harris County Right of Way
Metropolitan Transit Authority (METRO)	Texas Attorney General's Office
Texas Veterans Land Board and General Land Office	Landmark Land Professionals, LLC

and Various Law Firms, Banking Institutions, Probate Courts, and Individuals

With respect to the above clients, I have appraised, brokered, reviewed, and negotiated numerous properties including vacant land, residential properties, strip centers, office buildings, industrial, commercial, land leases and condemnation properties. I have provided consulting services with respect to project analysis for right-of-way acquisition. I have also reviewed appraisals for the State of Texas, City of Houston, City of Pearland, City of New Braunfels, Montgomery County, Brazoria County, and various Acquisition Coordinators (ROWAPS providers). I have testified in various County Civil Courts of Law as an expert witness. I have also served as a court appointed Special Commissioner on various condemnation hearings in the Harris County Civil Courts of Law. With respect to brokerage, I have provided brokerage services on all types of properties ranging from commercial/industrial, ranches, residential, etc. I am an active/practicing Real Estate Broker licensed by the Texas Real Estate Commission.

I have completed the continuing education program requirements for the International Right of Way Association, Associate Member of the Appraisal Institute, the Texas Real Estate Commission, and the Texas Appraiser Licensing and Certification Board (TALCB).

4. REFERENCES

CLS is proud to have built and fostered dozens of strong relationships with clients throughout the central and southern United States over the past 41 years. The following contacts can provide testimonials regarding the timeliness, clarity of communication, and overall success of similar projects we completed with or for them. They can also speak to the professional characters of our staff members, interactions with property owners, and efficiency of our processes and systems. CLS can provide the City with more references upon request.

Adrian Ramirez

Real Estate Manager for City of San Antonio
100 W. Houston St., Street Level
San Antonio, TX 78205
(210) 207-2099 | adrian.ramirez@sanantonio.gov

Amy Middleton, PE, PMP

Design Team Leader - Plummer & Associates
12500 San Pedro Ave., Suite 401 | San Antonio, Texas 78216
O: (210) 510-1283 | C: (210) 248-8435
amiddleton@plummer.com
**For San Antonio River Authority: Martinez IV – Large Diameter Wastewater Line Project*

Mark Brewton

Corporate Counsel - San Antonio Water System (SAWS)
2800 U S Highway 281 North | San Antonio, TX 78212
(210) 233-3771 | mark.brewton@saws.org
**For SAWS Sewershed Projects*

Michael Persyn, PE

Water/Wastewater Practice Lead - Lochner
40 NE Loop 410, Mercantile Building, Suite 545
San Antonio, TX 78216
O: (726) 215-6192 | C: (210) 837-0411
mpersyn@hwlochner.com
**For San Antonio River Authority- Upper Martinez to Martinez II Interconnect Wastewater Line Project*

Bruce Haby

Real Estate Services Manager - New Braunfels Utilities
263 E. Main Plaza | New Braunfels, TX 78130
O: (210) 233-3636 | C: (210) 260-5930
bhaby@nbutexas.com
**For Bretzke Water Main and North Kuehler Sewer Line Projects*

5. INSURANCE

No insurance claims have been filed against Contract Land Staff in the past 5 years. Information about our General Liability, Auto, Worker's Compensation, and Professional Liability insurance coverage has been uploaded in the corresponding field of the procurement platform.

6. PROFESSIONAL SERVICES AGREEMENT

Contract Land Staff has read the Professional Services Agreement and meets the prerequisite insurance requirements. If selected, CLS agrees to enter into such contract agreement.

7. CONTACT INFORMATION

Christie Saenz, CFM, SR/WA, R/W-RAC
Sr. Director & Project Manager
Mobile: (210) 643-8282
christie.saenz@contractlandstaff.com
1100 NW Loop 410, Ste 700 | San Antonio, TX 78213 (Bexar County)

R. David Bell, SR/WA
Sr. Vice President, Public Infrastructure
Mobile: (850) 206-3139
david.bell@contractlandstaff.com
2245 Texas Drive, Suite 200 | Sugar Land, TX 77479 (Fort Bend County)

Micah Chambers
Director of Business Development
Mobile: (713) 775-4295
micah.chambers@contractlandstaff.com
4005 Banister Lane, Ste 160C | Austin, TX 78704 (Travis County)

8. PRESENTATION

Not Applicable

STATEMENT OF QUALIFICATIONS
RIGHT OF WAY ACQUISITION SERVICES

RFQ 2026-2

DEADLINE: JULY 14, 2026

PREPARED FOR:
City of Edinburg
415 W. University Drive
Edinburg, TX 78541

SUBMITTED BY:
Fuentes Consulting & Services, LLC
Address: 505 S. Texas, Weslaco, TX 78596
Phone: 956 - 351 - 9150
Email: david@fuentescompany.com

FUENTES
CONSULTING & SERVICES
David L. Fuentes, CPA | President/Owner
956-351-9150
david@fuentescompany.com
505 S. Texas | Weslaco, TX 78596
This firm is not a CPA firm.

July 14, 2026

Via Portal Submission
City of Edinburg
c/o ATTN: Lorena Fuentes, Finance Manager
415 W. University Drive
Edinburg, Texas 78539

Re: Response to Request for Qualifications
RFQ No. 2026-2 – Right-of-Way Acquisition Services

Dear City of Edinburg,

Fuentes Consulting & Services, LLC ("FCS") respectfully submits this Response to Request for Qualifications to provide right-of-way acquisition services to the City of Edinburg ("City") on an as-needed basis.

FCS brings extensive public-sector leadership and infrastructure experience to assignments involving transportation, drainage, utility, and community development projects. Our team offers coordinated support for property-owner negotiations, title and escrow matters, appraisal coordination, easement acquisition, relocation compliance, project tracking, and closing activities. Each assignment is managed through defined milestones, clear responsibilities, and regular reporting to City staff.

FCS is particularly well positioned to serve Edinburg because of our familiarity with South Texas communities, governmental operations, regional infrastructure needs, and culturally informed property-owner outreach. Our objective is to provide the City with a dependable acquisition team that can respond quickly, address parcel-level challenges early, and maintain complete and defensible project records.

The primary point of contact for this Statement of Qualifications is David L. Fuentes, President. He can be reached at 505 S. Texas, Weslaco, Texas 78596, (956) 351 - 9150, david@fuentescompany.com.

Mr. Fuentes is authorized to represent FCS in all matters relating to this procurement and to negotiate and execute contractual agreements on behalf of the firm.

Docusign Envelope ID: 71E8FA84-629C-89B6-8203-5A65D155623E

FUENTES CONSULTING & SERVICES
David L. Fuentes, CPA | President/Owner
956-351-9150
david@fuentescompany.com
505 S. Texas | Weslaco, TX 78596
This firm is not a CPA firm.

Addenda and Exceptions

FCS acknowledges that no addenda has been issued. FCS takes no exceptions to the specifications and requirements of RFQ 2026-2.

Conclusion

FCS is prepared to mobilize experienced personnel, provide responsive local service, and support the timely delivery of the City s current and future capital improvement projects.

Respectfully submitted,

Signed by:
A95C4121872D481...

David F. Fuentes
President
Fuentes Consulting and Services, LLC

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Executive Summary

Fuentes Consulting & Services, LLC (FCS) provides full-scope right-of-way acquisition services designed to help the City of Edinburg advance infrastructure projects without unnecessary delays, compliance risks or avoidable disruptions.

Built on 14+ years of combined public-sector experience, FCS provides turnkey ROW services. FCS leads a seasoned team with a track record of successfully acquiring hundreds of parcels across Texas. Our team handles negotiations, draft acquisition documents, send offer letters, coordinate with appraisers, manage title curative actions, and facilitate parcel ownership transfers. Our team understands the importance of protecting project schedules, maintaining clear documentation and engaging property owners with professionalism and respect.

FCS supports every phase of the acquisition process, including title research, ownership resolution, appraisal coordination, negotiations, relocation assistance, escrow support and closing coordination. Our integrated approach combines real estate expertise, stakeholder engagement and disciplined project management to deliver efficient, compliant and community-conscious outcomes. Our processes are executed under 49 CFR Part 24 (URA), TxDOT standards, and all Texas Property Code requirements.

For the City of Edinburg, FCS offers a responsive regional team with the experience, structure and local understanding needed to support roadway, drainage, utility and other capital improvement projects. Our goal is to provide the City with dependable right-of-way services that reduce administrative burden, preserve public trust and keep projects moving forward.

1. Firm Qualifications and Experience

Company Overview

Fuentes Consulting & Services, LLC is a Texas consulting firm specializing in public-sector project management, infrastructure coordination, right-of-way acquisition, compliance, and governmental advisory services.

FCS brings more than fourteen years of combined public-sector leadership and infrastructure experience to complex projects involving transportation, drainage, water, utilities, and community development. The firm has led or supported right-of-way activities involving hundreds of parcels throughout Texas.

FCS understands that right-of-way work is often the point at which project schedules, regulatory requirements, engineering plans, and public concerns intersect. Our role is to keep those interests aligned and move each parcel toward resolution in an organized and defensible manner.

Our team supports the complete acquisition process, including:

- Project initiation and parcel review
- Property-owner identification and outreach
- Appraisal coordination
- Offer preparation and delivery
- Acquisition negotiations
- Permanent and temporary easements
- Relocation coordination, when required
- Title review and curative coordination
- Escrow and closing support
- Parcel tracking and status reporting
- Coordination with engineers, surveyors, appraisers, title companies, and legal counsel
- Preparation of organized acquisition files

FCS has experience working with municipal, county, drainage, transportation, and water-related entities. Our team understands the decision-making processes, documentation standards, approval requirements, and public-accountability obligations that govern local infrastructure projects.

Relevant Governmental Experience

FCS and its personnel have supported public infrastructure programs involving substantial investments in drainage, transportation, water, and community facilities.

David L. Fuentes has overseen right-of-way and infrastructure activities associated with more than $380 million in drainage improvements and approximately $100 million in transportation infrastructure through his public-service leadership. These efforts involved coordination with property owners, engineers, funding agencies, governmental staff, and professional service providers.

FCS has also provided or supported consulting and right-of-way services involving City of Pharr, Cameron County Drainage District No. 6. City of Weslaco, and other South Texas governmental entities.

Through these engagements, FCS has developed a practical understanding of the issues that most often affect acquisition schedules, including:

- Unclear or divided ownership
- Deceased owners and heirship matters
- Existing liens and encumbrances
- Boundary and easement conflicts
- Delayed appraisals
- Property-owner concerns regarding access or construction impacts
- Coordination among multiple agencies and consultants
- Federal or state documentation requirements
- Internal approval and payment procedures

FCS addresses these issues through early review, prompt escalation, clear assignment of responsibility, and regular communication with the client.

What Distinguishes FCS

<u>Public-Sector Perspective</u>

FCS understands right-of-way acquisition from the perspective of the governmental entity responsible for delivering the project. We recognize the importance of public accountability, funding deadlines, governing-body approvals, budget controls, and clear communication with residents.

<u>Regional Knowledge</u>

FCS is based in South Texas and is familiar with the region's communities, property patterns, infrastructure needs, and stakeholder environment. This regional familiarity supports effective owner outreach and timely field coordination.

Bilingual and Culturally Informed Communication

Our team can communicate with property owners in English and Spanish. We approach owner engagement with professionalism, patience, and sensitivity to local concerns.

Integrated Project Coordination

FCS coordinates the acquisition process as a single project rather than a series of disconnected services. Appraisal, title, negotiation, engineering, and closing activities are tracked through one management framework.

Early Risk Identification

Each assignment begins with a parcel-level review to identify potential ownership, title, appraisal, relocation, access, or negotiation issues. This allows the team to address high-risk parcels before they affect the overall project schedule.

Scalable Staffing

FCS can assign a focused team to a single easement or deploy multiple acquisition, title, compliance, and project-management resources for a larger corridor or capital program.



State and Federal Compliance

FCS affirms full compliance with all applicable state and federal environmental and right-of-way acquisition laws, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”).

Should relocation services be required under the URA, our firm is prepared to deliver these services in full compliance with federal regulations. Our team includes certified personnel experienced in URA relocation processes and documentation.



TREC

TEXAS REAL ESTATE COMMISSION

Easement or Right-of-Way Agent
Certificate of Registration

Easement or Right-of-Way Agent:
Fuentes Consulting and Services, LLC
Registration #: **6285** Registration Expires: **10/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Real Estate License Act, Occupations Code, Chapter 1101, authorization is granted to use this title: Easement or Right-of-Way Agent

For additional information or to file a complaint please contact TREC at www.trec.texas.gov.

Chelsea Buchholtz
Executive Director

2. Proposed Project Management

Technical Approach

1. Project Initiation

   Upon receipt of a task order, FCS will meet with City staff to confirm:

   - Project purpose
   - Required property interests
   - Parcel count
   - Funding source
   - Design and construction schedule
   - Available surveys and legal descriptions
   - Appraisal responsibilities
   - City approval requirements
   - Reporting expectations
   - Known owner or title concerns

   FCS will then develop a task-specific work plan and milestone schedule.

2. Parcel and Risk Review

   FCS will conduct an initial review of each parcel to identify issues that may affect acquisition. The review may include:

   - Ownership confirmation
   - Mailing and contact information
   - Existing liens
   - Easements and encumbrances
   - Probate or heirship concerns
   - Business or residential occupancy
   - Potential relocation needs
   - Access impacts
   - Improvements within the acquisition area
   - Appraisal complexity
   - Potential condemnation risk

   Parcels will be prioritized based on schedule importance and level of difficulty.

3. Appraisal Coordination

   FCS will coordinate with the City's appraiser or an FCS-supported licensed appraiser, as directed by the City. Activities may include:

   - Providing available parcel documents

- Coordinating site access
- Communicating with property owners
- Tracking appraisal schedules
- Reviewing appraisal packages for completeness
- Coordinating questions between the City and appraiser
- Confirming delivery of appraisal summaries needed for negotiations

FCS will not perform appraisal activities requiring licensure unless they are assigned to an appropriately licensed or certified appraiser.

4. Property-Owner Outreach

   FCS will make initial contact with each property owner through a clear and professional introduction. Owner outreach may include:

   - Introductory letters
   - Telephone calls
   - Email correspondence
   - In-person meetings
   - Site visits
   - Explanation of the project and acquisition process
   - Coordination with an owner's attorney or representative

   Communications will be documented in the parcel file.

5. Offer Preparation and Delivery

   FCS will prepare or coordinate the preparation of acquisition packages consistent with City requirements and applicable law. Packages may include:

   - Offer letter
   - Appraisal summary
   - Property description
   - Acquisition agreement
   - Easement or conveyance document
   - Required notices
   - Relocation information, when applicable
   - Instructions for owner response

6. Negotiations

   FCS will negotiate in good faith with property owners and their representatives. Our negotiation approach emphasizes:

   - Clear explanation of the acquisition
   - Respectful consideration of owner concerns
   - Accurate communication regarding the City's offer
   - Prompt documentation of counteroffers

- Coordination with the City before accepting changes
- Efforts to achieve voluntary settlement
- Consistent treatment of similarly situated owners

FCS will not make commitments outside the authority provided by the City.

7. Title and Curative Coordination

FCS will coordinate title activities with the City's selected title company or other approved provider. Activities may include:

- Ordering or reviewing title commitments
- Confirming ownership
- Identifying liens and encumbrances
- Coordinating releases
- Addressing corrective documents
- Supporting heirship or probate resolution
- Coordinating execution requirements
- Tracking title-clearance status
- Preparing parcels for closing

Issues requiring specialized legal action will be promptly communicated to the City.

8. Escrow and Closing

FCS will coordinate the activities necessary to move each approved acquisition to closing. This may include:

- Confirming executed documents
- Coordinating City payment
- Reviewing closing requirements
- Scheduling the closing
- Communicating with owners and title personnel
- Confirming disbursement
- Tracking recording
- Obtaining final recorded documents
- Completing the parcel file

9. Relocation Assistance

When relocation requirements apply, FCS will coordinate services consistent with the Uniform Relocation Assistance and Real Property Acquisition Policies Act and applicable regulations. Qualified relocation personnel will be assigned when required. Relocation services may include:

- Occupancy review
- Eligibility coordination

- Required notices
- Replacement housing or business-support coordination
- Move documentation
- Claim tracking
- Compliance records

10. Project Closeout

At the conclusion of each task order, FCS will provide the City with organized acquisition files and a final status report.

Closeout documentation may include:

- Owner contact records
- Offer documents
- Negotiation logs
- Agreements
- Title documents
- Closing statements
- Recorded instruments
- Relocation records
- Payment documentation
- Outstanding issue summaries

Schedule Control and Ability to Meet Deadlines

FCS recognizes that right-of-way acquisition can determine whether a capital project proceeds to construction on schedule. Our management approach is designed to prevent individual parcel issues from becoming project-wide delays.

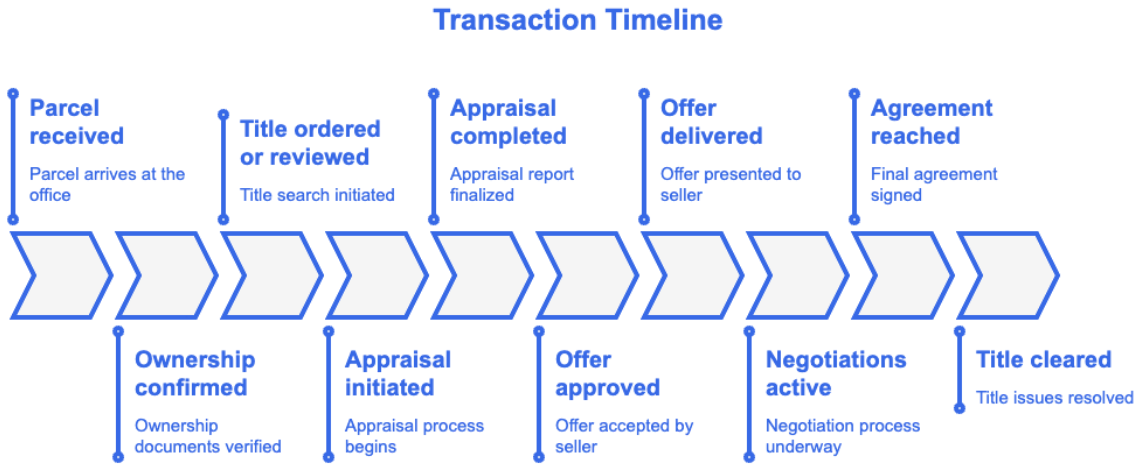
FCS protects schedules through:

- Early parcel and title review
- Prompt property-owner outreach
- Defined appraisal deadlines
- Parallel coordination of title, appraisal, and negotiation activities
- Weekly monitoring of high-risk parcels
- Clear escalation procedures
- Regular communication with City staff
- Scalable staffing during periods of increased workload
- Complete documentation of decisions and owner contacts

The firm will assign a project manager to every task order who is responsible for maintaining the schedule and coordinating all participating personnel.

FCS will also identify long-lead parcels early. Parcels involving deceased owners, multiple heirs, commercial improvements, relocation, disputed boundaries, or complex title matters will receive additional attention at the beginning of the assignment.

FCS will use a milestone-based management system to monitor assignments from authorization through closing. Each parcel will be tracked through major activities and phases. The project manager will monitor deadlines, assign responsibilities, and elevate issues requiring City action.



Issue Escalation

FCS will promptly notify the City when a parcel presents a risk to project delivery. FCS will provide a summary of the issue, actions taken, and recommended next steps. Potential escalation issues include:

- Owner refusal to negotiate
- Unresolved title defects
- Multiple or disputed ownership claims
- Appraisal disputes
- Access or design concerns
- Relocation complications
- Unresponsive lienholders
- Need for revised survey documents
- Potential eminent-domain referral

Status Reporting

FCS will provide clear and consistent status reports addressing overall task-order progress, parcel-level activity, upcoming milestones and property-owner responses. Reports will also identify title or appraisal issues, negotiation challenges, schedule risks and any decisions needed from the City. The reporting format and frequency will be

established with the City at the beginning of each task order to support timely coordination and informed decision-making.

Approach to Smaller and Part-Time Assignments

The City's on-call contract may include assignments ranging from one easement to a multi-parcel capital improvement project. FCS will scale staffing to match the complexity and volume of each task order. For smaller assignments, FCS will generally assign:

- One project manager
- One acquisition specialist
- Title, appraisal, legal, or administrative support only as needed

This approach avoids unnecessary staffing while preserving accountability and quality control.

For larger assignments, FCS may add acquisition agents, title specialists, relocation personnel, document-control staff, appraisers, and other technical resources based on the number of parcels and required schedule.

Past Experience

1. Hidalgo County Infrastructure and Right-of-Way Oversight

Client: Hidalgo County / Hidalgo County Drainage District No. 1
Role: Public-sector infrastructure and acquisition oversight
Period: 2017 - Current

David L. Fuentes has overseen right-of-way and infrastructure activities supporting more than $380 million in drainage projects and approximately $100 million in transportation improvements.

Responsibilities included coordination among governmental staff, engineers, property owners, funding agencies, and professional service providers. Projects were subject to local, state, and federal requirements, including requirements associated with TxDOT, the Texas Water Development Board, and the Texas General Land Office.

Relevance to Edinburg: Demonstrates direct experience managing the governmental, financial, and stakeholder considerations that affect complex public acquisitions.

2. City of Pharr, Texas

Client: City of Pharr, Texas
Role: Right-of-way acquisition and negotiation services
Period: 2025 - 2026

FCS provided a turnkey approach to right-of-way and easement acquisition for multiple projects. Services included owner identification, negotiations, offer preparation, acquisition-document coordination, appraisal coordination, title review, curative coordination, closing support, and status reporting.

Relevance to Edinburg: Demonstrates experience acquiring easements and property interests for utility infrastructure in Hidalgo County.

3. Cameron County Drainage District No. 6

Client: Cameron County Drainage District No. 6
Role: Right-of-way acquisition and negotiation services
Period: 2025 - 2026

FCS has assisted CCDD6 in acquiring over 20 parcels for critical drainage projects. Services included owner identification, negotiations, offer preparation, acquisition-document coordination, appraisal coordination, title review, curative coordination, closing support, and status reporting.

Relevance to Edinburg: Demonstrates experience acquiring easements and property interests for utility infrastructure in Hidalgo County.

3. Team Member Qualifications

Fuentes Consulting and Services, LLC brings strategic project management and public-sector consulting experience to complex infrastructure and acquisition efforts across Texas. FCS has assembled a core team of internal leadership and experienced subcontracted professionals to ensure seamless project execution, regulatory compliance, and field-level responsiveness. The following are key members of the FCS ROW team:

David L. Fuentes/Project Manager

Mr. Fuentes is the CEO of FCS and will serve as Project Manager of all ROW acquisitions. Mr. Fuentes is a University of Notre Dame graduate and licensed CPA who has served as Hidalgo County Commissioner since 2017, bringing decades of leadership in both public service and private sector financial management.

In his role as Commissioner and Board Member of Hidalgo County Drainage District No. 1 (HCDD1), he has overseen hundreds of right-of-way (ROW) acquisitions supporting over $380 million in drainage improvements and $100 million in transportation infrastructure. These projects have been executed in full compliance with local, state, and federal regulations, including requirements set by TxDOT, the Texas Water Development Board (TWDB), and the Texas General Land Office (GLO).

Commissioner Fuentes' efforts have helped secure and manage funding through ARPA, TWDB, and MPO programs, reflecting his deep commitment to responsible infrastructure development. His experience includes coordination with property owners, engineers, surveyors, governmental departments, TxDOT, the Texas Water Development Board, the Texas General Land Office, regional transportation organizations, and state and federal funding programs.

In his capacity as Principal of FCS and Project Manager of all ROW acquisitions, Mr. Fuentes will oversee all aspects of ROW acquisition services.

Diana Ramirez serves as a right-of-way agent and supports a range of project-related activities. She assists with coordination, documentation, and other right-of-way needs as assigned, contributing to the overall delivery of project services. Additionally, our team includes qualified right-of-way and title professionals with relevant experience. Staff members understand applicable requirements and industry standards and are skilled at identifying and addressing project-related issues. Their combined knowledge and practical experience support the efficient, accurate, and reliable delivery of right-of-way services.

Appraisal Coordination Resources

FCS will coordinate appraisal services through qualified professionals licensed or certified under the Texas Appraiser Licensing and Certification Act, Texas Occupations Code Chapter 1103. The firm maintains access to Texas-licensed appraisers with experience in right-of-way valuation, public infrastructure and federally funded acquisition requirements.

Scalable Support Staff

In addition to the proposed core team, FCS can supplement each assignment with experienced right-of-way agents, title and escrow specialists, compliance personnel and administrative support as project needs change. Smaller assignments can be handled by a focused team, while larger or time-sensitive task orders can be expanded with additional personnel without disrupting project continuity or oversight. Mr. Fuentes will retain executive responsibility for staffing, performance, schedule control and coordination with the City throughout the contract.

4. References

Reference 1

- Client: City of Pharr, Texas
- Contact: Edwin Manrique, E.I.T.
- Phone: (956) 402-4221
- Email: edwin.manrique@pharr-tx.gov
- Project: Right-of-way acquisition services for road and utility projects.
- FCS Role: ROW acquisition coordination, negotiations, documentation, and project management.

Reference 2

- Client: City of Weslaco, Texas
- Contact: Omar Rodriguez, Assistant City Manager
- Phone: (956) 956-968-3181
- Email: orodriguez@weslacotx.gov
- Project: Right-of-way acquisition services for airport and parks projects.
- FCS Role: ROW acquisition coordination, negotiations, documentation, and project management.

Reference 3

- Client: Cameron County Drainage District No. 6
- Contact: Javier Jimenez, General Manager
- Phone: 956- 200-7349
- Email: jjimenez@ccdd6.org
- Project: Right-of-way acquisition services supporting drainage and flood-control improvements, including coordination with property owners, property acquisition and parcel tracking.
- FCS Role: ROW acquisition coordination, negotiations, documentation, and project management.

5. Insurance

If selected, FCS will acquire all insurance coverage required by RFQ 2026-2 and the City's Professional Services Agreement before beginning services and will name the City of Edinburg as an Additional Insured where required.

FCS has not had any insurance claims made against the firm during the past five years.

6. Professional Service Agreement

Fuentes Consulting & Services, LLC confirms that it has reviewed the City of Edinburg's draft Professional Services Agreement provided with RFQ 2026-2. FCS further confirms that:

1. The firm will meet the prerequisite insurance requirements before beginning services.
2. The firm will provide all required insurance certificates and endorsements.
3. The firm agrees, if selected, to enter into the City's Professional Services Agreement, subject only to any exceptions expressly identified in this Statement of Qualifications.

7. Contact Information

Primary Contact
Name: David L. Fuentes
Title: President
Address: 505 S. Texas, Weslaco, TX 78596
Phone: 956 - 351 - 9150
Email: david@fuentescompany.com

Secondary Contact
Name: Diana Ramirez
Title: ROW Agent
Address: 505 S. Texas, Weslaco, TX 78596
Phone: 956 - 351 - 9150
Email: diana@fuentescompany.com

PRESENTATION

Right-of-Way Acquisition Services

Statement of Qualifications - RFQ 2026-2 | City of Edinburg

Fuentes Consulting & Services, LLC

505 S. Texas, Weslaco, Texas 78596

956-351-9150 | david@fuentescompany.com



WHY FCS

Full-scope ROW acquisition services designed to keep City projects moving.

- FCS helps public agencies reduce acquisition delays, manage risk and maintain compliance with state and federal requirements.
- Built on 14+ years of combined public-sector experience, FCS provides turnkey ROW services for transportation, drainage, utility and capital improvement projects.
- The FCS team has a track record of successfully acquiring hundreds of parcels across Texas while maintaining clear documentation and respectful owner engagement.
- Services include title research, ownership resolution, appraisal coordination, negotiations, relocation assistance, escrow support and closing coordination.
- Processes are executed under 49 CFR Part 24, URA, TxDOT standards and Texas Property Code requirements.

EXPERIENCE

Public-sector leadership and infrastructure coordination across South Texas.

- FCS and its personnel have supported public infrastructure programs involving substantial investments in drainage, transportation, water and community facilities.
- David L. Fuentes has overseen ROW and infrastructure activities associated with more than $380 million in drainage improvements and approximately $100 million in transportation infrastructure.
- FCS has provided or supported consulting and ROW services involving City of Pharr, Cameron County Drainage District No. 6, City of Weslaco and other South Texas governmental entities.
- FCS understands project challenges involving ownership, liens, easements, appraisals, owner concerns, federal or state documentation and internal approval procedures.
- FCS addresses these challenges through early review, prompt escalation, clear responsibilities and regular client communication.

DIFFERENTIATORS

What distinguishes FCS for the City of Edinburg.

Public-sector execution

- Understands public accountability, funding deadlines, governing-body approvals and budget controls
- Regional familiarity with South Texas communities, property patterns and infrastructure needs
- Bilingual and culturally informed owner communication in English and Spanish
- Disciplined project management with clear roles, milestones and reporting

Integrated acquisition delivery

- Coordinates appraisal, title, negotiation, engineering and closing through one management framework
- Begins each assignment with parcel-level risk review
- Identifies ownership, title, appraisal, relocation, access and negotiation issues early
- Scales staffing from one easement to larger corridor or capital improvement programs

REGIONAL PRESENCE

Responsive service from South Texas.

- FCS is located at 505 S. Texas, Weslaco, Texas 78596.
- The firm maintains an active presence throughout Hidalgo County and the Rio Grande Valley.
- Regional proximity allows FCS personnel to attend meetings, conduct property-owner outreach, coordinate site visits and respond to field issues efficiently.
- FCS is familiar with governmental operations, regional infrastructure needs and culturally informed property-owner outreach in South Texas.
- The City will have direct access to the FCS project manager and designated acquisition personnel throughout each task order.

TECHNICAL APPROACH

Task-order delivery from initiation through closeout.

Early actions

- Meet with City staff to confirm project purpose, parcel count, funding source, schedule and reporting expectations
- Develop a task-specific work plan and milestone schedule
- Review ownership, title, liens, easements, occupancy, access impacts and appraisal complexity
- Coordinate appraisal activities as directed by the City

Delivery actions

- Conduct professional property-owner outreach and document communications
- Prepare or coordinate offer packages, easements, agreements and required notices
- Negotiate in good faith within authority provided by the City
- Coordinate title, curative matters, escrow, closing, recording and final parcel files

TECHNICAL APPROACH

Task-order delivery from initiation through closeout.

Schedule Control

- FCS uses a milestone-based management system to monitor assignments from authorization through closing.
- Each parcel is tracked through major activities and phases.
- The project manager monitors deadlines, assigns responsibilities and elevates issues requiring City action.
- FCS identifies long-lead parcels early, including parcels involving deceased owners, multiple heirs, commercial improvements, relocation, disputed boundaries or complex title matters.

Reporting and Escalation

- FCS will provide consistent status reports addressing overall task-order progress, parcel-level activity, upcoming milestones and property-owner responses.
- When a parcel presents risk to project delivery, FCS will promptly notify the City with a summary of the issue, actions taken and recommended next steps.
- Reporting format and frequency will be established with the City at the beginning of each task order.

STAFFING AND APPRAISAL RESOURCES

A focused core team with scalable support.

Scalable support staff

- FCS can supplement each assignment with experienced ROW agents, title and escrow specialists, compliance personnel and administrative support
- Smaller assignments can be handled by a focused team
- Larger or time-sensitive task orders can be expanded without disrupting continuity or oversight
- David L. Fuentes retains executive responsibility for staffing, performance, schedule control and City coordination

Appraisal coordination

- FCS coordinates appraisal services through qualified professionals licensed or certified under Texas Occupations Code Chapter 1103
- FCS maintains access to Texas-licensed appraisers with experience in ROW valuation, public infrastructure and federally funded acquisition requirements
- Appraisal resources are assigned based on task-order location, property type and complexity
- License and certification information can be provided to the City upon request

REFERENCES

Representative public-sector references identified in the SOQ.

North Alamo Water Supply Corporation	Steven P. Sanchez, General Manager (956) 383-1618 nawsc_sps@hotmail.com	Right-of-way acquisition services for water-system and utility projects.
City of Mission	Edgar E. Chapa, Contracts Administrator (956) 580-8792 echapa@missiontexas.us	Municipal consulting and property-related services.
Hidalgo County Drainage District No. 1	Raul E Sesin, General Manager, PE, CFM 956-318-2840 raul.sesin@co.hidalgo.tx.us	ROW acquisition supporting drainage and flood-control improvements.
Cameron County Drainage District No. 6	Javier Jimenez, General Manager 956- 200-7349 jjimenez@ccdd6.org	ROW acquisition supporting drainage and flood-control improvements.

READY TO SUPPORT EDINBURG

Dependable ROW services that reduce administrative burden, preserve public trust and keep projects moving.

FCS respectfully submits its qualifications to provide right-of-way acquisition services to the City of Edinburg on an as-needed basis.

FCS is prepared to mobilize experienced personnel, provide responsive regional service and support the timely delivery of current and future capital improvement projects.



July 14, 2026

CITY OF EDINBURG

Statement of Qualifications

RFQ 2026-2

Right of Way Acquisition Services

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July 14, 2026

City of Edinburg
Mr. Mardoqueo Hinojosa, PE
City Engineer
415 W. University Drive
Edinburg, TX 78539

Halff's Point of Contact

Nelda Renteria-Compian
Associate Vice President
Project Manager

nrenteria-compian@halff.com
361.400.4603
5000 West Military Highway, Suite 100
McAllen, TX 78503



RE: RFQ 2026-2 Right of Way Acquisition Services

Dear Mr. Hinojosa and Members of the Evaluation Committee:

Halff, a Texas Corporation, is pleased to submit our qualifications for Right of Way (ROW) Acquisition Services to the City of Edinburg. Halff is a full-service ROW Acquisition, Engineering, Surveying, Environmental, and Planning firm, and we are excited about the opportunity to build upon our successful delivery of ongoing ROW acquisition services to the City of Edinburg.

Our knowledgeable team looks forward to continuing our partnership with the City of Edinburg as your ROW Acquisition Services provider, a role we have served since 2024 with our extensive experience **providing ROW services** for the Texas Department of Transportation (TxDOT), regional mobility authorities, counties, municipalities, and other state agencies throughout Texas. We have a thorough understanding of delivering ROW services under the Federal Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (URA) and Senate Bill 18.

Our expertise lies in working with agencies and assisting landowners throughout the negotiation and relocation processes. We developed a web-based Halff Tracker, which enables our team and clients to stay informed throughout the project. Our QA/QC processes help us maintain a high level of quality and support aggressive project schedules. Our capabilities give Halff an exceptional record for providing quality ROW services and maintaining project schedules.

Nelda Renteria-Compian will serve as your primary point of contact and can be reached at the contact info above. Nelda and Marcos Diaz, our VP Operations Manager out of our McAllen office, are both authorized to bind our firm into a contract with the City.

If you have any questions or comments, please do not hesitate to contact Nelda. We look forward to working with you and the City of Edinburg on your important projects.

Sincerely,

Marcos Diaz, PE
Vice President, Operations Manager, McAllen

Nelda Renteria-Compian
Associate Vice President
Project Manager

Halff acknowledges receipt of all addenda and includes their content within our Statement of Qualifications.

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Firm Qualifications & Experience

Founded by Dr. Albert H. Halff in 1950 in a one-room office, Halff has grown to a practice of more than 1,300 distinguished professionals offering services ranging from environmental assessments to multi-million dollar facility projects. The firm provides services throughout the Southeast from 32 offices located in Texas, Oklahoma, Arkansas, Louisiana, and Florida. The firm's staff is made up of ROW specialists, surveyors, engineers, planners and scientists. Our combined efforts provide our clients with a "Toolbox" of professional services related to engineering design, energy efficiency solutions, and construction.



Halff's McAllen Office

Through the years, Halff has continued to be true to the principles of Dr. Halff through integrity, dedication to client service, and commitment to quality. In doing so, we have maintained decades-long relationships with many of our clients. Our growth in size and reputation has remained steady over the past 76 years.

Halff opened our Rio Grande Valley (RGV) office in McAllen in October 1993. During that time, Halff has completed numerous successful projects from South Padre Island to Rio Grande City. More importantly, in the past 33 years, Halff has become an integral part of the community. Halff's McAllen office has successfully completed several landmark projects in the area including work with local entities such as Cameron County, Hidalgo County, and Hidalgo County Drainage District No. 1 as well as various municipalities including, but not limited to, the City of McAllen, City of Mission, **City of Edinburg**, City of Pharr, City of Alton, and Rio Grande City.

The Halff Team Assists the City of Edinburg Every Step of the Way

Our Project Manager, Nelda Renteria-Compian, who has managed state and municipal projects for 39 years, will serve as your point of contact. In implementing our project management approach, our licensed and experienced staff will keep the City's projects moving forward.



Nelda Renteria-Compian; Marcos Diaz; Lorena Corpus; Vickie Gill, Dalanie Mathisen; Brandon Canfield; Carol Neugent

Please refer to the Team Member Qualifications section later in this SOQ for our ROW staff organizational chart and Key Personnel resumes.

Experience Performing Similar Services

Our team offers clients an extensive history of successfully completed right of way projects for TxDOT, counties, and municipalities throughout Texas. We are dedicated to providing quality right of way services through leadership, experience, integrity, and innovation. We are thoroughly experienced in all aspects of ROW and appraisal review services needed to address the scope, including:

- Appraisal and Appraisal Review Coordination
- Web Project Tracking
- Title and Closing
- Negotiation and Acquisition
- Relocation Assistance
- Eminent Domain/Condemnation Support



Quality Assurance / Quality Control (QA/QC)

QA/QC programs have been developed and implemented on projects throughout Halff's history. Our established and formal QA/QC program achieves the following critical elements:

- Identifies the client's objectives and priorities
- Establishes QA/QC policies and requirements for each respective phase of the project
- Identifies quality control management approach
- Formulates applicable criteria to be used
- Establishes project schedules with milestone dates
- Identifies interdisciplinary milestones and exchange of key data to verify coordination

As **Project Manager, Nelda Renteria-Compian** will establish the QA/QC policies and requirements for the project, anticipate and schedule QA/QC meetings, and prepare a schedule to show the sequence of events involved in implementing project tasks within the specified service period. She will also develop a review comment annotation package for use by the internal project review team to verify that the City of Edinburg's expectations are fulfilled. Additionally, Nelda will represent the firm in review meetings with the City of Edinburg.

Communication Plan

Nelda Renteria-Compian, Project Manager, will develop a structured communication system that supports scheduling, progress tracking, and task prioritization. Nelda will maintain consistent communication with the City of Edinburg through email updates, and any scheduled coordination meetings. When challenges arise, she will present potential actionable solutions to the City of Edinburg in order to keep the project on schedule and within scope.

Weekly written progress summaries will be prepared by the team and submitted to the City of Edinburg. These reports will detail recent activities, and any outstanding items requiring attention. Besides these weekly reports, we will also meet with the City of Edinburg and team members as needed throughout the project.

Internal team coordination is managed by Nelda and supported by Deputy Project Manager, Lorena Corpus, who will conduct regular meetings and over-the-shoulder reviews to assess status and provide timely direction. These sessions confirm quality, keep staff aligned, and allow for real-time adjustments.

This approach supports clear and timely communication between team members, the City of Edinburg, and all stakeholders including property owners, utility providers, and regulatory agencies. It fosters transparency, promotes responsiveness, and keeps all parties informed and aligned throughout the project.

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Unique / Innovative Methods

As a full-service firm, Halff offers support from other disciplines and staff members including engineers and a licensed attorney. As a result, Halff has a broad understanding of design matters, legal issues, and valuation concerns, which can be a significant benefit in addressing property owners' concerns. This understanding allows us to explore meaningful alternatives and non-monetary solutions such as driveway adjustments, grading, drainage issues, or slight design modifications to the facility to minimize impact to property or improvements. Additionally, our broad background allows our team to work closely with the City of Edinburg and the engineers to prioritize parcel acquisitions for construction or utility relocation issues.



Expedited Eminent Domain Process

Halff will seek written authorization from the City of Edinburg to simultaneously pursue acquisition through the eminent domain process, expediting possession of complex or extended negotiations for critical parcels.

Project Management

For nearly 25 years, Halff has applied a proven project management approach to ROW acquisition efforts. This structured system enhances responsiveness and quality by focusing on:

- Defining and tracking project **scope, deliverables and priorities**
- Establishing and managing **schedules, budgets, and invoices**
- Preparing fee estimates, establishing budgets and processing invoices
- Preparing and managing contracts, subcontracts, and amendments
- **Assigning resources** and clearly defining team member roles
- Leading **progress meetings**
- Overseeing the **quality and consistency of deliverables**
- Maintaining **consistent and formal communication**, including weekly status reports

The following list of projects exemplify our successful ROW project capabilities.

Municipal Agency Experience

City of Edinburg, Sugar Road Widening, Hidalgo County – Project consists of 68 acquisition parcels for the widening and drainage improvements for Sugar Road. Services include: Project Management, negotiation, Title Curative and Closing.

Texas Facilities Commission (TFC), DPS Williamson County Training Academy Campus Expansion, Williamson County – Project consists of the acquisition of 58 parcels for waterline improvements for a DPS training center, Georgetown, Texas. Services include: Appraisal and Review Appraisal Management, Negotiation, Title Curative, and Closing.

Lookout Road, City of Schertz, Bexar County – Project consists of the acquisition of 3 parcels for road widening/safety improvements Schertz, Texas. Services include: Appraisal and Review Appraisal Management, Negotiation, Title Curative, and Closing.

IH 35 NEX, City of Schertz, Bexar County – Project consisted of the acquisition of 5 parcels for wastewater improvements along IH 35 in Schertz, Texas. Services included: Appraisal and Review Appraisal Management, Negotiation, Title Curative, and Closing.

Key Allegro Bridge, Rockport, Texas, Aransas County – Project consisted of easement acquisitions of 4 parcels for the Key Allegro Bridge reconstruction in Rockport, Texas. Services included: Appraisal and Review Appraisal Management, Negotiation, Title Curative, and Closing.

Multiple ROW Acquisition Projects for TxDOT

Halff has provided ROW services on numerous TxDOT projects. **Halff is serving as the ROW Provider for 13 parcels for the Pharr District and 12 parcels for the Odessa District** all including negotiation, relocation management and assistance, closing and condemnation support as well as disposal services. Below is a list of past TxDOT projects:

FM 1560 (PH I & PH II), TxDOT San Antonio District – Project consisted of the acquisition of 80 right of way parcels and 5 relocations (business) for the widening of FM 1560 from FM 471 to SH 16 in San Antonio, Texas.

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US 59/Loop 20 (Segments 2, 3, and 4) TxDOT Laredo District – Project consisted of the acquisition of 45 right of way parcels, 4 OAS, and business relocation assistance for the expansion of US 59 in Laredo, Texas.

SH 123/SH 80, TxDOT Corpus Christi District – Project consisted of the acquisition of 17 right of way parcels for road widening/continuous turn lane road improvements in Karnes City, Texas.

US 59 Skytop, TxDOT Yoakum District – Project consisted of the acquisition of 3 right of way parcels for safety/bridge improvements along US 59 in Victoria, Texas.

SH 71, TxDOT Austin District – Project consisted of the acquisition of 49 parcels and 11 OAS for the widening of SH 71 from CR 206 (Colorado Circle) to SH 21 in Bastrop, Texas.

Previous City of Edinburg Experience

Halff has worked with and within the City of Edinburg for several years. We have held recent and ongoing contracts directly with the City, and provided services on City projects as a subconsultant. The following is a sample of more recent projects that Halff has successfully completed for the City of Edinburg:

Multiple ROW Acquisition Projects for the City of Edinburg

- **HWY 281 Booster Pump Station Project.** Drainage Improvements. Project consisted of the donation of 1 parcel for drainage improvements. Services included Negotiation, Title Curative, and Closing Support.
- **Monte Cristo Drainage and Water Tower Project.** Drainage Improvements. Project consisted of the donation of 1 parcel for drainage improvements. Services included Negotiation, Title Curative, Eminent Domain Coordination, and Closing Support.
- **Sugar Road Detention Project.** Drainage Improvements. Project consisted of the acquisition of 3 parcels for drainage improvements. Services included Negotiation and Title Curative.
- **Chapin Road.** Bridge Improvements. Project consisted of the acquisition of 1 parcel for bridge improvements. Services included Negotiation, Title Curative, and Closing Support.
- **Alberta and I Road.** Expansion of Lift Station 42. Project consisted of the acquisition of 1 parcel for the expansion of Lift Station 42. Services included Negotiation, Title Curative, and Closing Support.
- **Canton Road.** Drainage Improvements. Project consisted of the acquisition of 1 parcel for drainage improvements. Services included Negotiation, Title Curative, and Closing Support.

Other Experience with the City of Edinburg

- McIntyre Square Project, Boundary Survey (3.93 ac)
- Land Surveying, Wisconsin Road. from I-69C to West City Limits
- Land Surveying and ROW Mapping, Sprague Road from Jackson Road to West City Limits (1.62 mi.)
- Land Surveying and ROW Mapping, Chapin Road. from I-69C to West City Limits (3.57 mi.)
- Land Surveying and ROW Mapping, Trenton Road-I-69C to East City Limits (1.3 mi.)
- Survey Fire Station 5 Boundary Survey and ROW Acquisition for Lift Station
- Bicycle & Pedestrian Masterplan - Landscape Architecture services for a Bicycle and Pedestrian Master Plan for the City of Edinburg
- New Auxiliary Generator Replacement at Downtown Water Treatment Plant High Service Pump Station
- Additional Waterline Improvements along US Hwy North 281

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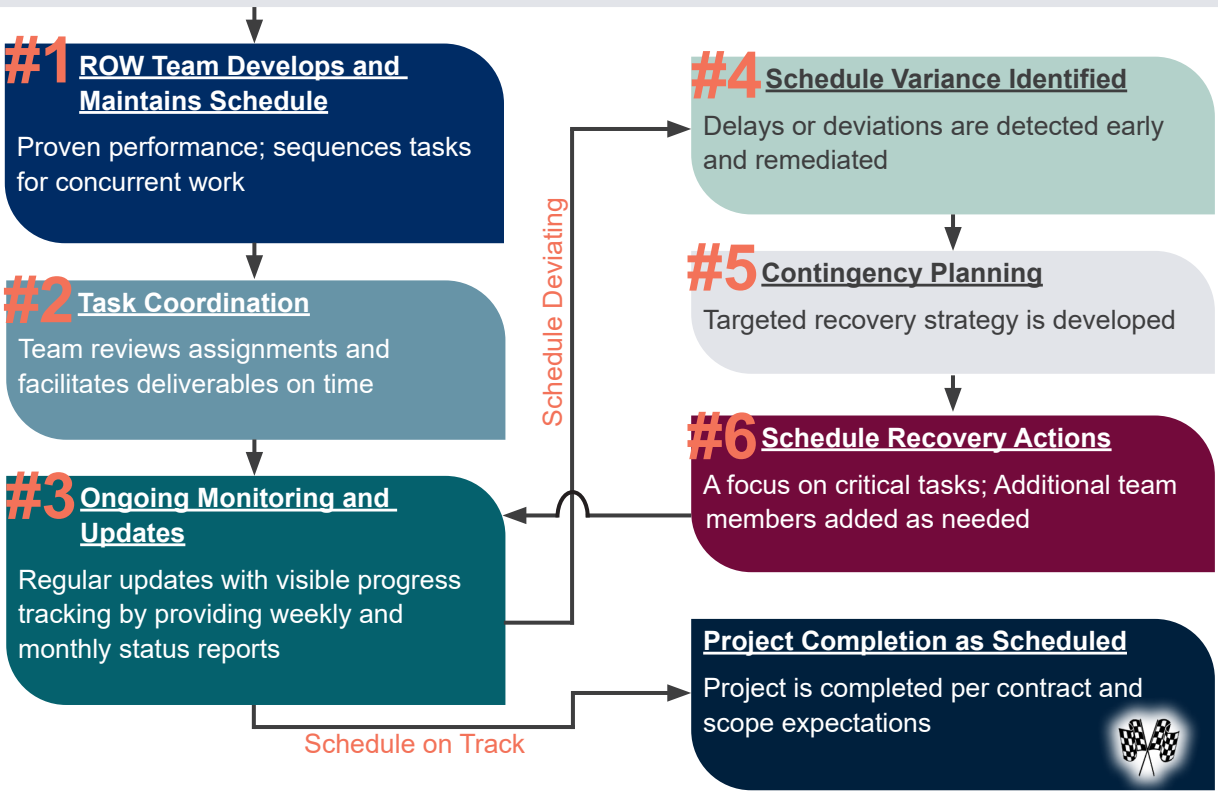
Ability to Meet Schedule and Deadlines

Our ability to maintain the work schedule is part of what will make the services we provide successful. Halff has a **reputation for meeting the schedules that have been established by the project's owners**. Our key to successful project execution is developing the project schedule up front and identifying the required staffing levels. An integral part of developing the schedule is continued involvement with the City of Edinburg and relevant regulatory agencies. A successful schedule allows the project to develop in an orderly manner.

Nelda and the ROW Team are given the resources and authority to develop the project schedule and assign resources to meet the schedule.

Project Schedule Development and Management



The Halff team stands ready to provide exemplary ROW acquisition services to the City of Edinburg. We will leverage our previous experience to provide the City with the utmost quality service, meet your expectations and exceed them. We are familiar with the City's expectations and standards and will strive to achieve successful project completion, on time and within budget.



Financial Stability

Halff has been serving Texas for 76 years and has seen continued growth and profitability throughout this period. Halff is in good financial standing and is current on payment of all taxes and fees. Halff has the financial capability and strength to serve our clients while providing opportunities for growth and investment in the firm and our staff. We invite you to contact the following banking reference who can speak to our financial stability:

Halff has the necessary resources (human and financial) to provide the level of service required by the City of Edinburg. Should you require further information, Halff will supply upon request.

A recent Dunn and Bradstreet report on Halff and its holdings ranks the company in all categories in the upper quartile for financial stability, with an overall ranking of 1R2. A Dunn and Bradstreet report, or other financial information for Halff can be made available upon request.

Prosperity Bank
Todd Wallace, CAMS
Vice President, Treasury Management
Sales Officer
707 East Arapaho Road, Suite 200
Richardson, TX 75081
Phone: 972.461.7882
Email: todd.wallace@prosperitybankusa.com
Web: www.prosperitybankusa.com

Our Commitment to Best Business Practices

Halff uses a proactive approach to identifying best business practices. We are committed to sourcing and maximizing the implementation of these best practices to better serve our clients and their communities. We have a well-documented history of not only meeting, but exceeding expectations in these areas to foster long-lasting relationships by working closely together to deliver assignments cost effectively while maintaining maximum quality.



Domestic Preference

Halff prioritizes the purchase of goods and services from domestic suppliers over foreign suppliers.

Debarment Certification

Halff has not been excluded or disqualified from government contracts due to past misconduct.

Federal Davis-Bacon Wage Requirements

Halff pays prevailing wages to laborers/mechanics on federally funded construction projects.

Buy American Preference

Halff uses products made in the United States for federally funded projects to promote domestic manufacturing and economic growth.

Disadvantaged Business Enterprise (DBE)

Halff includes small businesses owned and controlled by socially and economically disadvantaged individuals in government contracting.

Meeting or Exceeding DBE Goals

Halff promotes contract diversity and inclusion by surpassing the specified targets for utilizing DBEs.

Fair Labor Standards Act

Halff enforces minimum wage, overtime pay eligibility, record keeping, and child labor standards for employees.

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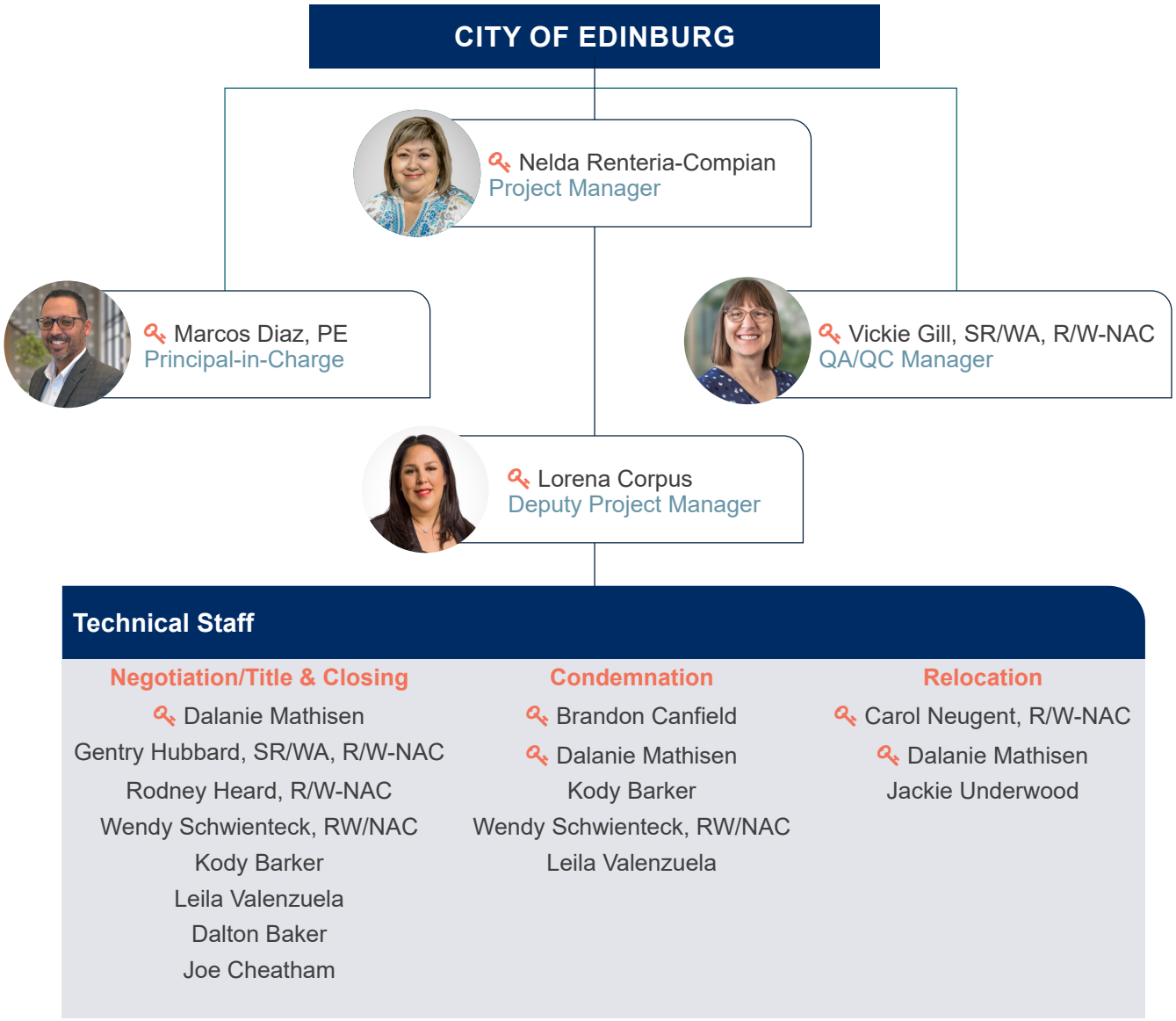
Team Member Qualifications & Experience

Organizational Chart

The organizational chart below demonstrates the staff's roles, responsibilities, and reporting structure. Our personnel are dedicated to providing sufficient time and effort to produce a quality product. With this in mind, our team members were carefully selected not only for their expertise but also for their availability to work on any project for its duration. Resumes of our key personnel are provided on the following pages.





Nelda Renteria-Compian

Nelda has more than 39 years of experience in ROW acquisition. She served as the South ROW Project Delivery Manager for the six southern TxDOT Districts from November 2009 to August 2015. From October 1983 to October 2009, she worked in various right of way positions, including negotiations, relocation, eminent domain, and title curative, which included preparation and review of acquisition payment processing. She has a vast knowledge of complex ROW projects and has served as a Project Manager for Halff.

ROLE
Project Manager

EXPERIENCE
39 Years

EDUCATION
MA, Arts Administration, University of the Incarnate Word

BA, Applied Arts and Sciences, University of the Incarnate Word

AA, Applied Arts and Sciences, Del Mar College

CERTIFICATION
TxDOT - 21.1.1: ROW Acquisition Services

ORGANIZATION
International ROW Association

REPRESENTATIVE PROJECT EXPERIENCE

TxDOT San Antonio District, FM 1560 Phase I and Phase II, San Antonio, TX. Project Manager for this project which consisted of the acquisition of 80 parcels for the widening of FM 1560 from FM 471 to Galm – Shaenfield Road. Services include project administration, appraisal management, negotiation, title curative, closing and condemnation support.

Bexar County, Talley Road Capital Improvement Project, Phase II, Bexar County, TX. Project Manager for this project which consisted of the acquisition of 25 parcels along newly expanded roadway corridor. Services included project administration, appraisal and review appraisal management, negotiation, title curative, and closing.

San Antonio River Authority (SARA), Real Estate Services, San Pedro Creek, San Antonio, TX. Project Manager for this project tasked with assisting SARA on the Real Estate Department for the San Pedro Creek Improvements Project, Phase 4 in obtaining Right of Entries and Temporary Construction Easements for 14 parcels. Services included project administration, negotiation, and closing.

TxDOT El Paso District, SH 178 (Artcraft Road), El Paso, TX. Project Manager for this project which consists of improvements for safety and reliability of travel time. Proposed improvements will include four direct connectors (DCs) at the interchange of I-10 and SH 178. The DCs will allow drivers to bypass the frontage road, traffic light signals, and traffic congestion on North Desert Blvd. and South Desert Blvd. Also proposed are U-turn bridges at the SH 178 (Artcraft Road)/I-10 interchange.

TxDOT Corpus Christi District, SH 123/SH 80 Widening Project, Karnes City, TX. Project Manager for this project which consisted of widening the roadway to include a continuous center turn lane (between 14 and 16 feet), 12-foot travel lane, 14-foot outer travel lane in each direction, and six-foot sidewalks or 10-foot shared-use path. At the southern end of the project, from approximately 0.2 miles south of East Main Avenue to just north of the intersection of US 181 and SH 80/SH 123, the existing two-lane roadway would be widened to four lanes (two in each direction) with a continuous center turn lane, shoulders, and sidewalks.

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Marcos Diaz, PE

Marcos brings experience in managing, planning, designing, and construction of projects for private and public entities involving transportation, land development, hydrology and hydraulic (H&H) analysis, storm drainage design, water & wastewater design, and preparation of construction documents including plans, specifications and engineers estimate (PS&E). He has gained experience implementing locally let projects starting with the preliminary schematic and environmental stage and progressing through design and plan development, right of way acquisition, utility relocation, letting, contracting, and construction.

ROLE

Principal-in-Charge

EXPERIENCE

20 Years

EDUCATION

Bachelor of Science, Civil Engineering, Texas A&M University at Kingsville

REGISTRATIONS

Professional Engineer: TX #107249

REPRESENTATIVE PROJECT EXPERIENCE

City of McAllen, Bicentennial Boulevard, McAllen, TX. Project Manager responsible for leading the 2.75-mile extension to Bicentennial Boulevard from Trenton Road to SH 107. Coordinated with the client, several City departments, McAllen Public Utility, TxDOT, and Hidalgo County Drainage District during the planning and design phase. The planning phase consisted of providing the schematic design with horizontal and vertical alignments, drainage design, noise wall design and project constraints including Right of Way needs. The design phase consisted of finalizing the horizontal and vertical alignment, reviewing cross-sectional views, utility relocations, irrigation canal adjustments, environmental services, and developing grading and drainage design for the proposed road.

Brasfield & Gorrie, San Antonio US Federal Court House, San Antonio, TX. Project Manager responsible for the civil design of the federal courthouse. The design plans included demolition plan, paving plan, dimensional control plan, drainage plan, utility plan, grading plan, erosion control plan, LID bioretention swale, SW3P manual and construction specifications. Halff was involved in a federal courthouse built as a design-build project. This project consisted of the preparation of construction documents for the design of a 6.4-acre site for a U.S. Courthouse. Work included preliminary design concepts through final design review for a 4-story building comprised of courtrooms, offices, detention spaces, and support areas inclusive of an atrium.

City of Eagle Pass, On-Call Engineering Services, Eagle Pass, TX. Project Manager responsible for civil engineering projects throughout the city. Also responsible for performing development and plat reviews as needed and allocating resources to support city staff during construction with an inspector. Representative projects include Calle de los Santos drainage improvements that required special coordination with Maverick County Water Control and Improvement District #1 to cross a major irrigation canal with five 6'X4' boxes under the canal. Katie-Omar Drainage Improvements and Katie-Jenna Drainage Improvements, both of which consisted of designing improvements that prevented backwater to flood a neighborhood with the use of flap gates.

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Vickie Gill, SR/WA, R/W-NAC

Vickie brings 17 years of ROW experience in acquisition, relocation, title and closing services and condemnation. She is an IRWA-certified Senior Right of Way Professional, an IRWA Certified Negotiation Specialist, a licensed real estate agent, and a Notary in the State of Texas. She manages multiple City, County and State projects for roadways and utilities. She is also the QA/QC manager for the ROW department at Halff and is responsible for creating checklists and procedures for our internal review process.

ROLE
QA/QC Manager

EXPERIENCE
17 Years

EDUCATION
High School Diploma

REGISTRATIONS
Licensed Real Estate Agent: TX #613244

Notary Public: TX #12878398-5

CERTIFICATIONS
Senior Right of Way Professional: TX #7238

Right of Way Negotiation and Acquisition Certification: TX

REPRESENTATIVE PROJECT EXPERIENCE

City of Irving, CIP Projects, Irving, TX. ROW Project Manager providing the City of Irving with ROW services for more than 100 parcels as part of their overall CIP program. The firm acquires easements and fee simple for utilities, ADA compliance at intersections, improvements to existing roadways, and new construction and ROE. As a part of this program, the project team works as an extension of City staff providing comprehensive ROW services. Services include: Project management, negotiation, relocation, title and closing and condemnation support.

City of Denton, Dry Fork Interceptor, Denton, TX. Row Project Manager responsible for the ROW acquisition of sanitary sewer easements and temporary construction easements for sewer line improvements on four properties. Services included project administration, negotiation, title and closing, and title curative.

City of Sachse, Merritt Road, Sachse, TX. ROW Project Manager overseeing acquisition of 28 parcels for the Merritt Road widening, expanding from two- to four-lanes with shared use bicycle/vehicle lanes. Managed appraisers, coordinated with lenders to clear title, and supported the City in TxDOT reimbursement. Services included project administration, negotiation, title and closing, and condemnation support.

TxDOT Tyler District, FM 2275, Longview, TX. ROW Project Manager responsible for the oversight of the acquisition of 76 parcels and 23 relocations for the widening of FM 2275 from two- to four-lanes with a continuous center left turn lane with curb and gutter, and will also accommodate bicycles and pedestrians. Services included project administration, negotiation, relocation, title curative, closing, and condemnation.

TxDOT Dallas District, US 380, Collin County, TX. ROW Project Manager responsible for acquiring 35 parcels (fee simple) for US 380 in Collin County from CR 560 to Hunt/Collin County Line. Services include project administration, appraisal management, appraisal review management, negotiation, title and closing, condemnation, relocation and disposal of property.

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Lorena Corpus

Lorena has 16 years of experience in acquisition services. Lorena joined Halff as a contract administrator and has since moved into the ROW department. She assists Halff in acquiring parcels and relocation residential and personal properties. She also assists with project administration, negotiation with stakeholders, title curative, closing, eminent domain, and condemnation.

ROLE
Deputy Project Manager

EXPERIENCE
16 Years

EDUCATION
High School Diploma

REGISTRATION
Licensed Real Estate Agent, Texas No. 658610

REPRESENTATIVE PROJECT EXPERIENCE

TxDOT San Antonio District, FM 1560 Phase I and Phase II, San Antonio, TX. ROW Task Lead for this project which consisted of the acquisition of 80 parcels for the widening of FM 1560 from FM 471 to Galm – Shaenfield Road. Services include project administration, appraisal management, negotiation, title curative, closing and condemnation support.

TxDOT Corpus Christi District, US 77, Kleberg County, TX. ROW Task Lead for this project which consisted of the acquisition of 38 right of way parcels and eight relocations (residential and personal property) for the expansion of existing right of way to meet current highway standards for US 77. Services included project administration, negotiation, title curative, closing, and eminent domain support.

Bexar County, Talley Road, Bexar County, TX. ROW Task Lead for this project which consisted of the acquisition of 25 parcels along the newly expanded corridor. Services included project administration, appraisal and review appraisal management, negotiation, title curative, and closing.

Texas Facilities Commission (TFC), DPS Williamson County Training Academy Campus Expansion, Williamson County, TX. ROW Task Lead for this project consisting of 58 parcel acquisitions for waterline improvements for the DPS training center in Georgetown, Texas. Halff provided services in Appraisal and review Appraisal Management, Negotiation, Title Curative, and Closing.

City of Schertz, FM 1518, Guadalupe County, TX. ROW Task Lead for this project which consisted of the acquisition of 3 parcels for water improvements along Aztec Way and FM 1518 in Schertz, Texas. Services included: Appraisal and Review Appraisal Management, Negotiation, Title Curative, and Closing.

TxDOT Yoakum District. SH 72, DeWitt County, TX. ROW Task Lead for this project which consisted of the acquisition of 19 parcels for the widening of SH 72 from FM 237 to US 87. Services included project administration, appraisal and review appraisal management, negotiation, title curative, closing and condemnation support.

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Dalanie Mathisen

Dalanie brings over a decade of property title experience and five years in right-of-way (ROW) services, supporting acquisition projects as a licensed Real Estate Agent through negotiations, title curative, relocation, and condemnation coordination. She prepares contract agreements with clear fee schedules and timelines, assists with site visits and appraisals, and works directly with property owners to present offers, explain processes, and resolve concerns to keep projects on track. She also guides displaced owners and tenants through compliant relocation processes and supports condemnation efforts by coordinating documentation, attending hearings, and facilitating payments, consistently contributing to efficient parcel acquisition and successful project delivery.

ROLE

Negotiation/Title & Closing Specialist
Condemnation Specialist
Relocation Specialist

EXPERIENCE

10 Years

EDUCATION

High School Diploma

REGISTRATION

Real Estate Agent,
Texas No. 816403

REPRESENTATIVE PROJECT EXPERIENCE

TxDOT San Antonio District, FM 1560 Phase I and Phase II, San Antonio, TX. ROW Specialist for this project which consisted of the acquisition of 80 parcels for the widening of FM 1560 from FM 471 to Galm – Shaenfield Road. Services include project administration, appraisal management, negotiation, title curative, closing and condemnation support.

TxDOT Laredo District, US 59, Laredo, TX. ROW Specialist for this project which consists of three segments for the acquisition of 46 right of way parcels, which include two business relocations and 21 personal property relocations for the expansion of existing right of way from East Corridor Road (Airport) to International Blvd. Services included project administration, appraisal management, negotiation, title curative, closing, condemnation support, and disposal of property.

TxDOT Corpus Christi District, US 77, Kleberg County, TX. ROW Specialist for this project which consisted of the acquisition of 38 right of way parcels and eight relocations (residential and personal property) for the expansion of existing right of way to meet current highway standards for US 77. Services included project administration, negotiation, title curative, closing, and eminent domain support.

Texas Facilities Commission (TFC), DPS Williamson County Training Academy Campus Expansion, Williamson County, TX. ROW Specialist for this project consisting of 58 parcel acquisitions for waterline improvements for the DPS training center in Georgetown, Texas. Halff provided services in Appraisal and review Appraisal Management, Negotiation, Title Curative, and Closing.

TxDOT El Paso District, SH 178 (Artcraft Road), El Paso, TX. ROW and Relocation Specialist for this project which consists of the acquisition of 31 parcels, 10 business relocations and five personal property relocations. Proposed improvements will include four direct connectors at the interchange of I-10 and SH 178 for safety and reliability of travel time. Services include project administration, negotiation, title curative, closing, relocation services, and eminent domain support.

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Brandon Canfield

Brandon is a successful condemnation specialist with extensive experience and demonstrated ability to achieve results through strong negotiating skills and attention to detail in title and curative work. He has worked in many locations including Ohio, West Virginia, Pennsylvania, Texas, and Oklahoma.

ROLE
Condemnation Specialist

EXPERIENCE
15 Years

EDUCATION
High School Diploma

ORGANIZATION
American Association of Professional Landmen (AAPL)

REPRESENTATIVE PROJECT EXPERIENCE

TxDOT San Antonio District, FM 1560 Phase I and Phase II, Bexar County, TX. Condemnation Specialist for this project which consists of the acquisition of 80 parcels for the widening of FM 1560 from FM 471 to Galm – Shaenfield Road. Services include project administration, appraisal management, negotiation, title curative, closing, and condemnation support.

TxDOT Austin District, SH 71 ROW Acquisition, Bastrop County, TX. Condemnation Specialist for this project which consisted of the acquisition of 49 parcels, 11 OAS, 38 business relocations and seven residential relocations for the widening of SH 71 from CR 206 (Colorado Circle) to SH 21, approximately 2.5 miles. Services included project administration, appraisal and review appraisal management, negotiation, relocation assistance (residential and commercial), title curative, closing, and condemnation support.

TxDOT Corpus Christi District, US 77, Kleberg County, TX. Condemnation Specialist assisting with eminent domain and condemnation. This project consisted of the acquisition of 38 ROW parcels and eight relocations for the expansion of existing ROW to meet current highway standards for US 77. Services included project administration, negotiation assistance, title curative, closing, and condemnation support.

Texas Facilities Commission (TFC), DPS Williamson County Training Academy Campus Expansion, Williamson County, TX. Condemnation Specialist for this project consisting of 58 parcel acquisitions for waterline improvements for the DPS training center in Georgetown, Texas. Halff provided services in Appraisal and review Appraisal Management, Negotiation, Title Curative, and Closing.

TxDOT Dallas District, FM 741, Kaufman County, TX. Condemnation Specialist assisting with the acquisition of 125 parcels on FM 741 from US 175 to FM 548 to widen the existing undivided two-lane rural roadway to a proposed divided four-lane urban roadway with 12-foot-wide lanes and 18-foot-wide medians. The project will also provide left and right turn bays in certain locations and will replace two existing bridges over Tributary to Buffalo Creek. Services include project management, appraisal and review management, negotiation, relocation, title and closing, condemnation, and disposal of property.

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Carol Neugent, R/W-RAC

Carol is a Licensed Real Estate Agent and IRWA Certified Relocation Specialist with 20 years of ROW experience providing relocation services for city, urban, and rural highway projects involving strip centers, restaurants, entertainment facilities, office condominiums, office buildings, office/warehouse facilities, auto service facilities, franchise businesses, storage facilities, hotels, and single/multi-family dwellings.

ROLE
Relocation Manager

EXPERIENCE
20 Years

EDUCATION
High School Diploma

REGISTRATIONS
Licensed Real Estate Agent, Texas No. 0329064

CERTIFICATIONS
Right of Way Relocation and Assistance Certification: TX

REPRESENTATIVE PROJECT EXPERIENCE

TxDOT Dallas District, SL 288 ROW Services, Denton County, TX.
ROW Specialist for this project which includes the acquisition of 20 fee simple parcels and three easements for the new roadway alignment of SL 288 from US 380 West of Denton to IH 35 at LP 288. The project consists of the construction of a four-lane new location frontage road system which includes both northbound and southbound facilities and is approximately nine miles in length. Services include project management, negotiation, relocation, title and closing, and condemnation support services.

TxDOT Dallas District, FM 741, Kaufman County, TX.
ROW Specialist assisting with the acquisition of 125 parcels and five residential and personal property relocations on FM 741 from US 175 to FM 548 to widen the existing undivided two-lane rural roadway to a proposed divided four-lane urban roadway with 12-foot-wide lanes and 18-foot-wide medians. The project will also provide left and right turn bays in certain locations and will replace two existing bridges over Tributary to Buffalo Creek.

City of Sachse, Merritt Road, Sachse, TX. ROW Specialist for this project which involved the acquisition of 25 permanent and temporary easements, and one residential relocation for the widening of Merritt Road from a two-lane roadway (one lane in each direction) to a four-lane divided roadway (two lanes in each direction separated by a grass median) including a 12-foot-wide inside travel lane and a 14-foot-wide outside shared-use lane for bicycles and pedestrians.

TxDOT Austin District, SH 71 ROW Acquisition, Bastrop County, TX.
ROW Specialist who assisted with the acquisition of 58 fee simple parcels and 62 relocations (38 businesses, seven residential and 17 personal property) for the widening of SH 71 from two lanes to four lanes, including new frontage roads, adding a grade separation over the FM 1209 intersection, and adding turnarounds.

TxDOT Houston District, IH 69 ROW Services, Harris County, TX.
ROW Specialist for this project which consists of the acquisition of 35 parcels for the widening of IH 69 from SH 288 to SP 527. This project is the part of IH 45 project downtown Houston that is being designed by TxDOT. Services include project administration, appraisal and review appraisal management, negotiation assistance, relocation assistance, title curative, closing, and condemnation support.

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References

Fernando Martinez | TxDOT Laredo, Corpus Christi and El Paso District

Title: ROW Manager Project Delivery Manager

Address: 13301 Gateway Boulevard West, El Paso, Texas 79928

Phone Number: 956.712.7412

Project Description: US 59/Loop 20 (Segments 2, 3 and 4) – Acquisition of 45 parcels.

Services: Project Administration, Negotiation, Title Curative, Disposal, Condemnation, and Closing Support

Roles: Nelda Renteria-Compian, Project Manager | Lorena Corpus, Acquisition Agent | Dalanie Mathisen, Acquisition Support | Brandon Canfield, Title Specialist/Condemnation Specialist

Michelle Khatib | TxDOT Corpus Christi District

Title: Project Manager

Address: 1701 S. Padre Island Drive, Corpus Christi, Texas 78416-1324

Phone Number: 361.342.1255

Project Description: SH 35 access ramp re-route – Acquisition of 3 parcels.

Services: Project Administration, Negotiation, Title Curative, Disposal, Condemnation, and Closing Support

Roles: Nelda Renteria-Compian, Project Manager | Lorena Corpus, Acquisition Agent, Disposal Dalanie Mathisen, Acquisition Support, Disposal | Brandon Canfield, Title Specialist/Condemnation Specialist

Dan Ochsner, PMP | The Broaddus Companies

Title: Project Manager

Address: 13301 Gateway Blvd. West, El Paso, Texas 79928

Phone Number: 512.968.8366

Project Description: Texas Facilities Commission (TFC), DPS Williamson County Training Academy Campus Expansion – Acquisition of 58 parcels.

Services: Project Administration, Negotiation, Title Curative, and Closing Support

Roles: Nelda Renteria-Compian, Project Manager | Lorena Corpus, Acquisition Agent | Dalanie Mathisen, Acquisition Agent | Brandon Canfield, Title Specialist/Condemnation Specialist

John Nowak, PE | City of Schertz

Title: Assistant City Engineer

Address: 11 Commercial Place, Schertz, Texas 78154

Phone Number: 210.619.1825

Project Description: FM 1518, Lookout Road, IH-35 Nex – Acquisition of 11 parcels

Services: Project Administration, Negotiation, Title Curative, and Closing Support

Roles: Nelda Renteria-Compian, Project Manager | Lorena Corpus, Acquisition Agent | Dalanie Mathisen, Acquisition Agent | Brandon Canfield, Title Specialist/Condemnation Specialist

Past City of Edinburg Projects			
City of Edinburg Project	**Project Description**	**Halff Key Personnel**	**Role**
Canton Road	1 parcel acquisition for drainage improvements consisting of Negotiation, Title Curative, and Closing Support	Nelda Renteria-Compian Lorena Corpus Brandon Canfield	Acquisitions Team Leader Project Manager Title/Condemnation Specialist
Job Task Order 1 - Sugar Road	68 parcel acquisitions for road widening consisting of Negotiation, Title, Curative, and Closing Support	Nelda Renteria-Compian Lorena Corpus Dalanie Mathisen Brandon Canfield	Acquisitions Team Leader Project Manager ROW Specialist Title/Condemnation Specialist
Alberta Road ROW	1 parcel acquisition for Lift Station No. 42 consisting of Negotiation, Title Curative, and Closing Support	Nelda Renteria-Compian Lorena Corpus Dalanie Mathisen Brandon Canfield	Acquisitions Team Leader Project Manager ROW Specialist Title/Condemnation Specialist
US Highway 281 North	1 parcel donation acquisition for Lift Station and drainage improvements consisting of Negotiation, Title Curative, and Closing Support	Nelda Renteria-Compian Lorena Corpus Dalanie Mathisen Brandon Canfield	Acquisitions Team Lead Project Manager ROW Specialist Title/Condemnation Specialist
Owassa Road Sewer ROW	1 parcel donation acquisition for sewer improvements consisting of Negotiation, Title Curative, and Closing Support	Nelda Renteria-Compian Lorena Corpus Dalanie Mathisen Brandon Canfield	Acquisitions Team Leader Project Manager ROW Specialist Title/Condemnation Specialist
Brennaaleen Drainage	1 parcel acquisition for drainage improvements consisting of Negotiation, Title Curative, and Closing Support	Nelda Renteria-Compian Lorena Corpus Dalanie Mathisen Brandon Canfield	Acquisitions Team Leader Project Manager ROW Specialist Title/Condemnation Specialist
Jackson Bike & Hike Trail ROW	1 parcel acquisition for Master Plan trail development consisting of Negotiation, Title, Curative, and Closing support	Nelda Renteria-Compian Lorena Corpus Dalanie Mathisen Brandon Canfield	Acquisitions Team Leader Project Manager ROW Specialist Title/Condemnation Specialist





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Insurance Coverage

Please see our itemized insurance coverage below. In accordance with the requirements of this RFQ, we have also included our insurance certificate as a separate upload line item on the City's opengov.com site.

Category	Coverage
Commercial General Liability	Each Occurrence (EO) ($2,000,000); Damage to Rented Premises - EO ($1,000,000); Medical Expenses ($25,000); Personal and ADV Injury ($2,000,000); General Aggregate ($4,000,000); Products - Comp/OP AGG ($4,000,000)
Automobile Liability	Combined Single Limit - Each Accident ($2,000,000)
Umbrella Liability	Each Occurrence ($5,000,000); Aggregate ($5,000,000)
Worker's Compensation	Statutory Limits
Employer's Liability	Each Accident ($2,000,000); Each Disease - Per Employee ($2,000,000); Each Disease - Policy Limit ($2,000,000)
Professional Liability	Per Claim ($1,000,000); Aggregate ($1,000,000)

Professional Services Agreement

Halff has read the Professional Services Agreement and will meet the prerequisite insurance requirements. Halff also requests the opportunity to negotiate certain terms and conditions in the Professional Services Agreement.

Contact Information

As Project Manager, **Nelda Renteria-Compian,** will be your primary point of contact for any future projects. In the instance that Nelda is unavailable, the secondary contact for these projects is **Lorena Corpus.** Their contact information is as follows:

Nelda Renteria-Compian
Project Manager
nrenteria-compian@halff.com | 361.400.4603 | 361.534.4913 (m)
711 N. Carancahua Street, Suite 1190
Corpus Christi, TX 78401

Lorena Corpus
Deputy Project Manager
lcorpus@halff.com | 956.445.5238 | 956.802.6303 (m)
711 N. Carancahua Street, Suite 1190
Corpus Christi, TX 78401



We improve lives and communities
by turning ideas into reality.

Halff
5000 West Military Highway, Suite 100
McAllen, TX 78503
956.664.0286
halff.com

REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

The City of Edinburg

"Moving Edinburg Forward"

RFQ 2026-2 for ROW Acquisition Services



O. R. Colan Associates, LLC

... Inspiring Confidence in Progress

Submitted to:

The City of Edinburg
Attn: Mr. Mardoqueo Hinojosa, CFM, CPM, City Engineer

415 W. University Dr.
Edinburg, Texas 78541

Submitted by:

Alyssia Padilla, SR/WA, Director
5510 Atascocita Road, Suite 220 Humble, TX 77346
m: 303-886-5367 | e: apadilla@orcolan.com

EIN 01-0780018

July 14, 2026

Mr. Mardoqueo Hinojosa, CFM, CPM, City Engineer
City of Edinburg
415 W. University Dr.
Edinburg, Texas 78541

Re: TRANSMITTAL LETTER - RFQ# 2026-2 Right of Way Acquisitions Services

Dear Mr. Hinojosa,

O. R. Colan Associates, LLC (ORC) is pleased to submit this statement of qualifications to the City of Edinburg for the provision of real property acquisition services. Our team has acquired more than 2500 parcels in the past 10 years in Texas, mostly under the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970.

We maintain a local presence across Texas since 2002 with offices in Austin, Humble, Fort Worth, and Odessa. Our proposed team, led by Director Alyssia Padilla, SR/WA, represents more than 300 years of right-of-way experience. No other firm has the breadth or scope of experience with complex projects, and we offer a full range of coordinated land, relocation and right-of-way services, including:

Project Management	Relocation Assistance	Feasibility Studies
URA Compliance	Rights of Entry	Coordination of Survey/Mapping
Records Management	Real Estate Acquisition	Eminent Domain Support

- We have not received any addendums to this RFQ.
- Director Alyssia Padilla, SR/WA, and Steven Gonzales, Project Manager, will lead our proposed Project Team. Together, they have more than 35 years of ROW experience with Federally funded projects and local public agency (LPA) projects, managing 500+ projects of varying sizes and scopes. Ms. Padilla contacted at: 5510 Atascocita Road, Suite 220 Humble, Texas 77346 | m: 303-886-5367 e: apadilla@orcolan.com
- Founded in 1969, our firm has grown to more than 400 employees with offices across 20 states. With over 24 years of experience in the local area and the support of advanced project management systems, we provide the City with a proven, cost-effective, and efficiently managed approach to project delivery.

Please feel free to contact me directly, should you wish to discuss this project or ORC's qualifications further. I can be reached at 888-420-4090 x 201; stoth@orcolan.com. I look forward to a successful relationship between ORC and the City of League City.

Respectfully,

Stephen J. Toth
Chief Executive Officer

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Demonstrated Excellence

Founded by Mr. Owen Richard Colan in 1969, **O. R. Colan Associates, LLC (ORC)** specializes in land acquisition, relocation, and program management for public works projects. Since ORC's founding, we have grown our business from just a handful of employees to 400+ professionals and 38 offices in 20 states.

ORC is recognized nationally in the field of right-of-way appraisal, negotiation, and relocation assistance for projects implemented under the provisions of the Uniform Relocation and Real Property Acquisition Policies Act of 1970 (Public Law 91-646, as amended); and Title 49 Code of Federal Regulations Part 24. Our clients primarily are public agencies with eminent domain authority, including hundreds of cities and counties, 28 state departments of transportation, more than 60 airport authorities, the Federal Emergency Management Agency, the Environmental Protection Agency, the National Park Service, the U. S. Army Corps of Engineers, the General Services Administration, and numerous state, county, municipal, and local public agencies.



ORC has provided the full scope of land acquisition services for public agency clients since 1969.

ORC's Industry and Key Project Benefits

- **Large Infrastructure Project Contribution:** ORC brings an impressive contribution record to important infrastructure projects of all types, acquiring on average more than 2,000 parcels annually for public agencies.
- **Right-of-Way Consulting Services:** ORC has provided right-of-way consulting services that support broadly scoped contracts for the Central States Water Resources, City of Bastrop, City of San Antonio, the San Antonio River Authority, the Texas Department of Transportation (TXDOT), and dozens of other local public agencies throughout the state of Texas.
- **Federal / State Guideline Expertise:** Through providing right-of-way services for public agencies nationwide, ORC has acquired a broad range of experience under both federal and state guidelines. Further, we understand that each municipal agency, state, or county has unique reporting requirements that the consultant must meet. **In this respect, our proposed Project Team brings exemplary experience in managing the complicated contracting responsibilities that often accompany cross-agency and/or multi-departmental project scopes.**

Specific Texas PMOC Experience & References

Our Texas Project Team has acquired more than 2,000 parcels and performed more than 1,000 relocations on behalf of dozens of local clients as a Project Management Oversight Contractor (PMOC). Some specific highlights of our work in Texas with clients similar to the City of Edinburg include:

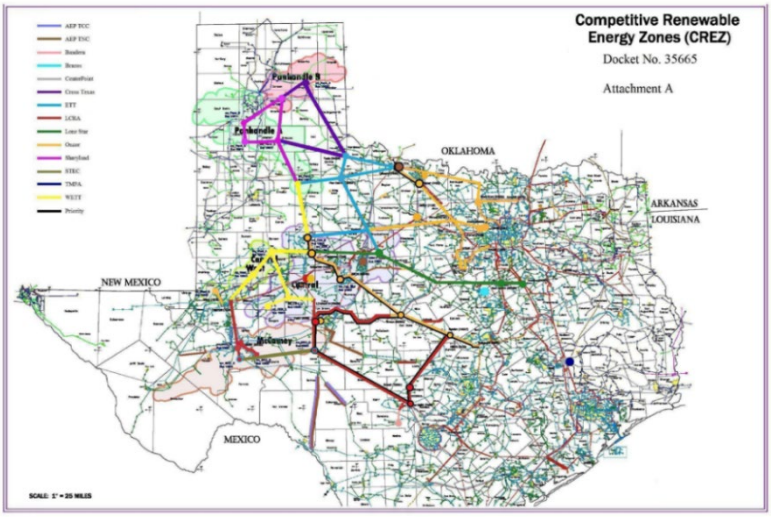
Project	Demonstrated Experience	Cost	Reference
City of San Antonio - Prue Road Expansion	This is small Design-Build project for the expansion of Prue Road from Babcock Road to Laureate Drive for the Transportation and Capital Improvement Department of the City of San Antonio. ORC provides Right of Way acquisition services as a subconsultant to Michael Baker International and J. D. Abrams, LP.	$200,000	City of San Antonio; Kevin Sadler 210-207-4039 kevin.sadler@sanantonio.gov
City of River Oaks - Meandering Road Tarrant County, TX	ORC provided project management, appraisal, title curative and negotiation services for 44 construction licenses and 2 fee simple acquisition for the City of River Oaks. All parcels were closed within 6 months, well ahead of the project schedule. ORC provided these services as a sub to Lamb-Star Engineering.	$100,000	City of River Oaks Marvin Gregory III City Manager 817-626-5421 ext 324 mgregory@riveroakstx.com
City of Pflugerville - Limestone Commercial Extension	ORC provides right of way acquisition services for the Limestone Commercial Extension project, acquiring property rights from four parcels to support the roadway extension from the Stone Hill Shopping Center to the Pfluger Farm Lane Extension. The project improves east-west connectivity, enhances traffic circulation, and helps reduce congestion within this rapidly developing commercial corridor.	$90,000	Norma Martinez, MBA Real Estate Manager Public Works Department City of Pflugerville (512) 990-6342 (office) NormaM@pflugervilletx.gov
City of Justin - Seventh Street Waterline Improvements	Provided full service right of way acquisition services, successfully acquiring easements from two property owners to support construction of the City's Seventh Street Waterline project.	$20,000	Matt Cyr Director of Development Services and Economic Development City of Justin mcyr@cityofjustin.com Phone: (940) 648-2541 x 106
Central States Water Resources	ORC provides project management, appraisal, title curative, and negotiation services for multiple on-call right of way easement projects. ORC is supporting CSWR on projects in Texas, Arizona and Louisiana.	$200,000	Central States Water Resources Helen Morse 314-470-8007 hmorse@cswrgroup.com
City of Bastrop, Val Verde Waterline Project & Agnes St Project	ORC provided project management, appraisal, title curative, and negotiation services for two waterline projects for the City of Bastrop. Three parcels were acquired for the Val Verde waterline project and two parcels were acquired for the Agnes Street project.	$250,000	City of Bastrop Andres Rosales 512-332-8800 arosales@cityofbastrop.org
TxDOT, US 281 Lampasas and Coryell Counties, TX	ORC provides the following services: Project Management, Appraisal, Appraisal Review, Title Curative, Negotiation, Relocation, Pre-Condemnation, and Condemnation Support for *285 roadway parcels*, spanning 15 miles. The roadway was realigned to improve safety while impacting residential and commercial properties in Lampasas, Evant, Adamsville, TX. This project is currently in process.	$5 Mill	TxDOT - Jeremy Pennington 325-800-8833 Jeremy.Pennington@TxDot.gov
TxDOT, FM 664 Collin County, TX	ORC provided the following services: Project Management, Appraisal, Appraisal Review, Title Curative, Negotiation, Relocation, Pre-Condemnation, and Condemnation Support for *67 roadway parcels*. This corridor is known as the "US 69 Gateway to the Big Thicket." The project will widen and improve US 69 from North of Kountze to Warren. It traverses Hardin and Tyler Counties and will create a 4-lane, divided roadway with shoulders, an evacuation lane on the northbound lanes, and a median to accommodate hurricane evacuation. Challenges in rural areas center around probate and ownership issues, this project was no different.	$1.8 Mill	TxDOT – Candra Meeks 214-320-6616 candra.meeks@TxDOT.gov

Utility Project Experience

In addition to our statewide experience providing right-of-way acquisition services for public agency clients, our sibling company, ORC Utility & Infrastructure Land Services, LLC, has worked on more than 200 statewide utility projects, acquiring over 2,000 parcels in the last three years alone. The following sampling of clients and projects illustrates for the City our breadth of experience with Texas utility clients.

Competitive Renewable Energy Zones (CREZ) Project *(DFW area, TX)*

The Texas CREZ (Competitive Renewable Energy Zones) project is the largest transmission project in US history. ORC provided project management and right-of-way coordination on Oncor's CREZ project, which spans 40 Texas counties and more than 800 miles of new lines, stations, and reactive power compensation. The consortium of 13 electric transmission companies that comprise CREZ transport electric (wind) energy from west Texas to the more populated areas of the state – DFW, Austin, San Antonio, and Houston. The project itself spanned 10,000 miles. All thirteen companies were required to obtain permission from the Public Utility Commission of Texas for each of the 100 segments.



With ORC's historical success on complex ar sensitive projects, and given the project's sensitivity, ORC was asked by Oncor, the el transmission provider in the DFW area a member of the CREZ consortium, to help r acquisition activities. Our Project Tea provided project management services on the Anna" segment of the line, the line closest ar to the DFW area. Of the 1,000 miles of trans Oncor is responsible for constructing, "K and the "Ector Co. to Moss" which represent long corridor as well as acquiring 210 parce aggressively tight construction timeline, recognized the critical need for ROW acquisition coordination and project management; therefore, ORC' managed budget projection/allocation along with ROW surveyor, engineer, appraiser, and various other professional services.

New Bethel Energy Center *(Anderson and Freestone Counties, TX)*

Oncor is interconnecting a proposed Compressed Air Energy Storage (CAES) electric generation facility, located in Anderson County, with the Electric Reliability Council of Texas (ERCOT) grid. Due to the generating plant site required location and its proximity to accessible existing transmission facilities, Oncor will construct a 13.5 mile-long 345 kV electric transmission line to interconnect the proposed plant to the electric grid.

Permian Basin – Culberson 138kV *(Reeves and Ward Counties, TX)*

Oncor Electric Delivery Company LLC (Oncor) is proposing to construct a double circuit 138kV electric transmission line on steel monopoles, interconnecting the existing Permian Basin Switching Station located in Ward County with the existing Culberson Switching Station located in Culberson County. The

proposed 138kV transmission line will be approximately 99 miles long and traverse 194 parcels in West Texas. ORC U&I oversaw ROW project management, title/abstract work, easement acquisitions, and construction support.

Oncor Electric Delivery – Master Services Agreement

Since 2016, ORC has maintained an on-call Master Services Agreement with Oncor Electric Delivery. Since this contract's kick off, ORC has been assigned 100+ projects throughout Oncor's Texas service area, varying in scope and complexity from five parcels to 20 parcels.

Project Name	Voltage	Texas Counties	Miles	# of tracts
Riverton - Sand Lake (A)	138kV	Ward, Reeves, Culberson	40	84
Riverton - Sand Lake (B)	345kV	Ward, Reeves, Culberson	40	84
Odessa - Riverton (A&B)	345kV	Crane, Ector, Loving, Reeves, Ward	110	85
Horseshoe Springs - Owl Hills	138kV	Culberson	30	27
Owl Hills - Tustill	138kV	Culberson, Loving, Reeves	19	57
Cogdell - Clairemont	138kV	Kent, Scurry	24	8
Sand Lake - Solstice	345kV	Pecos, Reeves, Ward	45	69
Riverton - Kyle Ranch	138kV	Reeves, Loving	16	20
Kyle Ranch - Quarry Field	138kV	Loving	18	25

Riverton – Sand Lake 345/138 kV Electric Transmission Line

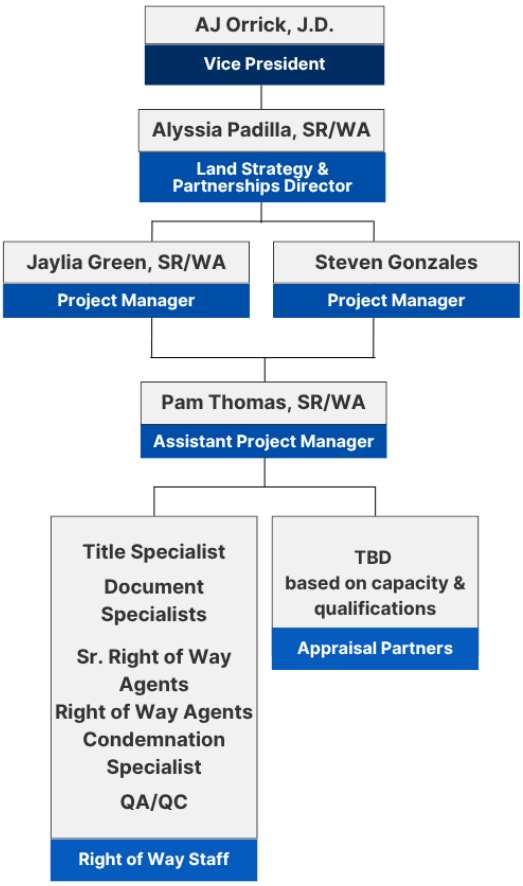
In May 2018, the Public Utility Commission of Texas (PUCT) approved the construction of the Riverton – Sand Lake 345/138 kV electric transmission line. Designed to meet the growing electric load in the West Texas area, the project spans three Counties – Loving, Reeves, and Ward – and 40 miles. The project ultimately will impact 80 landowners. Oncor began the project in late 2018, with construction continuing into Spring 2019 and the transmission line in service by mid-2019. ORC will oversee all permission to surveys and title reports as well as acquisition and contraction support activities.

AVAILABLE RESOURCES

Leadership and Project Team

ORC has operated in Texas since 2002. We presently maintain four offices in the state in Austin, Fort Worth, Humble, and Odessa. Our proposed key staff members are licensed real estate professionals as recognized by the state of Texas. As such, we are duly registered, licensed, and certified to practice applicable real property acquisition services in the State of Texas. Each agent *has* attended multiple TxDOT in-house training for the implementation of Senate Bill 18, which addresses the impacts on negotiations and eminent domain practices – since the conception of this law in September 2011. ORC Agents have followed the strict requirements set by TxDOT to ensure that the policies and procedures are achieved on behalf of TxDOT and other local public agencies.

Additionally, all agents are members of the International Right of Way Association, most with a certified designation or are in pursuit of a designation. ORC is prepared to assign the following key staff members to CITY projects:



Alyssia Padilla, SR/WA – Land Strategy & Partnerships Director – Program Management, Negotiations, Condemnations

Ms. Alyssia Padilla joined ORC in July of 2023 led the Texas, Oklahoma and Arkansas operations as a Divisional Director. Recently Alyssia was promoted to Director of Land Strategy & Partnerships, a role focused on project scoping, planning, and client engagement and delivery. Alyssia has a rich background in the right-of-way industry, spanning the electrical utility and transportation sectors and is poised to bring a wealth of experience to your projects. She is highly accomplished at overseeing fast-track, complex projects, ensuring project schedule, scope, and budget adherence. She offers astute experience in the following areas: project management, negotiation, relocation, title curative, condemnation, easement acquisition and permitting. A recognized leader in the field, Alyssia was the youngest instructor in IRWA history and was honored as the 2024 IRWA Young Professional of the Year.

Steven Gonzales, RWA – Project Manager, Acquisition, Condemnation, TREC Agent

Mr. Steven Gonzales is a US Army Veteran and brings over 15 years of project management experience and more than two decades of real estate and development expertise, supporting complex capital improvement programs across the City of Austin. He has successfully led multidisciplinary teams and managed large-scale acquisition efforts. Steven excels in project management, negotiating, coordinating with stakeholders, and advising on land rights for infrastructure projects. His background includes leadership roles overseeing right of way professionals, resolving sensitive issues, and ensuring compliance with regulatory requirements, all while keeping projects on schedule and aligned with organizational goals.

Jaylia Green, SR/WA, R/W-NAC – Project Manager, Negotiation, Condemnation, Disposals, TREC Agent

Ms. Jaylia Green has been a valued member of ORC for eight years, serving as a highly effective Project Manager for TxDOT projects. Based in the Austin office, she consistently receives exceptional performance reviews for her leadership and delivery on TxDOT projects throughout the state. Jaylia brings extensive catalogue of turnkey PMOC (project management oversight contractor) project experience. She excels in budget management, invoicing, and oversight of appraisal subcontractors, while leading acquisition, relocation, title curative, and condemnation efforts—all with a strong focus on maintaining project schedules and successful delivery.

Pam Thomas, SR/WA – Assistant Project Manager – Negotiations, Relocation, Notary Public, TREC Agent

Ms. Pam Thomas joined ORC in January of 2024 and has over 9 years of right of way experience on various projects throughout Texas. Primarily, her work has focused on TxDOT projects, but she has provided acquisitions for LPA's and utility providers like the LCRA and the City of Fort Worth.

Maria Beltran, R/W- RAC, RWA – Senior Relocation Agent, Negotiations, Notary Public, TREC Agent

Ms. Maria Beltran joined ORC in July 2025, bringing outstanding experience in relocation services and fluency in both English and Spanish. She excels in guiding property owners through complex relocation processes, delivering top-tier customer service while ensuring projects remain on track. Maria provides expert advisory support on residential, business, and personal property relocations for both TxDOT and LPAs across Texas. In addition to her relocation expertise, she is also a highly skilled negotiation agent and is bilingual.

Toni Reece – R/W-NAC, Right of Way Agent – Negotiation, Notary Public, TREC Agent

Ms. Reece joined ORC two years ago bringing with her a residential real estate and survey background. She is adept at title research and negotiating with difficult landowners.

Heather Westerman – Right of Way Agent – Negotiations, Easements, Notary Public, TREC Agent

Ms. Westerman joined us in 2024 with 13 years of experience as a real estate agent. Her specialty is negotiation on transportation projects and easement acquisition. She is a Texas sales agent and notary public.

Heather Bagley, SR/WA, – Title and Condemnation Agent, Negotiations, Notary Public, TREC Agent

Ms. Bagley has been with ORC for 1 year and brought a breadth of title knowledge from her prior 20 years of experience in the right of way industry. Heather conducts our condemnation efforts from title curative efforts, to petition preparation, and Special Commissioners' Hearing coordination.

Key Staff Summary Table

Name & Title	% Dedication	Licensure & Credentials
Alyssia Padilla, Land Strategy & Partnerships Director	50%	IRWA - SR/WA CO Broker License #049464 UT Broker License #13823361 TX Broker License Pending final approval
Steven Gonzales, Project Manager	100%	IRWA – RWA TX Broker License # 498384-B
Jaylia Green, Assistant Project Manager	50%	IRWA - SR/WA TX Broker License # 692449-B
Pam Thomas, Assistant Project Manager	100%	IRWA - SR/WA TX Sales Agent License # 825195

Resumes

As requested, we have submitted résumés summarizing the qualifications and experience of the Directors and Project Managers listed above.

METHODOLOGY, TECHNICAL APPROACH AND TIMELINE

Our team will design a specific technical approach for the project once the project scope is defined and the desired timeline for completion of the project is established. That said, we offer the following generalized methodology as representative of the standard approach our team will take on a very generalized project.

1. Communication & Project Management Services

On a typical project with a wide variety of properties, the main tasks of the Project Manager (PM) will be appropriate staffing, coordination, and scheduling. The variety of appraisal types, negotiations and project segment scope may require a variety of staff with different specialties. The risk here is assuming all appraisers are equally capable of handling all the properties or that all right of way agents can handle the same property type. The manager will need to assign the appropriate staff members to appropriate tasks.

In addition, the PM will need to monitor closely the Work Breakdown Schedule for each individual parcel as the time to acquire and obtain possession of each parcel will be substantially different. The risk here is assuming all the parcels on the project can be acquired on the same schedule. This is far from the case and the manager needs to understand this and educate their staff and all stakeholders of this fact.

To meet the schedule, a plan needs to be developed as to the best approach to the project. This would begin by identifying those parcels that will require the most time to acquire. Part of this analysis will involve visiting the project site with project manager/engineer team for the job. Each property will be viewed and discussed and from this, priorities will be set. It would be anticipated that those parcels with an anticipated lengthy acquisition process should be appraised first.

It is incumbent upon the PM to identify outdoor advertising signs, cell towers, cemeteries, fire stations, churches or other community-centric establishments that could potentially delay possession of any parcel and request those appraisals first. Another concern is the type of utility relocations in the area. ORC's PM will coordinate with City's PM and Engineer to determine critical times for specific utility relocations and plan accordingly. Information management and communication will also be key to the success of the project.

Among other communications for which Project Management will be responsible includes the monthly invoice, preparing an initial property owner contact list, and a bi-monthly report as to project status including issues and potential solutions.

Accelerating Project Schedule

Rapid turnaround for settlements, payment requests, and closeout files are our goal. We have found that keeping title and GIS services in house with the pays off in spades. All parties benefit when we work cohesively. While addressing issues with the project manager/engineering team, we always aim to bring solutions based on our project history. In our experience the initiatives mentioned above, collectively, advance projects. We are accustomed to working under tight deadlines and welcome challenges. In this respect, we have invested in project management technologies and programs designed to enhance project management, improve efficiency, and promote greater communication and collaboration among project stakeholders. Our project management approach includes the utilization of our project management software, Parcel Suite which is further described below.

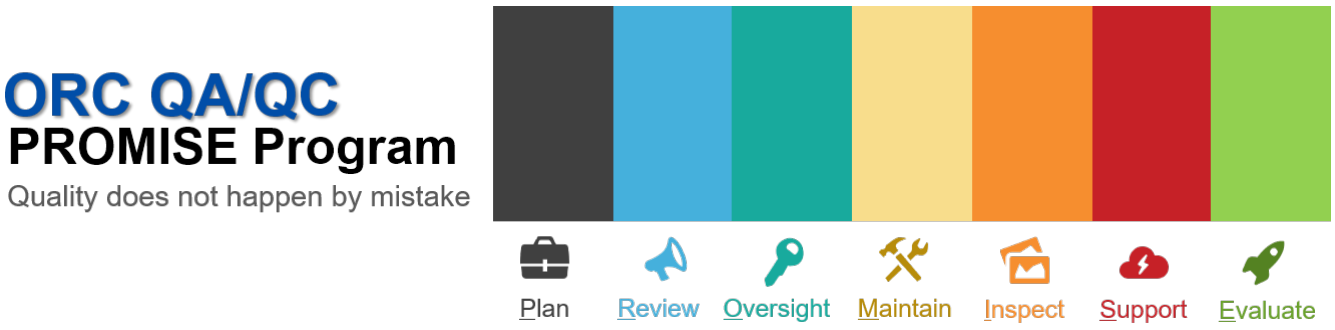
Potential Issues

Every project has some type of issues, whether it be unresponsive landowners or title companies, late design changes, survey errors, existing or unforeseen probate issues, difficult title curative, strangers or gaps in title. ORC works aggressively at the start of the project to identify potential issues to make the best use of our time in hopes of determining a resolution expeditiously and not disrupt the project

schedule. Familiarity with the title work is our highest priority as we know some title issues take months to clear. Once offers are made, we are proactive in reaching out to landowners and setting up times to discuss their offers, preferably in person. If landowners are hesitant to accept the offer, we encourage them to submit a counteroffer and advise them as to what is compensable and what is not, giving them the best opportunity for approval. With any issue, our plan is to stay in close communication with the landowner and the City to address concerns and keep the process moving.

Our Commitment to Quality – The PROMISE Program

ORC has instituted the most advanced QA/QC system in the industry. Like the technological resources we offer our clients, we have invested significantly in this program, and support it with a catalogue of high-level technologies, specially designed systems, and a dedicated and professional staff. However, we define its value to our clients – at no additional project cost or budgetary impact – simply: **PROMISE**.





Achieving our Quality Policy requires ORC to:

- Review all acquisition file information throughout the acquisition process to ensure all information is complete, accurate, compliant, and up to date;
- Review all notices, letters, and claim packages before sending to the CITY or other parties to eliminate delays in service of notices, communication, or payment processing;
- Discuss (QA/QC Reviewer) any file aspects with the Field Supervisor to correct any errors or discuss alternatives for providing cost-effective price calculation;
- Share any assigned unique and/or modified procedures with the project staff;
- Implement QA/QC to audit completed files and ensure their compliance/organization according to City standards.

While our "quality control" concept is simple, we apply it at many levels and in many ways, yielding many client benefits.

This strategy has helped optimize product quality and assure our clients that no funding is jeopardized for non-compliance. Applying our program **"key aspects,"** illustrated below, allows our clients to recognize this rigorous system's tangible benefits:



- Complying with relevant laws, regulations, and internal requirements;
- Fostering a quality mind-set to develop and offer trusted, client-preferred, defect-free services;
- Continuously challenging ourselves to improve the quality management system and guarantee our focus on quality;
- Demonstrating continuous improvement by sharing lessons learned to prevent quality incidents and eliminate defects;
- Ensuring that our process identifies, assesses, quantifies, and mitigates our operational risk.

2. File Management Services

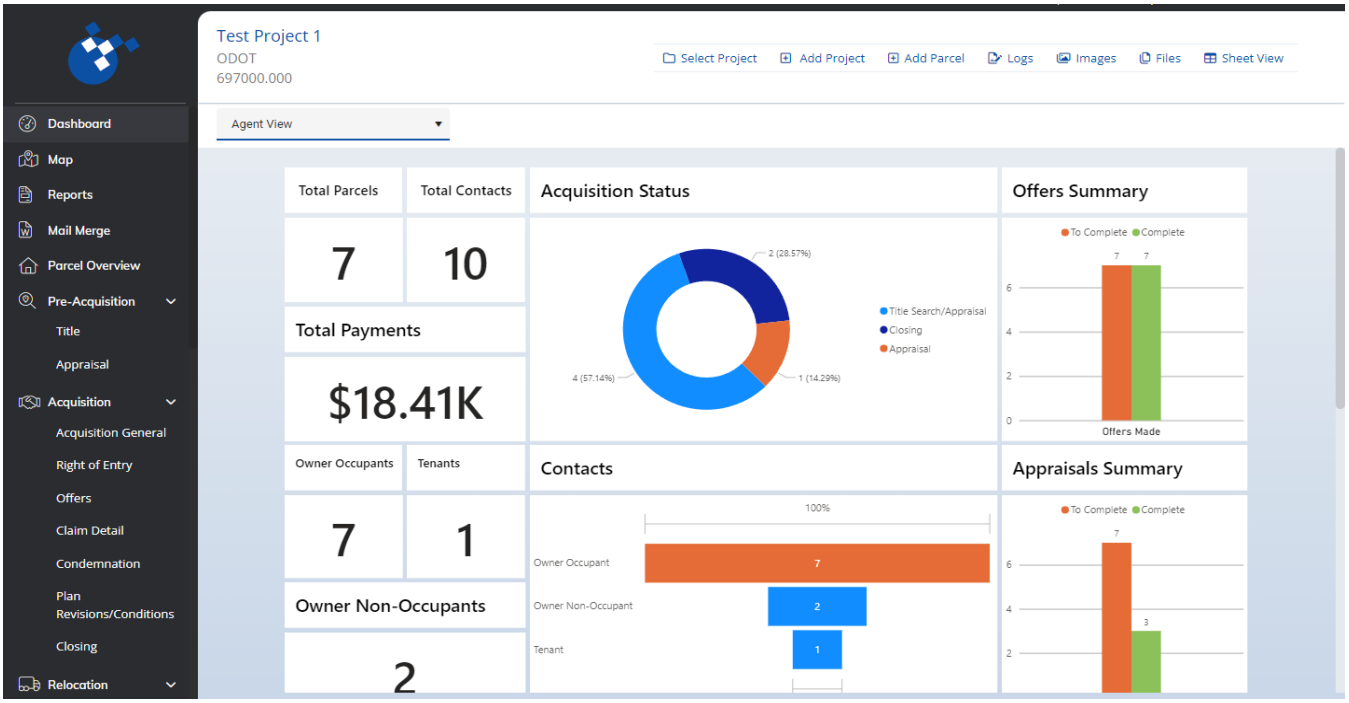
ORC's Document Specialist plays a critical role in supporting the right of way acquisition process by ensuring accurate and timely drafting and quality control coordination of every document. This position requires meticulous attention to detail, strong organizational skills, and proficiency in document management and record-keeping. As such, ORC's document specialist coordinates with ORC's QA/QC team to conduct a thorough review of each document to ensure accuracy, completeness, and subject matter compliance. Additionally, the Document Specialist coordinates with the Project Manager and Negotiation Agents to ensure that all elements of the right of way process have been entered into ORC Parcel Suite and all documents are stored in ORC's Dropbox and/or in the CITY's preferred document storage system. ORC will need to know if the CITY has a preferred document storage database and if so, how access will be granted.



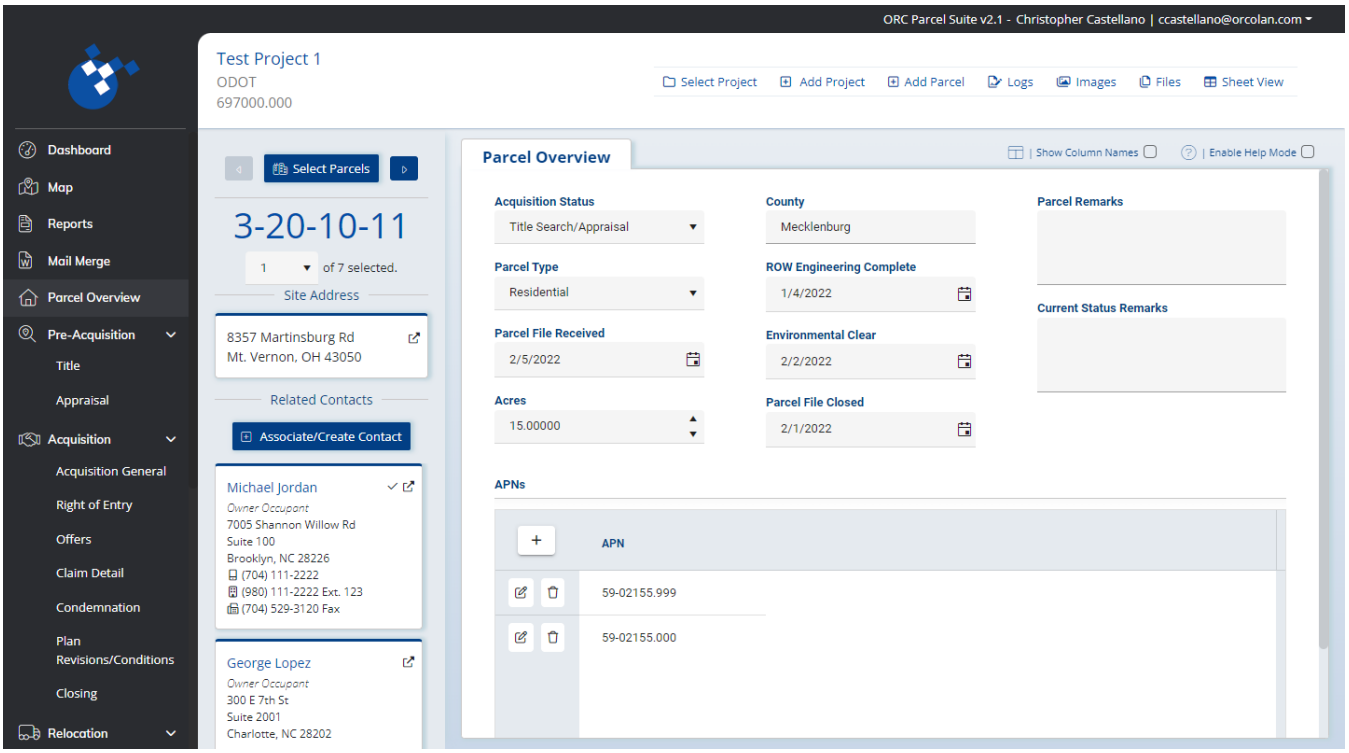
ORC Parcel Suite®

In addition to our experience with various external real estate databases, ORC recognized the need for a powerful and adaptable proprietary project management system as an option for all our clients with the resources to more effectively track project activities, schedule, and budgets – **a tool that can track all project activities**.

ORC Parcel Suite is a comprehensive ROW database solution, built internally at ORC and designed specifically for managing ROW projects, made available if needed for **real-time** parcel tracking and reporting to project stakeholders. With ORC Parcel Suite, the project stakeholders can access pertinent documents and information for every parcel in **real-time**. Instant fingertip updates offer assurance that the project is progressing appropriately.



ORC Parcel Suite's GIS/Mapping features can produce aerial project overlays that enhance negotiations and foster trust with affected property owners. Parcels are color-coded based on any set of data conditions. These overlays can be accessed electronically in the field via a tablet or phone. If approved by the City, ORC will utilize Parcel Suite to track property acquisition. Because ORC Parcel Suite is a web-based data system, project staff members can monitor the real-time status of the ROW project at any time.



Benefits for the City

100% developed and maintained in-house by ORC staff	Contact log tracking and entry with speech recognition
Completely customizable navigation, sections, fields, validations and help system per project	Ability to add images from the app or from the field via ArcGIS field maps
Granular role-based security	Ability to add, view and categorize file attachments
Quick data entry via Sheet View	Mail merge module for generating and populating custom Word-based templates such as letters
Custom dashboards and paginated reports per project and audience	Complete rules engine for complex validation, email and SMS alerts, field updates and calculations
GIS integration with static and dynamic layers based on real-time project data criteria	

3. Title and Closing Services

Title research is essential in real estate acquisition and involves the comprehensive examination and analysis of the chain of title to determine ownership, identify any existing encumbrances, liens, or other claims against the property. ORC can either work with a licensed title subconsultant such as WFG National Title or ORC provides comprehensive in-house title services that are tailored to streamline right of way acquisition processes for large-scale infrastructure projects.

While ORC is not a licensed title insurance provider, ORC's title team can deliver all title work necessary for the project. By retaining title work within our team, we eliminate the delays and inconsistencies often associated with third-party vendors. Our dedicated title professionals conduct thorough research, analysis, and documentation, ensuring that ownership records, encumbrances, and legal descriptions are accurate and up to date. This centralized approach allows us to generate certified title certificates efficiently and consistently across the project footprint. In-house management also enables seamless collaboration between title specialists and acquisition agents, fostering real-time communication and expedited issue resolution. ORC's integrated systems and quality control protocols ensure that each title product meets agency and legal standards while reducing turnaround times. By keeping this critical work under our roof, we maintain full control over the schedule, quality, and cost, maximizing efficiency while minimizing risk. This model is especially valuable on high-volume corridor projects, where delays in title work can create cascading impacts across acquisition and relocation timelines.

4. GIS Easement Exhibit Services

To streamline project delivery and reduce dependency on external vendors, the ORC GIS Team will take the lead in drafting recordable easement exhibits for this project. Leveraging in-house GIS capabilities not only accelerates the overall timeline by eliminating delays typically associated with third-party surveyor scheduling, but also allows for more agile and responsive collaboration. When revisions arise, whether due to route adjustments, parcel negotiations, or stakeholder feedback, negotiators can work directly with ORC's internal GIS staff to implement updates in real time. This eliminates the wait times and coordination complexities of outsourcing, where revisions often compete with other assignments on the surveyor's docket. Furthermore, utilizing our GIS Team ensures consistent formatting, improved quality control, and centralized data management throughout the lifecycle of the project. This approach also reduces costs related to external drafting services and allows the team to quickly produce exhibits that are tailored to jurisdictional requirements. By keeping the work internal, we maintain full visibility, communication efficiency, and delivery speed which are key advantages in meeting accelerated project schedules. See attached GIS Easement Exhibit Example "Exhibit B".

5. Negotiation Services

It is anticipated that many agents will be needed to handle the negotiation for a project of this magnitude over the project timeline. Several of the parcels may be complicated acquisitions and require a highly experienced negotiator who can understand all three approaches to value an appraisal and can communicate the appraisal information effectively to the property owner or their representative.

Title curative plans will be created as soon as the title certificates are received and will continue until closing. Agents will remain in close contact with the title agents and thoroughly review each certificate to identify issues that may require time or additional efforts to clear or cure. Diligent efforts at this stage can save the project time and money, and occasionally help avoid litigation.

It can also be important to match Negotiation Agents with the personality of the person with whom the negotiations occur. Certain agents deal well with the older property owners while other agents do better with attorneys who are representing the owners. Often the personality match can have as much to do with the success of the negotiation as do price or other “hard” items.

Negotiations Agents will be required to have their contact logs up to date so at any time it is evident as to the status of the parcel. The Agent and the PM will be in constant communication as to parcel status so that the PM can compare the status of the parcel with the schedule, report this information to the project stakeholders and act as needed.

Negotiation Agents will follow each of their assigned parcels through closing. It is each agent’s responsibility to maintain constant communication with landowners, keep current contact logs, clear title, obtain releases, review closing documents and attend closings.

6. Appraisal Services

Valuation determination by the appraisers consists of conducting site surveys, review of title ownership, review of ESA findings, and a survey review of available existing current and historical data. The appraiser will also identify properties listed for sale within the project limits to provide the CITY with fair market value. All appraisals will be prepared in conformance with all applicable laws, including the Uniform Act and USPAP.

Most projects have several parcels that will require detailed appraisal work scopes. Project Manager will determine the appraiser best suited for each of the assignments and prepare a scope of work which provides the appraiser with clear direction as to the assignment. For instance, one appraiser may be well suited to appraise hotels and cell towers, while other appraisers may have no experience with those. If one appraisal firm is used, the PM will need to provide the firm with the order of priority based upon factors including appraisal complexity, relocation complexity and complexity of the negotiation.

APPRAISAL PARTNERSHIPS

JLL

O'BRIEN RIGHT OF WAY VALUATION

irr. Integra Realty Resources

CUSHMAN & WAKEFIELD

The appraisals all need to be completed within 90 days of the Notice to Proceed on the Project, with the long lead time parcels being the first to be completed within the first 60 days or sooner.

7. Condemnation Support Services

Whether there is one condemnation, four condemnations, or many more, a parcel that goes to condemnation can drive a project because so much of the timing is beyond the control of the project.

Condemnations pose one of the biggest risks to bringing the project in on time. To meet deliverable deadlines, our staff will begin preparing Request for Eminent Domain Proceedings as soon as the title commitment is received, and other interested parties are verified.

After the Petition is filed and the Notice of Lis Pendens recorded, our staff will make every effort to immediately contact commissioners and begin determining a hearing date that works for all parties, as there are many factors that may delay this process, such as, holidays, travel plans, other hearing conflicts for attorneys, appraisers and others. Condemnation support will continue through deposit of award and Release of Notice of Lis Pendens.

8. Scope of Work and Schedule

Our service approach, provided above, addresses the different components of the Scope of Work narratively. We provide the following sample project schedule as a graphic illustration of a typical right-of-way acquisition project. In this respect, we will provide tailored project schedules for each task order issued to us by the City. Schedules are distinctly affected by project size (number and type of affected parcels), complexity (design), desired timeline, and project type (roadway, utility, etc.). As such, it should be understood that this representation is only a sample. It does not necessarily represent any of these important factors.



INSURANCE

ORC has included a current Certificate of Insurance (COI) demonstrating our existing insurance coverage. We maintain the required insurance in accordance with the Professional Services Agreement and will continue to meet all applicable insurance requirements throughout the term of the contract. Additionally, ORC has not had any insurance claims within the past five (5) years.

PROFESSIONAL SERVICES AGREEMENT

ORC has reviewed the Professional Services Agreement included with this solicitation and understands its terms and conditions. ORC confirms that it will meet the required insurance requirements and, if selected for award, agrees to enter into the Professional Services Agreement with the City.

CONTACT INFORMATION

Alyssia Padilla, SR/WA, Director, and AJ Orrick, Public Sector Vice President, are authorized representatives of ORC and may be contacted regarding this proposal. They are available to respond to questions, provide additional information, and serve as the primary points of contact throughout the procurement process.

Contact	Information
Alyssia Padilla, SR/WA, Director	a: 5510 Atascocita Road, Suite 220 Humble, Texas 77346 m: 303-886-5367 | E: apadilla@orcolan.com
AJ Orrick, Public Sector Vice President	a: 6100 Southwest Blvd, Suite 500 Fort Worth, TX 76109 m: 785-550-8642 | e: aorrick@orcolan.com

ALYSSIA PADILLA, SR/WA
LAND STRATEGY & PARTNERSHIPS DIRECTOR

ORC REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE



Alyssia joined ORC in July of 2023 and has a rich background in the right-of-way industry, spanning the electrical utility and transportation sectors and is poised to bring a wealth of experience to your projects. She is highly accomplished at overseeing fast-track, complex projects, ensuring project schedule, scope, and budget adherence. She offers astute experience in the following areas: project management, negotiation, relocation, title curative, condemnation, easement acquisition and permitting. She recently became the youngest IRWA instructor to date and was the 2024 IRWA Young Professional of the Year Winner.

EDUCATION
B.A. Communication
B.A. Sociology
B.S.J. News Editorials
University of Colorado - Boulder

LICENSURE
CO Brokerage License #049464

UT Brokerage License #13823361

TX Brokerage License
In process

YEARS OF EXPERIENCE
9 years - ROW
13 years - Real Estate

PROFESSIONAL AFFILIATIONS
IRWA Member

Chapter 6 - 2019 Young Professional of the Year

Chapter 6 - 2020 Helen C. Peck/Francis Reisbeck Memorial Award Recipient

SR/WA Designation - 2022

IRWA Peak Instructor – 2023, Youngest IRWA Instructor

Experience

Water/Waste Water

Central States Water Resources – TX, AZ & LA *(July 2023 – Present)*
Various on-call right of way easement water/wastewater projects in Texas, Arizona and Louisiana. Project management, title curative work.

Highway

US 281 TxDOT – Evant, TX *(March 2024 – Present)*
235 parcels to expand an existing highway on US 281 between Evant and Lampasas for approximately 28 miles. Project management, title curative work, condemnation support, relocation assistance.

FM 1777 TxDOT – Dallas, TX *(July 2023 – February 2024)*
115 parcels to widen FM 1777 for approximately 6 miles in Collin County. Project management, title curative work, condemnation support, relocation assistance.

FM 664 — TxDOT Dallas, TX *(July 2023 – Present)*
Acquire 57 parcels to straighten the roadway and increase from 4 to 6 lanes, add bicycle lanes and sidewalks. Project management, title curative work, condemnation support.

SH 105 – TxDOT – Houston, TX *(July 2023 – Present)*
62 partial and whole takings for road widening project. Project management, title curative work, condemnation support.

IH 10 – TxDOT – Colorado County, TX *(July 2023 – Present)*
Partial and whole takings for road widening project. Project management, title curative work, condemnation support.

US 69 – TxDOT – Beaumont, TX *(July 2023 – Present)*
Partial and whole takings for road widening project. Project management, title curative work, condemnation support.

IH 35 – TxDOT – Austin, TX *(July 2023 – Present)*
112 partial takings for IH 35 expansion project. Project management, title curative work and condemnation support.

FM 1488 TxDOT – Houston, TX *(July 2023 – February 2024)*

IRWA Young Professional of the Year 2024 Winner

TRAINING
IRWA – SR/WA

Completed all coursework for R/W-NAC & R/W-RAC certifications

29 parcels to create a new four-lane highway north of the city limits, between the SH 249 east of Magnolia and existing FM 1488 west of Magnolia. Project management, title curative work, condemnation support.

I-70 Central – CDOT – Denver, CO *(June 2017 – February 2019)*
CDOT – 56 residential and17 business whole acquisitions and relocations in addition to impacting 167 other parcels for the I-70 Central road expansion. Reviewed title commitments and prepared released required to clear title prior to Deed closings., Negotiated with owners and their representatives, prepared Administrative Settlement Requests, arranged condemnation hearings, and conducted relocations.

Power
Capital Projects – United Power Inc. – Brighton, CO *(February 2019 – July 2023)*
ROW Manager, Capital Projects, East and Mountain Districts
Managed easement acquisition and permitting for over 500 projects of varying sizes and scope. Experience crossing Railroads, ditches, BLM, National Forest Service, LPAs and major highways.

ORC | REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

JAYLIA GREEN, CFM, R/W-NAC

Project Manager & Negotiation
AUSTIN, TEXAS



EDUCATION
B.B.A. Management
Texas State University-San Marcos

LICENSURE
TREC License # 692449

YEARS OF EXPERIENCE
8 years

PROFESSIONAL AFFILIATIONS
IRWA Member – Chapter 74 - 2018 Young Professional of the Year

Region 2 - 2019 Young Professional of the Year

Texas Floodplain Management Association Region 5 CFM # 3666-19N

TRAINING
IRWA 100 - Principles of Land Acquisition

IRWA 102 – Elevating Your Ethical Awareness

IRWA 104 - Standards of Practice for the Right of Way Professional

IRWA 200 - Principles of R. E. Negotiation

IRWA 213 - Conflict Management

ORC 301 - Basic Residential Relocation

Jaylia joined ORC in May of 2017 and has amassed a varied right of way resume to date. Primarily, her work has focused on TxDOT projects, but does include LPA and utility projects. She offers astute experience in the following areas: project management, negotiation, title curative, condemnation, and disposal of property.

Experience

South Texas Experience

Wurzbach - San Antonio, TX (May 2018 – June 2020)
TxDOT PM
4 partial takings for road improvement project.

- Reviewed title commitments and prepared released required to clear title prior to Deed closings.
- Prepared condemnation packages and coordinated Special Commissioner's Hearings.

Blanco - San Antonio, TX *(May 2018 – Present)*
TxDOT PM
16 partial takings for operational improvements to Loop 1604.

- Reviewed title commitments and prepared released required to clear title prior to Deed closings.
- Prepared Initial and Final Offer Packages.
- Negotiated with owners and their representatives.
- Prepared Administrative Settlement Requests
- Coordinated Special Commissioner's Hearings
- Prepared property disposal packages.

Prue Road - City of San Antonio, TX *(September 2018 – March 2021)*
Michael Baker International
Right of way acquisition for road and drainage improvement project.

- Prepared weekly Project Status Reports.
- Reviewed title commitments and prepared released required to clear title prior to Deed closings.
- Coordinated appraisal submittals with MAI certified appraisers.
- Negotiated CoSA offer with owners and their representatives.
- Prepared Administrative Settlement Requests.
- Coordinated countersignature of conveyance documents with PWD Real Estate.
- Scheduled Deed closings with owners and local title company.
- Prepared monthly invoices.
- Prepared summaries of negotiations to aid the PWD Real Estate and legal team in presenting the parcel to City Council for condemnation approval.

Topperwein Road – The City of San Antonio (in progress)

- Calculated easement values and managed the acquisition of several right of way, drainage and temporary construction easements needed for Toepperwein roadway improvements.

Water/Waste Water

Central States Water Resources – TX, AZ & LA (July 2023 – Present)
Various on-call right of way easement water/wastewater projects in Texas, Arizona and Louisiana. Project management, title curative work.

Highway

US 281 TxDOT – Evant, TX (March 2024 – Present)
235 parcels to expand an existing highway on US 281 between Evant and Lampasas for approximately 28 miles. Project management, title curative work, condemnation support, relocation assistance.

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US 69 – TxDOT – Beaumont, TX (July 2023 – Present)
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29 parcels to create a new four-lane highway north of the city limits, between the SH 249 east of Magnolia and existing FM 1488 west of Magnolia. Project management, title curative work, condemnation support.

STEVEN GONZALES
PROJECT MANAGER

ORC REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE



Education
B.A. Marketing, Texas State University 2004

Training/Certifications
Applied Project Management 2023
Certified Project Officer 2021

LICENSURE
Texas Real Estate Commission-State License 2002, Broker 2006

YEARS OF EXPERIENCE
15 Years of ROW
22 Years of real estate

PROFESSIONAL AFFILIATIONS
IRWA Member

MR. STEVEN GONZALES is a real estate and program management professional with over 15 years of project management experience, more than 22 years in real estate and development, and over nine years in supervisory and leadership roles. His background includes capital improvement program management, public infrastructure acquisition, stakeholder engagement, and real estate negotiation for municipal utilities and corridor mobility initiatives. Mr. Gonzales has led consultant teams, managed multi-million-dollar acquisition budgets, and served as liaison between city departments, engineers, attorneys, landowners, and community stakeholders to successfully deliver complex public infrastructure projects. He is also a US Army Veteran.

Experience

City of Austin, *Acting Real Estate Supervi*sor, July 2025 – March 2025
- Lead a team of real estate professionals supporting Capital Improvement Projects (CIP).
- Oversee communications with landowners, internal departments, and government agencies.
- Resolve sensitive inquiries, complaints, and complex acquisition issues.

Cit of Austin - Austin Energy, *Public Involvement & Real Estate Agent* October 2023 – June 2025
- Conduct public engagement for electrical infrastructure projects.
- Perform deed and lien research and acquire land rights for electric transmission, distribution, and substations.
- Advise engineering, design, and construction teams regarding real estate matters.

City of Austin, *Real Estate Services Agent*, May 2019 – September 2023
- Program Manager overseeing a $23 million acquisition budget for the Corridor Mobility Program.
- Managed consultant teams for the City's Flood Buyout Program, negotiating acquisition and relocation terms.
- Negotiated easements, ROW, fee simple acquisitions, parkland, and temporary easements for CIP projects.
- Prepared Request for Council Action (RCA) documents ensuring compliance with legal requirements.
- Served as departmental liaison to internal stakeholders and the public.

City of Austin, *Property Agent Senior*, March 2010 – April 2019
- Managed real estate acquisition for ROW, relocation, water, wastewater, drainage, and trail projects.
- Reviewed title commitments and cleared Schedule C items.
- Coordinated with appraisers, attorneys, surveyors, planners, developers, and title companies.
- Negotiated and closed easement and fee acquisitions for City capital projects.

City of Austin, *Business Information Coordinator*, July 2006 – February 2010
- Supervised Business Solutions Center operations.
- Developed and implemented business process improvements and outreach programs.
- Provided advisory services related to business planning and real estate

leasing.

City of Austin, *Property Agent*, January 2005 – July 2006

- Negotiated deeds, easements, contracts, and state law requirements for public projects.
- Team member of the $400 million Clean Water Program delivering wastewater improvements.

Real Estate Consultant, May 2002 – February 2010

- Provided residential real estate brokerage services including market analysis and transaction management.

Guaranty Insurance, *Underwriting Assistant,* May 2002 – February 2010

- Provided detailed issuing distribution to insurance companies, insurance agents, and policy holders.

ORC | REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

PAM THOMAS, SR/WA

Assistant Project Manager & Negotiator
FORT WORK, TEXAS



EDUCATION
Tarrant County College

LICENSURE
TREC License #603969

YEARS OF EXPERIENCE
10 years

TRAINING
IRWA SR/WA Designation

Ms. Pam Thomas joined ORC in January of 2024 and has over 10 years of right of way experience on various projects throughout Texas. Primarily, her work has focused on TxDOT projects, but does include acquisitions for LPA's and utility providers, such as, Lower Colorado River Authority and City of Fort Worth.

Experience

Fort Worth Transportation Authority TEXRail Project (January 2015 – September 2019)
TxDOT PM

- Assisted with project coordination on 98 parcels of land for the construction of the TEXRail hybrid rail.

TxDOT FM 664 – (December 2020 – January *2024)*

- Assisted with project coordination on 54 parcels of land for the widening of FM 664

Texas City of Temple – North Pea Ridge, Avenue D, South Pea Ridge – (March 2021 – January 2023*)*

- The City of Temple hired Stateside Right of Way to acquire various numbers of parcels for various projects.

TxDOT FM 158 – City of Bryan and the Bryan/College Station metropolitan Planning Organization (March 2020 – January 2023*)*

- Assisted with project coordination on 14 parcels of land for the widening of the road, raised median, share-use path and sidewalk, and new traffic signals.

The City of River Oaks – Meandering Road – (In Progress*)*

- Initiated title research and condemnation services required for Meandering Road improvements.

IH 35N – Capital Expressway, Austin, TX – (In Progress*)*

- Assisted in project coordination and condemnation required for 112 parcels along IH 35 between US 183 and 1835.

Texas FM 1887 – From Chisholm Trail Parkway East to Business 1187 (*In Progress)*

- Negotiated and assisted with project management required to acquire 65 parcels to widen FM 1187 from Chisholm Trail Parkway East to Business 1187 McCard Avenue.

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.B.
2026-2028 Real Estate Appraisal Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-3, Real Estate Appraisal Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion, the City of Edinburg requires Real Estates Appraisal Services on City projects which require this type of specialty. The qualified firm(s) selected should be experienced in the field of general appraisals as well as commercial appraisals and have extensive experience in right-of-way appraising. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and appraisal expertise to carry out the projects without constraints to produce documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date. The rotation is for potential projects between October 2026 through September 2028. Projects are to be funded in the upcoming fiscal years, as prioritized by the City Council.

Request for Qualifications was received on Tuesday, July 14, 2026, at 3:00 p.m. for Real Estate Appraisal Services. A total of six (6) Requests for Qualifications were received and reviewed by staff. All the submittals received met the criteria set out in the Request for Qualifications. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. Appraisal Haus, LLC*
2. BBG, Inc.
3. Leonel Garza Jr. & Associates*
4. Lowery Property Advisors
5. Partners Real Estate
6. Titan Commercial Valuation

*On 2024-2026 rotation

Limiting the selection of firms between 1 and 3 will insure each firm will obtain a project as it arises. The current 2024-2026 rotation has two (2) firms, and they have received approximately three (3) projects.

3. **Staff's Recommendation:**
Staff recommends awarding RFQ No. 2026-3 Real Estate Appraisal Services to qualified firm(s) and authorize the City Manager or designated appointee to enter into a Professional Services Contract with such firm(s) as projects arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City

Engineer

Attachments:

A. RFQ 2026-3 - Real Estate Appraisals
B. Agreement (Draft)
C. Appraisal Haus, LLC
D. BBG, Inc.
E. Leonel Garza Jr & Associates, LLC
F. Lowery Property Advisors, LLC
G. Partners Real Estate
H. Titan Commercial Valuation, LLC

EVALUATION

Request for Qualifications - Real Estate Appraisal Services

Request For Qualification

Engineering

94615

Project ID: RFQ 2026-3

Release Date: Wednesday, June 24, 2026

Due Date: Tuesday, July 14, 2026 3:00pm

Posted Wednesday, June 24, 2026 8:00am

Bid Unsealed Tuesday, July 14, 2026 3:06pm by Lorena Fuentes

Pricing Unsealed Tuesday, July 14, 2026 3:06pm by Lorena Fuentes

All dates & times in Central Time

Post Information

Posted At:
Wed, Jun 24, 2026 8:00 AM
Sealed Bid Process:
Yes (Bids Unsealed / Pricing Unsealed)
Private Bid:
No

1. Introduction

1.1. Summary

The City of Edinburg's Engineering Department is currently seeking to retain a rotation list of qualified professional Real Estate Appraisal Services to provide Appraisals. The term of the contract will be two (2) years from 10/01/2026 – 09/30/2028. The services request is to provide the following services: appraisal of real estate properties for acquisition, lease, financial and/or strategic planning and other informational interests and purposes by the City. Generally, the selected real estate appraiser(s) will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation. The City of Edinburg reserves the right to issue multiple awards under this solicitation as deemed in its own best interests.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes
Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

1.3. Timeline

Release Project Date:
June 24, 2026

Question Submission Deadline:
July 7, 2026, 3:00pm

Proposal Submission Deadline:
July 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Request for Qualifications - Real Estate Appraisal Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 14, 2026.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. RFQ 2026-3 to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If you have any questions or require additional information contained in the RFQ, you may contact Lorena Fuentes, Interim Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Tuesday, July 7, 2026.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: RFQ 2026-3 Request for Qualifications - Real Estate Appraisal Services

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

DEVIATION FROM SPECIFICATION

Please read your requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked “ORIGINAL,” and one (1) Digital Copy in a flash drive**. Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

RFQ CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFQ

If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one, more than one, or no contract(s) in response to this RFQ.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent’s “recognition and compliance to” official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Request for Qualifications - Real Estate Appraisal Services as specified.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Edinburg.

RESPONDENT’S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled **"Addenda and Modifications".**

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

RFQ PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

VERBAL THREATS

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Employer’s Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City’s Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Scope of Services

The City of Edinburg is seeking statements of qualifications from firms interested in providing the City with the services of a licensed real estate appraiser(s) to provide Real Estate Appraisal Services on an “as needed” basis. The required services will consist of the appraisal of real estate properties for acquisition, lease, financial and/or strategic planning and other informational interests and purposes by The City. Generally, the selected real estate appraiser(s) will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation.

1. The real estate appraiser shall perform at a minimum the following tasks:

A. Provide “fair market value” for viable real estate acquisitions by the City;
B. Prepare market analysis reports that will establish “fair market value” on properties;
C. Research markets and identify potential properties’ values selected for acquisition or disposal by the City;
D. Provide professional opinions and reasonable conclusions on value in land developments, business viability, tax appraisals and eminent domains on the City properties and surrounding areas;
E. Prepare comparable reports on the City properties or potential properties as required.
F. Assist the City personnel and/or Broker Agent in the evaluation of real estate acquisition process;
G. Present oral presentations to the City Board of Trustees, as requested by the City; and
H. Ensure all State of Texas laws and procedures regarding real estate appraisals are followed.
I. Appraisal Report Review

2. The firm(s) is to provide real estate appraisal services for various properties on an as needed basis. Services may include, but are not limited to, typical appraisal services pertaining to:

A. Single family structures;
B. Multifamily structures and complexes;
C. Commercial properties including retail, industrial and office;
D. Vacant land, including residential and commercial; and
E. Mixed Use.

3. Appraisal services must comply with all provisions of the Uniform Standards of Professional Appraisal Practice (USPAP), the USPAP Competency Rule, as well as all provisions of local, state and federal applicable laws, ordinances and regulations and may include the following:

A. Income approach appraisals;
B. Cost approach appraisals; and
C. Comparison approach appraisals.

4. Selected firm(s) must be licensed and/or certified in accordance with the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, as amended.

4.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

A. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

B. Firm Qualification and Experience – Discuss the firm's experience and history in performing real estate appraisal services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

C. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

D. References – Provide at least three (3) references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

E. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

F. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

G. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

H. Presentation – Electronic submittal only.

5. Vendor Questionnaire

1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

2. If you have any proprietary documents, please attach the redacted document here.

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

4. Required Forms

4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here*

Please download the below documents, complete, and upload.

CONFLICT_OF_INTEREST.pdf

*Response required

4.2. Please fill out and sign the General Questionnaire and upload here*

Please download the below documents, complete, and upload.

GENERAL_QUESTIONNAIRE.pdf

*Response required

4.3. Please fill out the Litigation Disclosure Form and upload here*

Please download the below documents, complete, and upload.

LITIGATION_DISCLOSURE_FORM.pdf

*Response required

4.4. Please fill out and sign HB 89 and upload here*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

HOUSE_BILL_89_VERIFICATION.pdf

*Response required

4.5. Please fill out and sign the Senate Bill 13 and upload here*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_13_VERIFICATION.pdf

*Response required

4.6. Please fill out and sign the Senate Bill 19 and upload here*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_19_VERIFICATION.pdf

*Response required

4.7. Please fill out and sign the Non-Collusion Affidavit and upload here*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

*Response required

4.8. Please fill out and sign the Conflict of Interest form and upload here*

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

◯ Yes
◯ No

*Response required

4.10. Draft Agreement* Response not required./For reference only

Please download the below documents. *FOR REFERENCE ONLY

RFQ_Draft_Agreement_2026-2028_-_Real_Estate_Services.pdf

6. Evaluation Criteria

1. Ability to meet Schedules and Deadlines

Scoring Method:
Points Based
Weight (Points):
30 (*30% of Total*)

2. Overall Qualification of Team

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

3. Stability and References

Scoring Method:
Points Based
Weight (Points):
15 (*15% of Total*)

4. Previous Experience with City

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

5. Presentation

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

7. Attachments

B - Rules for Electronic Bidding

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR PROFESSIONAL REAL ESTATE APPRAISAL SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT "A" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL REAL ESTATE APPRAISAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL REAL ESTATE APPRAISAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

appraisal haus

Real Estate Valuation Services

George J. Salazar II
502 W. Kuhn Street
Edinburg, Texas 78541
Ph:956-386-1500
jaimesalazar@appraisalhaus.org

REQUEST FOR QUALIFICATIONS
RFQ No. 2026-3
Real Estate Appraisal Services Rotation

Acceptance Date: July 14, 2026
Acceptance Time: 3:00 PM

Submitted to The City of Edinburg Engineering Department
C/O: Mardoqueo Hinojosa, City Engineer
415 W. University Drive, Edinburg, TX 78541
Email: mhinojoysa@cityofedinburg.com

Ph: (956) 388-8211

Procurement Contact:
Lorena Fuentes, Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Ph: (956) 388-8972

July 14, 2026

To: Mardoqueo Hinojosa
City Engineer/Engineering Director
City of Edinburg Engineering Department
415 W. University Drive
Edinburg, TX 78541

RE: RFQ No. 2026-3

Mr. Hinojosa,

Thank you for the opportunity to provide the City of Edinburg information on Appraisal Haus LLC. I have completed the Request for Qualifications electronically via the portal: https://secure.procurenow.com/portal/cityofedinburg. I am confident that Appraisal Haus LLC meets and exceeds the qualifications/requirements set forth by the City of Edinburg. Given the opportunity, Appraisal Haus LLC will conduct and provide services that are comprehensive and timely for the City's projects, and I look forward to establishing a working relationship with the City of Edinburg.

Respectfully submitted,

George J. Salazar II, Certified General Appraiser
Appraisal Haus LLC

Request for Qualification (RFQ)
For
The City of Edinburg

"Request for Qualifications-Real Estate Appraisal Services Rotation"
RFQ No: 2026-3

To: Mardoqueo Hinojosa, City Engineer/Engineering Director
City of Edinburg Engineering Department
415 W. University Drive
Edinburg, TX 78541

In accordance with the requirements, and subject to all laws and regulations of the United States and state and local laws, the undersigned respondent proposes and commits to furnish all labor, equipment, material, software and services as set forth in the documents hereinbefore mentioned. The undersigned further agrees, upon acceptance of the its qualification, to execute a contract and/or Purchase Order issued by the City of Edinburg for performing and completing the work described in the RFQ Appraisal Services Rotation requirements/specifications and instructions.

Respondents acknowledge receipt of all the pages of the documents referenced in the "Request for Qualifications-Real Estate Appraisal Services Rotation" presented in connection with this procurement. Respondent understands that the City of Edinburg reserves the right to reject any or all qualifications and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best qualification.

Respondent agrees that this qualification shall be good and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving qualifications, as contained in the Requirements.

Respectfully submitted,

Respondent: George J. Salazar II, Appraisal Haus LLC

Address: 502 W. Kuhn St.
Edinburg, TX 78541

By:

Printed Name: George J. Salazar II

Title: Principal Appraiser/Certified General Appraiser

PROPOSAL
"Request for Qualifications-Real Estate Appraisal Services Rotation"
RFQ No: 2026-3

PURPOSE

Appraisal Haus LLC submission of Professional Services Request for Qualifications - Real Estate Appraisal Services Rotation 2024-4 for purpose/opportunity to be considered for the rotation list of qualified professional Real Estate Appraisal Services to provide Appraisals for the term of two (2) years from 10/01/2026 – 09/30/2028. Appraisal Haus LLC agrees to provide the following services: appraisal of real estate properties for acquisition, lease, financial and/or strategic planning and other informational interests and purposes by the City.

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in the solicitation for RFQ 2026-3.

SUBMITTAL ELECTRONICALLY

https://procurement.opengov.com/portal/cityofedinburg

INDEMNIFICATION CLAUSE

Appraisal Haus LLC agrees to indemnify and save harmless the City of Edinburg, from all suits and actions of every nature and description brought against them.

UNDERSTANDING THE PROJECT

Appraisal services/appraisal review services for the City of Edinburg may include the valuation of whole properties or partial acquisitions. Appraisal Haus LLC is thoroughly familiar with the requirements of both types of assignments.

Appraisal Haus LLC will consider all State of Texas requirements as well as additional client requirements when appraising properties for the City of Edinburg. If any Federal funding would be included for acquisition or construction purposes it would be necessary to comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of1970 (the Uniform Act).

Each appraisal shall be developed as specified by the City of Edinburg. The appraisal report shall indicate the current market value of the subject property as per the date of on-site and/or off-site inspection without project influence as indicated by the scope.

The inspection is limited by the permissibility of the subject owner as per the date of the report. In the event an on-site inspection is not permitted, the appraiser shall continue the inspection off-site. Once the appraisal has been completed the report shall be delivered to the client.

Once negotiations have commenced, the appraiser shall be available to answer any questions or concerns by the property owner and assist the negotiator as needed.

In the event a consensus cannot be made as to the market value, the appraiser shall be prepared to continue and prepare condemnation proceedings of which will be billed at an additional cost. This service shall continue until all trial and/or other court proceedings are concluded in the acquisition of the subject property.

If corrections or changes are necessary for the appraisal report, then the revisions and changes will be completed within three (3) business days.

FIRM INFORMATION

I, George J. Salazar II, am the principal appraiser for Appraisal Haus LLC. I have been a licensed real estate appraiser in the Rio Grande Valley since 2008. My clientele includes financial institutions, political subdivisions, private citizens, etc.

Firm Name, Address, Phone Number, and Contact Person regarding the Statement of Qualification:

Appraisal Haus LLC
502 W. Kuhn St.
Edinburg, TX 78541
Contact: George J. Salazar II, Owner
Phone: (956) 386-1500
Email: jaimesalazar@appraisalhaus.org

PERSONNEL AND STAFFING

George J. Salazar II, Certified Appraiser
Principal State Certified Appraiser for Appraisal Haus LLC directly responsible for property inspections and for preparation and delivery of appraisal reports and for all analysis and conclusions.

Andrew Wetegrove, Appraiser Trainee/Assistant
Provide research assistance such as preparing contract letters, securing deeds, subdivision plats, and appraisal district records, preparing maps, scanning exhibits, and report assembly.

Lorena C. Salazar, Bookkeeping Clerk
Bookkeeping duties consisting of accounts receivable, accounts payable, payroll and maintains all financial records for Appraisal Haus LLC.

Required Certifications and Submittal: Current licenses and/or certifications as required by the State of Texas are included.

Firm's Experience and Qualifications/Scope of Services: Appraisal Haus LLC is interested in performing appraisal/appraisal review and consulting services for the City of Edinburg. Appraisals and appraisal reviews will be performed based on the requirements of the City of Edinburg which are discussed as follows:

SCOPE OF APPRAISAL SERVICES

- Property appraisals will be based on "Fair Market Value" unless otherwise specified or requested. The appraisal report shall be bound, clearly labeled, and signed by the primary certified General Appraiser and any other certified General Appraiser and/or licensed Trainee which aided the process.
- All photographs used within the report must be originals. No digital photos shall be used for the subject property. Digital photos shall only be used for comparable sales. All adjustments to any comparable sales must be clearly explained in a narrative format. All comparable sales must be within a two year time frame. If any sales which have occurred prior to the two year limit, they must be clearly explained and added to the conventional three comparable sales typically used in the appraisal process.
- Current location maps of the subject property that will include, regional, plat, and flood maps. This information must be clearly labeled for the subject property.
- All reports shall be an "Appraisal Report" unless otherwise requested and shall follow the 2026/2027 or most current Uniform Standard of Professional Appraisal Practice (USPAP) rules and regulations. Each appraisal report must be physically inspected, photographed, and personally signed by the primary General Certified Appraiser of the firm. Appraiser trainees may aid in the collection of the information; however, all analysis and conclusions must be performed by the primary General Certified Appraiser.

SCOPE OF APPRAISAL REVIEW SERVICES

- Review all appraisal reports for each property to determine consistency of values, supporting documentation related to the conclusion reached, compliance with the Uniform Standards of Professional Appraisal Practices.
- As a review of an initial and update appraisal are two separate and distinct appraisal assignments, the fees must consider the complexity of each separate assignment.
- Beyond delivery of the review appraisal of the initial and updated appraisal documents, the review appraiser can be called to provide preparation and testimony for any Special Meeting/Commissioners Court.
- Appraisal review reports will be completed within a negotiated timeframe and receipt of a fully executed purchase order.
- It is the City of Edinburg's sole option to require TXDot's form ROW-A-10 "Tabulation of Values" in the deliverable for appraisal review assignments.

Appraisal Haus LLC agrees to the following as requested by the City of Edinburg:

- Provide "fair market value" for viable real estate acquisitions by the City;
- Prepare market analysis reports that will establish "fair market value" on properties;
- Research markets and identify potential properties' values selected for acquisition or disposal by the City;
- Provide professional opinions and reasonable conclusions on value in land developments, business viability, tax appraisals and eminent domains on the City properties and surrounding areas;
- Prepare comparable reports on the City properties or potential properties as required.
- Assist the City personnel and/or Broker Agent in the evaluation of real estate acquisition process;
- Present oral presentations to the City Board of Trustees, as requested by the City; and
- Ensure all State of Texas laws and procedures regarding real estate appraisals are followed.
- Appraisal Report Review

Services may include, but are not limited to, typical appraisal services pertaining to:

- Single family structures;
- Multifamily structures and complexes;
- Commercial properties including retail, industrial and office;
- Vacant land, including residential and commercial; and
- Mixed Use.

Appraisal services must comply with all provisions of the Uniform Standards of Professional Appraisal Practice (USPAP), the USPAP Competency Rule, as well as all provisions of local, state and federal applicable laws, ordinances and regulations and may include the following:

- Income approach appraisals;
- Cost approach appraisals; and
- Comparison approach appraisals.

Qualifications and Recent Experience of the Firm: Our recent appraisal experience includes appraisals of unimproved land, subdivided lots, single family residential property, offices, warehouses, restaurants, and retail buildings. Special use properties include churches, event centers, and golf courses. In addition, Appraisal Haus LLC has been involved in the appraisal of several projects involving partial acquisitions of land for road widening, utility easements, and irrigation right of way (references available upon request).

Ability to Commence Services: Appraisal Haus LLC is committed to commencing services immediately upon negotiating a contract for services.

Familiarity with the Geographic Area: Our firm has over 20 years of appraisal experience in the Hidalgo County and surrounding areas. Our work encompasses all types of property and we have worked in almost every community in Hidalgo County.

Affirmative Action Programs: Appraisal Haus LLC does not discriminate against any employee or applicant for employment because of race, religion, sex national origin, or disability, unless those factors are bona find occupational qualifications necessary to the normal operation of the contractor.

Insurance Requirements: Commercial General Liability, Automobile Liability, Workers Compensation, Professional Liability Acord Certificate attached.

Statutory Compliance: Appraisal Haus LLC will comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

Non-Discrimination: Respondent does not discriminate against any employee or applicant for employment based on race, religion, sex, national origin, or disability.

Jurisdiction: Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

Subcontracting: Appraisal Haus LLC will not subcontract the award.

GEORGE JAIME SALAZAR
502 W KUHN ST
EDINBURG, TX 78541

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: GEORGE JAIME SALAZAR

License #: 1338209-CG **License Expires: 10/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

BBG
REAL ESTATE SERVICES



City of Edinburg, Texas

Request for Qualifications
RFQ #2026-3
REAL ESTATE APPRAISAL SERVICES

Proposal from:

BBG
REAL ESTATE SERVICES

Please direct all contractual questions to:

Marc George Nassif, MAI, LEED AP, MRICS
Senior Managing Director
42 Watson Street, Suite C, Detroit, MI 48201
P 734-462-0700 C 248-496-6787
E mnassif@bbgres.com

Valuation + Assessment

July 14, 2026

Lorena Fuentes
Finance Manager
City of Edinburg

RE: RFQ #2026-3

To Lorena Fuentes:

Thank you for the opportunity to submit this proposal in response to the above identified RFP.

BBG is confident our combination of assessment and engineering inspection services provide industry-leading expertise for this assignment. You will have a single point of contact to coordinate all our staff and ensure an efficient use of your time.

Who is BBG? We're the largest independent commercial real estate due diligence company in the nation offering valuation, engineering, environmental, survey, zoning, and construction monitoring services.

What do we do? BBG completes over 40,000 engagements annually.

Why hire us? We don't do anything with commission-based compensation. We provide independent and clear answers to our clients' questions without basing our earnings on their decisions.

In response to RFP, we have prepared this overview of BBG, our experience and capabilities. BBG, Inc. is a national real estate services firm headquartered in Dallas, Texas with 50 offices nationwide. We offer services actively to more than 4,500 clients including investors, lenders, attorneys, accountants, corporations, and several municipal agencies. Over the past 14 years, BBG's employee roster has grown from a dozen or so team members to over 500 professional employees, many of whom are MAI designated and LEED certified. BBG's predecessor, Butler Burgher Group, was formed in 2009 as a commercial real estate valuation and appraisal firm. In 2015, the company was re-organized to form BBG, Inc. and our subsidiary firm, BBG Assessments, LLC. BBG, Inc. operates as the Appraisal and Valuation consulting group, while BBG Assessments, LLC operates as the Engineering and Environmental consulting group. BBG, Inc. is 100% owned by BBG Intermediate Holding, Inc. BBG has extensive firm experience providing appraisal services for municipal agencies across the country. BBG Inc. is licensed in some states under the name BBG Valuation, Inc. Current and prior municipal clients include:

Port Authority of New York and New Jersey
New York State DOT
City of Phoenix Fire Department
Mississippi DOT
City of Charlotte, NC
Township of Rockaway, NJ
City of Philadelphia, PA
City of Sacramento, CA
City of Plano, TX
New Orleans Regional Transit Authority
Norfolk Airport Authority
Township of Parsippany-Troy Hills, NJ
Texas DOT
Johnson County, KY

The BBG Difference

National Footprint. BBG is one of only two national firms offering in-house valuation and environmental and property condition assessment services for all commercial property types.

Customer-focused Growth. BBG is one of the largest national due diligence firms because we deliver best-in-class work products and provide excellent customer care.

Qualified Team. Over 50 percent of BBG appraisers are MAI designated and offer deep industry expertise gained through real-world experience.

Unbiased Independence. By focusing exclusively on due diligence services, BBG guarantees an independent perspective free from potential conflicts of interest.

Innovative Technology. BBG has made significant analytics and IT investments to continually improve our data and report quality. For more information, please visit www.bbgres.com.

I will serve as the point-of-contact for this engagement. My contact information is:

Brandon Davis, MAI, CCIM
Executive Managing Director
Valuation
8343 Douglas Avenue, Suite 700, Dallas, TX 75225
P: 214-269-0536 C: 214-734-4455
E: bdavis@bbgres.com

Our firm appreciates the opportunity to bid on this assignment, and we look forward to being able to bring the expertise of licensed appraisers, professional engineers, property inspectors and information technology staff together to provide quality service to the City of Edinburg. If you have any questions, please don't hesitate to contact me.

Sincerely,



Marc G. Nassif, MAI, LEED AP, MRICS
Senior Managing Director
Government Services Team
42 Watson St. Suite C, Detroit, MI 48201
P: 734-462-0700 **C:** 248-496-6787
E: mnassif@bbgres.com



BBG
REAL ESTATE SERVICES

Trusted Insight.
True Independence.

Firm Qualifications
Bundled Services

Valuation + Assessment Services

bbgres.com

About BBG

Real Estate Experts

BBG is the nation's largest independent valuation and assessment firm—trusted by lenders, investors, and owners to deliver clarity and confidence in every CRE decision since 2009.

National Reach, Local Expertise. With 50 offices and 700+ professionals, we cover every property type in every market—single assets to nationwide portfolios.

True Independence. We focus solely on real estate services, ensuring conflict-free advice you can trust.

Speed + Accuracy. Centralized quality control and technology-enabled workflows deliver 45,000+ reports annually—with industry-leading accuracy and on-time performance.

Single Point of Contact. Our client managers simplify vendor oversight while ensuring responsive, tailored service.

With BBG, you gain a partner committed to transparency, quality, and measurable results.

By The Numbers

50
Offices

100+
Active MAIs

700+
Professionals on the Team

45,000+
Reports Completed Annually



Our Vision

To be the most trusted commercial real-estate valuation and due diligence partner.



Our Mission

To uphold the highest standards in service, deliver exceptional results with unwavering integrity, and create an environment that empowers our team to thrive and succeed.

About BBG

Valuation and Assessment Services

We strive to provide value-driven strategies for our clients, whether they are buying, selling, or investing, ensuring that each decision is informed and aligned with their goals. From acquisition to disposition, get the insight you need for any stage of the CRE lifecycle.

CRE Lifecycle

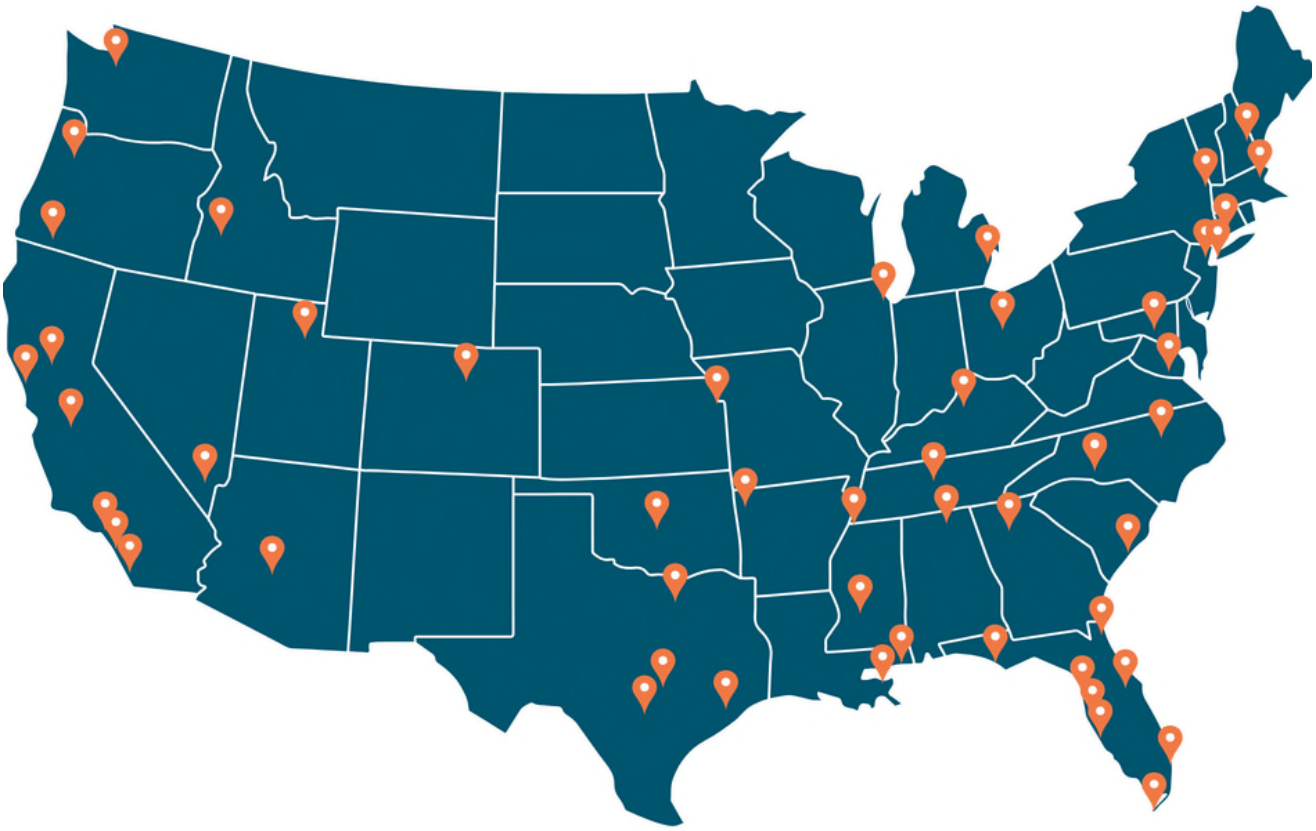
BBG is your one-stop shop for 3rd party services covering every step of the CRE lifecycle.



Office Locations

Local Expertise. Across the Country.

BBG operates 50 offices nationwide, strategically located in major markets across the United States to deliver comprehensive real estate solutions.



Learn More about Our Office Locations and Expertise

Leadership

BBG REAL ESTATE SERVICES

Watch How We Lead

Our action-oriented culture extends from corporate executives and regional leadership to our local assessment and valuation professionals.

Throughout the organization you will find industry-leading experts with an entrepreneurial mind-set, strategic vision and diligent focus to meet your needs.



Bill Britain
Chief Executive Officer
bbritain@bbgres.com



Barrett Scruggs
Chief Operating Officer
bscruggs@bbgres.com



Jonathan Vadiee
Chief Financial Officer
jvadiee@bbgres.com



Peter Christensen, J.D.
General Counsel &
Chief Compliance Officer
jpchristensen@bbgres.com



Brian T. Bryant, MAI, AI-GRS
Executive Managing Director
bbryant@bbgres.com



Matthew Bulecza, MAI, AI-GRS
Executive Managing Director
Alternatives Practice Leader
mbulecza@bbgres.com



Eric Correia
Executive Managing Director
Assessment
ecorreia@bbgres.com



Brandon Davis, MAI, CCIM
Executive Managing Director
Valuation, South-Central
Division
bdavis@bbgres.com



Jessica Doerner
Executive Managing Director
Head of Sales
jdoerner@bbgres.com



Phil Hanshew, MAI, AI-GRS
Executive Managing Director
Valuation, West Division
phanshew@bbgres.com



Susan Kominski, CRE, FRICS
Executive Managing Director
Valuation, Northeast Division
skominski@bbgres.com



Kenneth Konrath, MAI
Executive Managing Director
Valuation, North Central Division
kkonrath@bbgres.com

Valuation Services

BBG REAL ESTATE SERVICES

Independent, Expert Valuation at Scale.

With more than 100+ MAIs and 50% of our appraisers holding the designation, BBG delivers unmatched expertise across all property types. Our valuations are trusted by banks, agencies, investors, REITs, and government entities nationwide.

Tailored Solutions. Whether for acquisition, refinance, tax, or reporting, we deliver valuations that are precise, defensible, and aligned to your strategic goals.

Full Service. From portfolio appraisals and cost segregation to ASC-compliant analyses and litigation support, BBG provides the complete suite of valuation services—ensuring you have the insight to act with confidence.



BBG Valuation Services

+ Appraisal Services
  – Single Asset & Portfolios
+ Appraisal Review
+ Appraisal Management
+ Lease and Cost Analysis
+ Insurance Valuation
+ Arbitration & Consulting
+ Estate Planning
+ Feasibility Studies
+ Highest and Best Use Studies
+ Evaluation
+ Investment Analysis
+ Tax Appeals
+ Litigation Support
+ ASC 805 Business Combinations
+ ASC 840 Leases
+ Purchase Price Allocations
+ Portfolio Valuations for Reporting Net Asset Values (NAV)
+ Public and Non-traded REIT Valuations
+ Valuations for Litigation & Litigation Support
+ Sale-Leaseback Valuation Analysis
+ Valuations for Bankruptcy/Fresh Start Accounting
+ Cost Segregation Analysis

Assessment Services

Trusted Assessments That Reduce Risk.

Nationally recognized, BBG Assessment Services provides comprehensive, high-quality environmental engineering reports that help clients **identify risk early, protect capital, and unlock value.**

Each project is led by a dedicated technical lead—ensuring responsive service and consistent quality from start to finish.

With nationwide expertise, BBG partners with diverse client types, including commercial and investment banks, CMBS lenders, life insurance companies, Freddie Mac, Fannie Mae, HUD, and private owners/investment groups. Clients rely on us for **accurate, timely, and defensible reports**.

Your commercial property assessments are prepared by a specialized team of **engineers**, **geologists**, **architects**, and **environmental professionals**.

.

BBG Assessment Services

- Environmental Due Diligence
  - Phase I/II ESAs
  - TSA, RSRA, & other streamlined Services
- Property Condition Assessments
  - Debt/Equity
- Facility Condition Assessments
- Construction Risk Management
- Survey Services
- Zoning Services
- Seismic & Structural Engineering
- HUD Services
- Energy & Sustainability Consulting
- Indoor Air Quality & Hazardous Materials
  - Radon/ACM/LBP/Mold

"BBG is the first call I make for my 3rd party report needs."

National Mortgage Company



Specialty Practices

Advisory

Real estate valuations, such as Purchase Price Allocations and Portfolio Valuations, that help clients comply with financial reporting requirements.



Louis Yorey, MAI, MRICS
Senior Managing Director
Advisory Practice Leader
973-515-4700
lyorey@bbgres.com

Affordable Multifamily

Expertise across affordable multifamily assets, including Fannie Mae, Freddie Mac, HUD, LIHTC, FHA, student housing, and select condominium and timeshare properties.



Mary Ann Barnett, MAI
Senior Managing Director
Affordable Housing Practice Leader
214-269-0522
mbarnett@bbgres.com

Automotive

Going concern valuations, feasibility studies, demand studies for car washes, gas stations, truck stops and other automotive related assets.



Clayton M. Belger, MAI
Managing Director
Automotive Specialty Practice Leader
904-322-7010
cbelger@bbgres.com

Cost Segregation

Accelerate depreciation to reduce income tax burden with traditional and enhanced disposition studies.



John H. Wright Jr., MAI
Senior Managing Director
713-817-5027
jwright@bbgres.com

Specialty Practices

Data Centers

Expertise for the complex variables influencing these assets – ranging from power and fiber availability to resiliency, location, and economic incentives.



Christopher M. Fudacz
Senior Managing Director
Data Center Practice Leader
419-902-6633
cfudacz@bbgres.com

Right-of-Way & Infrastructure

Support for acquisitions, easements, condemnation, litigation, and impact studies for federal, state, and local governments, supporting transportation, utility, and pipeline projects.



James O. Turner II, MAI
Managing Director
Right of Way & Infrastructure Practice Leader
601-499-0219
jturner@bbgres.com

Seniors Housing & Healthcare

Covers independent and assisted living, memory care, continuing care communities, acute care hospitals, surgical and behavioral health facilities among others.



R.J. DeBee, III
Senior Managing Director
Seniors Housing & Healthcare Practice Leader
904-327-1385
rdebee@bbgres.com

"We really appreciate the service we get from BBG - their detailed reporting, along with great customer service."

Real Estate Investment Firm

Multisite Portfolios

BBG REAL ESTATE SERVICES

Scalable Portfolio Execution.

BBG specializes in large, complex multi-site portfolios—delivering consistent, cost-effective reporting across geographies, property types, and tight deadlines.



Dedicated Client Managers. Each portfolio is overseen by a senior client manager with 15+ years of experience who acts as an extension of your team, leveraging BBG's nationwide resources to meet your objectives.

The result: reliable portfolio execution that reduces risk, saves time, and scales with your growth.

Representative Assignments

BBG has completed numerous multi-scope portfolio projects nationwide. Some of the recent and notable transactions performed by the portfolio management team include:

AUTOMOTIVE
22 gas stations in 4 states
15 car washes in MA & RI

CELL TOWER
6,000 sites in 50 states

MULTIFAMILY
89 sites in NJ

BANK BRANCH
100+ sites across the SE

INDUSTRIAL
50 sites in 5 states
35 sites in 5 states

SCHOOL
64 sites in CO

SELF STORAGE
20 sites in 7 NE states

SENIORS HOUSING/ HEALTHCARE
23 sites in multiple states

RETAIL
28+ single and multi-tenant sites in FL

HOTEL
16 sites in South Central

MIXED USE PORTFOLIOS

+ 115 **retail & multifamily** in NY & NJ
+ 95 various use sites in NY
+ 80+ **retail & agricultural** sites in FL and the Midwest
+ 55 **multifamily/office** sites in South Central
+ 52 **office & multifamily** sites
+ 45 **office**, **retail & apartment** sites in NJ, NY and FL

Lending Expertise

Strength in Finance

Providing valuation, environmental, and engineering services for lending institutions requires more than just technical expertise in property valuation and assessment; it requires an understanding of the lending process.

Whether the loan is destined for commercial mortgage-backed security (CMBS) or the institution's balance sheet, BBG has the experience and the personnel to provide any lender with the exact scope of service needed.

Capital Markets & Portfolio Lending

Leveraging managers with prior institutional lending experience helps streamline the quality control process. This combination of technical knowledge and industrial lending experience makes BBG uniquely qualified to satisfy the needs of the commercial real estate debt markets.

CMBS Lenders

BBG has extensive capital market experience valuing all types of real estate for most CMBS lending platforms. Several of our senior management staff have extensive CMBS review and underwriting experience. We understand the key underwriting metrics and principles of a thorough valuation process. Our comprehensive analysis allows lenders and investors to better evaluate the risk profiles of these loans.

Diverse Client Markets



National and Regional Banks



REITs



Asset Managers



Agency Lenders



Investors



Government Agencies



Insurance Companies



Special Servicers



Developers



Attorneys



Estates & Trusts

Lending Expertise

Specialized CRE Lenders/Agencies

Fannie Mae-DUS and Small Loan Programs

BBG has experience with all Fannie Mae product types, including DUS, Affordable Housing, Public Finance and Structured Finance. In addition to DUS transactions, we have completed appraisals and assessments for Small Loan Product, Manufactured Housing Projects, Assisted Living Facilities, Market Rate and Targeted Affordable Forwards, Moderate and Substantial Rehabilitation Projects, and Tax-Exempt Bond Transactions. BBG has longstanding relationships with all DUS Lenders and the Fannie Mae asset management teams.

Freddie Mac

BBG routinely performs appraisal and assessment services for OPTIGO lenders. Varying services provided include: valuation, environmental, property condition, construction risk, and energy consulting for both conventional and small balance platforms. We have completed services on manufactured housing, build-to-rent, assisted living facilities, market rate and targeted affordable housing, rehabilitation projects, as well as tax exempt projects.

HUD

BBG has completed commercial valuations and assessments in support of the following HUD programs under the Multi-family Accelerated Processing (MAP) and the LEAN program guidance.

+ 221(d)3 and (d)4 — Mortgage Insurance for Rental and Cooperative Housing
+ 223f and (a)7 — Mortgage Insurance for Purchase or Refinancing of Exists Multi-family Housing Projects
+ 232 — Mortgage Insurance for Nursing Homes and Assisted Living Facilities
+ 202/223f — Mortgage Insurance for Elderly or Disabled Persons, Non-Profit Owner

Global and National Banks

Our team works with large global and national banks, ensuring sound financial investments. From single assets to multi-property portfolios, we deliver market insights, property valuations, compliance expertise, zoning analysis, and environmental and engineering solutions tailored to the needs of leading national and global financial institutions.

Regional and Community Banks

With deep industry expertise and offices in every major U.S. market, BBG partners with regional and community banks nationwide, delivering localized knowledge backed by national resources.

Investment Banks

For investment banks, BBG delivers the expertise needed to assess opportunities and mitigate risk—whether on a single asset or an entire portfolio. Our offerings span property valuations, market and feasibility studies, environmental site assessments, property condition assessments, zoning analysis, and regulatory compliance.

Connect With Us



BBG
REAL ESTATE SERVICES

Corporate Headquarters

8343 Douglas Avenue
Suite 700
Dallas, TX 75225
P: 214-739-0700
P: 877-524-1187
bbgres.com

CONTACT US
bbgres.com

REQUEST A QUOTE
bbgres.com

Technical Proposal

City of Edinburg, Texas

RFQ 2026-3 – Real Estate Appraisal Services

Executive Summary

BBG, Inc. is pleased to submit this Statement of Qualifications to provide Real Estate Appraisal Services to the City of Edinburg on an as-needed basis. The City seeks qualified appraisal professionals capable of providing fair market value analyses, acquisition support, appraisal review, market studies, lease evaluations, financial planning support, and related consulting services for a broad range of property types over the proposed two-year contract term.

BBG is one of the nation's leading independent commercial real estate valuation and advisory firms, providing appraisal, appraisal review, market analysis, feasibility analysis, and consulting services to public and private sector clients throughout Texas and across the United States. Our team possesses extensive experience completing appraisals for municipal agencies, transportation authorities, school districts, utility providers, economic development entities, and governmental organizations requiring independent valuation services compliant with Uniform Standards of Professional Appraisal Practice (USPAP).

For the City of Edinburg assignment, BBG proposes a highly qualified team led by:

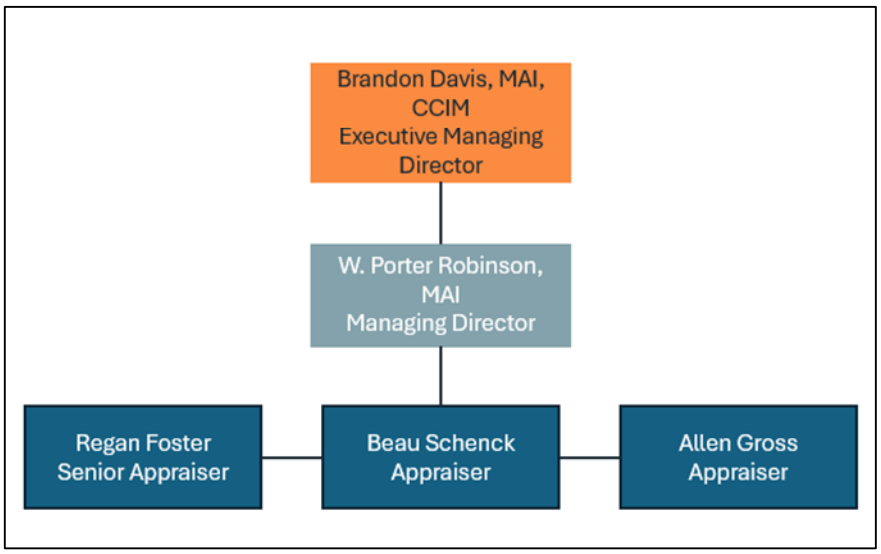
- Brandon Davis, MAI, CCIM – Executive Managing Director (Project Principal)
- W. Porter Robinson, MAI – Managing Director (Project Manager)

Supporting staff include:

- Regan Foster – Senior Appraiser
- Beau Schenck – Appraiser
- Allen Gross – Appraiser

The proposed team combines senior-level valuation expertise with the resources necessary to respond quickly to assignments involving acquisition appraisals, eminent domain support, appraisal reviews, market studies, and strategic real estate consulting throughout South Texas. BBG's organizational structure provides direct senior oversight on every assignment while maintaining the flexibility to address routine and complex valuation engagements efficiently.

Organizational Chart



Understanding of the City's Needs

Based on our review of the RFQ, the City intends to establish a rotation list of qualified appraisal firms capable of providing real estate appraisal services for property acquisition, property dispositions, lease evaluations, financial planning initiatives, strategic planning projects, eminent domain support, appraisal review services, market analysis assignments, and advisory services relating to municipal real estate assets.

The City further requires support involving a variety of property types, including single-family residential properties, multifamily developments, commercial properties, industrial facilities, office properties, retail assets, vacant land, and mixed-use developments. All assignments must comply with USPAP requirements, Texas licensing regulations, and applicable state and federal laws.

BBG fully understands these requirements and regularly performs comparable assignments for public-sector clients throughout Texas. Our professionals are experienced in supporting governmental acquisitions, transportation corridors, utility projects, parks and recreation initiatives, municipal facility developments, and redevelopment programs.

Qualifications and Relevant Experience

BBG's valuation platform is specifically designed to support both single-property assignments and large-scale municipal programs requiring rapid turnaround and consistent reporting standards.

Our services include:

Real Estate Appraisal

- Market Value Appraisals
- Acquisition Appraisals
- Disposition Appraisals
- Leasehold Valuation
- Easement Valuation
- Right-of-Way Appraisals
- Eminent Domain Support

Market Analysis

- Market Rent Studies
- Highest and Best Use Analysis
- Development Feasibility Studies
- Absorption and Demand Studies

Advisory Services

- Strategic Asset Evaluation
- Financial Planning Support
- Property Portfolio Analysis
- Municipal Real Estate Consulting

Appraisal Review

- USPAP-Compliant Review Appraisals
- Technical Review of Third-Party Reports
- Litigation and Condemnation Support

These capabilities directly align with the City's identified scope of services.

Project Team

Brandon Davis, MAI, CCIM – Executive Managing Director

Brandon Davis will serve as Executive Principal and senior client contact for the City of Edinburg. He will provide executive oversight, quality assurance review, and strategic guidance on complex assignments.

Mr. Davis possesses extensive experience valuing commercial properties, industrial facilities, office assets, retail developments, multi-family developments, vacant land tracts, special-purpose properties, and more.

His MAI designation demonstrates the highest level of professional achievement within the appraisal profession and reflects substantial experience in valuation, market analysis, and consulting assignments.

His responsibilities include executive oversight, final technical reviews, client coordination, complex valuation consultation, and expert testimony support, if requested.

W. Porter Robinson, MAI – Managing Director

Porter Robinson will act as the day-to-day Project Manager and primary point of contact for assignment coordination. His responsibilities include assignment management, scheduling and resource allocation, scope confirmation, field inspection oversight, client communication, deliverable management, and schedule adherence. Mr. Robinson's involvement ensures direct senior-level attention throughout the appraisal process and rapid response to City requests.

Technical Approach

BBG employs a systematic valuation process designed to ensure reliability, consistency, and compliance with USPAP.

Phase 1 – Assignment Initiation

- Confirm intended use and purpose
- Establish scope of work
- Identify valuation requirements
- Determine reporting format
- Establish project schedule

Phase 2 – Property Investigation

- Site inspections
- Property data collection
- Zoning review
- Market area analysis
- Stakeholder coordination

Phase 3 – Market Research

- Comparable sales investigation
- Lease comparable analysis
- Market trend analysis
- Development activity review
- Land use evaluation

Phase 4 – Valuation Analysis

As applicable, BBG will develop:

Sales Comparison Approach

Used to analyze comparable transactions and derive market value indications.

Income Capitalization Approach

Applied to income-producing assets using current market leasing and capitalization metrics.

Cost Approach

Utilized when appropriate to estimate replacement cost and contributory value.

These approaches directly satisfy the appraisal methodologies identified in the RFQ.

Phase 5 – Quality Control

Every appraisal undergoes:

- Technical review
- USPAP compliance review
- Consistency review
- Senior management review

Phase 6 – Final Delivery

- Electronic submission
- Presentation support
- City staff consultation
- Board or Council presentations when requested

The RFQ specifically identifies oral presentations and support to City leadership as potential requirements and BBG is prepared to provide these services as well.

Ability to Meet Schedules and Deadlines

The City's evaluation criteria place significant emphasis on schedule adherence and responsiveness.

BBG addresses this criterion through:

- Dedicated project management
- Multiple licensed valuation professionals
- Established quality control procedures
- Texas market expertise
- Electronic workflow systems
- Scalable staffing resources

Our team routinely delivers assignments under compressed timelines while maintaining valuation accuracy and regulatory compliance.

Quality Assurance Program

BBG's quality assurance process includes:

1. Scope verification
2. Data validation
3. Comparable sale confirmation
4. Market condition review
5. Independent technical review
6. USPAP compliance verification
7. Final principal approval

This process ensures reliable, defensible valuation conclusions suitable for municipal decision-making, acquisition negotiations, and public accountability requirements.

Commitment to the City of Edinburg

BBG is committed to serving as a trusted valuation advisor to the City of Edinburg. We understand the importance of independent, well-supported appraisals that facilitate informed decisions regarding acquisition, leasing, development, strategic planning, and municipal asset management.

Led by Brandon Davis, MAI, CCIM and W. Porter Robinson, MAI, BBG offers the technical expertise, organizational depth, responsiveness, and local market knowledge necessary to successfully support the City's Real Estate Appraisal Services program over the duration of the contract term.

We respectfully request consideration for inclusion on the City of Edinburg's qualified appraisal services rotation list.

Brandon Davis City of Edinburg, TX Appraisal Experience

Brandon Davis Edinburg, Texas BBG Appraisals						
Date Due	Property Name	Property Type	City	State	Appraisal Client Manager	Technical
10/2/2024	Silos at La Sienna	Subdivision/Sellout Analysis	Edinburg	TX	Konrath, Ken	Davis, Brandon
10/2/2024	Rogers Cove - Lots 92-105	Subdivision/Sellout Analysis	Edinburg	TX	Konrath, Ken	Davis, Brandon
11/30/2022	Clear Water Express	Automotive	Edinburg	TX	Davis, Brandon	

W. Porter Robinson City of Edinburg, TX Appraisal Experience

W Porter Robinson Edinburg, Texas BBG Appraisals (Lead Appraiser)					
Date Due	Property Name	Property Type	City	State	Lead Appraiser
6/19/2026	Wonderful Citrus Tract	Land	Edinburg	TX	Robinson, W Porter
2/16/2026	Trenton Plaza	Retail	Edinburg	TX	Robinson, W Porter
11/25/2025	Medical Office Buildings	Office	Edinburg	TX	Robinson, W Porter
11/25/2025	Office Building	Office	Edinburg	TX	Robinson, W Porter
11/25/2025	Office Building	Office	Edinburg	TX	Robinson, W Porter
11/25/2025	Office Building	Office	Edinburg	TX	Robinson, W Porter
11/25/2025	Convention Center	Specialty	Edinburg	TX	Robinson, W Porter
5/29/2025	Freestanding Office Building	Office	Edinburg	TX	Robinson, W Porter
11/13/2024	Mixed Use - Restaurant & Retail	Retail	Edinburg	TX	Robinson, W Porter
10/2/2024	Silos at La Sienna	Subdivision/Sellout Analysis	Edinburg	TX	Robinson, W Porter
10/2/2024	Rogers Cove - Lots 92-105	Subdivision/Sellout Analysis	Edinburg	TX	Robinson, W Porter
7/17/2024	Brentwood Plaza	Retail	Edinburg	TX	Robinson, W Porter
6/28/2024	Wonderful Texas Tract	Land	Edinburg	TX	Robinson, W Porter
6/28/2024	Villages on Closner	Subdivision/Sellout Analysis	Edinburg	TX	Robinson, W Porter
3/28/2022	Proposed Development of 35 Residential Lots	Land	Edinburg	TX	Robinson, W Porter

Regan Foster City of Edinburg, TX Appraisal Experience

Regan Foster Edinburg, Texas BBG Appraisals (Lead Appraiser)					
Date Due	Property Name	Property Type	City	State	Lead Appraiser
2/13/2023	Proposed 7 Brew Coffee	Retail	Edinburg	TX	Foster, Regan
1/19/2023	Wonderful Citrus Tract	Land	Edinburg	TX	Foster, Regan
10/13/2022	Proposed Single-Family Residential Subdivision	Land	Edinburg	TX	Foster, Regan
10/4/2022	Brentwood Plaza	Retail	Edinburg	TX	Foster, Regan
12/31/2021	Wonderful Citrus Tract	Land	Edinburg	TX	Foster, Regan
3/1/2021	Vasquez Dental Health Center	Office	Edinburg	TX	Foster, Regan
3/1/2021	Schunior Village	Multifamily	Edinburg	TX	Foster, Regan
12/23/2020	Wonderful Citrus Tract	Land	Edinburg	TX	Foster, Regan
12/31/2019	Wonderful Citrus Tract	Land	Edinburg	TX	Foster, Regan
1/31/2018	Paramount Citrus Farm	Land	Edinburg	TX	Foster, Regan

Client References

Reference 1:
Client: First Internet Bank
Contact: Alan Fletcher – VP Appraisal
Phone: (317) 436-9219
Email: afletcher@firstib.com

Reference 2:
Client: Lument
Contact: Tulani Diaz – Third Party Manager, Small Balance Loans
Phone: (786) 346-7117
Email: tulani.diaz@lument.com

Reference 3:
Client: First United
Contact: Scott Struby – Director of Centers of Excellence
Phone: (737) 910-6952
Email: scott.struby@firstunitedbank.com

Reference 4:
Client: Vantage Bank
Contact: Rosie Garcia – First Vice President, Appraisal Manager
Phone: (956) 664-8947
Email: Rosie.Garcia@vantage.bank

Reference 5:
Client: Rioco
Contact: Tyler Stone, CFA – Chief Investment Officer
Phone: (956) 630-9400
Email: tstone@rioco.com

Brandon Davis
Executive Managing Director
Office: 214-269-0536
bdavis@bbgres.com

Profile

Brandon Davis, MAI, CCIM is an Executive Managing Director at BBG. Mr. Davis is responsible for management, client liaison, business development, appraisal production, and training.

Mr. Davis' experience encompasses a wide range of commercial real estate engagements for local and national clients for a variety of purposes. Engagement experience includes asset valuation for funds, financing, estate taxation, ad valorem taxation, purchase price allocation, fresh start accounting, lease accounting, and net asset valuation. He has appraised numerous property types, including office, industrial, retail, vacant land, multi-family, residential, data center, and special purpose facilities. Mr. Davis has completed assignments throughout North America and Europe, and has experience managing large portfolio assignments. His experience ranges from high-density CBD developments to low-density agricultural land uses.

Prior to joining BBG, Mr. Davis was a Managing Director with CBRE where he was responsible for client management and business development.

Prior to joining CBRE, Mr. Davis managed valuations for the central region at KPMG. He was responsible for sales and management of valuations for national and international real property acquisitions and business combinations. Additionally, Mr. Davis served as a real property expert for audit, tax, and advisory groups within KPMG.

Professional Affiliations

MAI Designation
CCIM Designation
HUD MAP Certified
The Real Estate Council (TREC) – Associate Leadership Council
Aggie Real Estate Network – Speaker
Appraisal Institute North Texas Chapter – President (Year - 2022)
Certified General Appraiser in multiple states

Education

BA - Finance and Real Estate, Texas Tech University

JAMESBRANDON DAVIS
8343 DOUGLAS AVE STE 700
DALLAS, TX 75225

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: JAMESBRANDON DAVIS

License #: 1338409-CG **License Expires: 05/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

W. Porter Robinson, MAI
Managing Director
Office: 210-640-5821
probinson@bbgres.com

Profile

W. Porter Robinson is Managing Director at BBG in the San Antonio office. He began the appraisal profession in 2003 with Stouffer & Associates LLP. As a certified general appraiser, his experience includes appraisal and consulting assignments that are related to farm, ranch, industrial, multi-family, single-family residential subdivision, free standing retail, multi-tenant strip shopping centers, and hotel/motel.

Porter experience also includes assignments related to appraisal income-producing properties, both institutional/investment grade, and small commercial. Additionally, Porter has significant experience with analyzing land entitlements, valuation, and improvement districts as they relate to subdivision analysis.

Professional Affiliations

Member, Appraisal Institute, No.496360; August 2016

General Certified Appraiser:
State of Texas (TX License No.1338553-G)

Education

Clemson University, B.S. Parks, Recreation, and Tourism Management, Minor in Business Administration
Clemson University, M.S. Parks Recreation, and Tourism Management
Numerous professional practice and real estate related courses.

WILLIAMPORTER ROBINSON
506 OAKWOOD BLVD.
NEW BRAUNFELS, TX 78130

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: WILLIAMPORTER ROBINSON

License #: 1338553-CG **License Expires: 10/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Regan Foster
Senior Appraiser
Work: 210.640.5824
rfoster@bbgres.com

Profile

Regan Foster is a Senior Appraiser at BBG in the San Antonio office. Mr. Foster began the appraisal profession in 2011 with the W.F. Smith Company as an associate appraiser. As a certified general appraiser, his experience includes appraisal assignments related to farm and ranch, industrial, multi-family, single-family residential subdivision, free standing retail, restaurants, multi-tenant strip shopping centers, hotel/motel, right-of-way acquisitions at the municipal and federal (Yellow Book) level and a wide variety of appraisal assignments related to income-producing properties, both institutional/ investment grade and small commercial.

Examples of special use projects include mixed-use/master-planned development, golf course, corporate retreat, government owned/leased property and entertainment venue.

While the San Antonio-New Braunfels and Austin-San Marcos MSA's serve as the primary trade area, Corpus Christi and other growth areas of South Texas such as Laredo and the Rio Grande Valley (McAllen and Harlingen/Brownsville MSAs) rank as close seconds.

Professional Affiliations

General Certified Appraiser
State of Texas (License # 1380929)

Education

Texas A&M University, Bachelor of Science in Political Science, 2004

Numerous professional practice and real estate related courses.

REGAN TRAVIS FOSTER
901 NE LOOP 410, SUITE 401
SAN ANTONIO, TX 78209-1305

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: REGAN TRAVIS FOSTER

License #: 1380929-CG **License Expires: 10/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

REQUEST FOR QUALIFICATIONS 2026-3

"REQUEST FOR QUALIFICATIONS – REAL ESTATE APPRAISAL SERVICES"

CITY OF EDINBURG
415 W. UNIVERSITY DRIVE, EDINBURG, TX 78541

ACCEPTANCE DUE DATE: JULY 14, 2026
OPENING TIME: 3:00 PM

RESPONDENT

LEONEL GARZA JR. & ASSOCIATES, LLC
LEONEL GARZA III, PRESIDENT
7301 N 7th STREET, McALLEN, TEXAS 78504

SUBMITTED TO:

ELECTRONIC SUBMISSION: OPENGOV

http://procurement.opengov.com/portal/cityofedinburg

ATTN: Mardoqueo Hinojosa
City Engineer
415 W. University Drive, Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

LEONEL GARZA JR. & ASSOCIATES, LLC
Real Estate Appraisal & Right-of-Way Consulting
7301 N. 7th Street, McAllen, Texas 78504 • Office (956) 687-7295 • Fax (956) 687-9236
leonel3@garza-associates.com • www.garza-associates.com

July 14, 2026

City of Edinburg — Engineering Department
Attn: Mardoqueo Hinojosa, P.E., City Engineer
415 W. University Drive
Edinburg, Texas 78539

Re: RFQ 2026-3 — Request for Qualifications, Real Estate Appraisal Services

Dear Mr. Hinojosa and Members of the Selection Committee:

Leonel Garza Jr. & Associates, LLC is pleased to submit this Statement of Qualifications in response to City of Edinburg RFQ 2026-3, "Request for Qualifications – Real Estate Appraisal Services." Our firm is highly interested in, and fully committed to, performing these services for the City. With more than two decades of specialized experience in real estate appraisal and right-of-way acquisition throughout Hidalgo County and the Rio Grande Valley, we are well positioned to provide the City with responsive, USPAP-compliant appraisal services across all property types.

The primary point of contact for all correspondence and communications pertaining to this RFQ is Leonel Garza III, President, Leonel Garza Jr. & Associates, LLC, 7301 N. 7th Street, McAllen, Texas 78504; Office (956) 687-7295; Fax (956) 687-9236; Cell (956) 607-7992; Email leonel3@garza-associates.com. Our firm has received all addenda issued for this RFQ, if any, and their content has been reviewed and incorporated into this submittal. The undersigned is an officer of the firm authorized to bind Leonel Garza Jr. & Associates, LLC to a contract and, by signature below, commits the firm to the terms of this submittal.

Mr. Garza is available to answer any questions or concerns the Selection Committee may have, and the firm is prepared to begin providing appraisal services immediately. We appreciate your time and consideration.

Sincerely,

Leonel Garza III
President
Leonel Garza Jr. & Associates, LLC

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CLOSING STATEMENT 47

FIRM RESPONSE

LEONEL GARZA JR & ASSOCIATES LLC

REQUIREMENTS / SPECIFICATIONS

CITY OF EDINBURG

REQUEST FOR QUALIFICATIONS 2026-3

“REQUEST OF QUALIFICATIONS - REAL ESTATE APPRAISAL SERVICES”

SECTION I

UNDERSTANDING OF THE PROJECT

SECTION I — UNDERSTANDING OF THE PROJECT

The City of Edinburg's Engineering Department is seeking to retain a rotation list of qualified professional real estate appraisal firms to provide appraisal services on an "as-needed" basis for a two-year term, October 1, 2026 through September 30, 2028, pursuant to RFQ 2026-3. Leonel Garza Jr. & Associates, LLC has carefully reviewed the solicitation and fully understands the scope, purpose, and requirements of the engagement. We understand that the City requires the services of licensed and certified real estate appraisers to determine fair market value and to prepare the supporting analyses for real property that the City may acquire, dispose of, lease, or evaluate for financial, strategic-planning, and other informational purposes.

We further understand that assignments may involve a wide range of property types including single-family residences, multifamily structures and complexes, commercial properties (retail, industrial, and office), vacant residential and commercial land, and mixed-use properties and that each appraisal must be prepared in full compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the USPAP Competency Rule, and all applicable local, state, and federal laws, ordinances, and regulations. Our firm understands that the selected appraiser(s) may be called upon to provide opinions of fair market value for acquisitions; prepare market analysis and comparable reports; research and identify property values for acquisition or disposition; render professional opinions and reasonable conclusions of value related to land development, business viability, tax appraisals, and eminent domain; assist City personnel and/or the City's broker or agent in the real estate acquisition process; present findings to the City Council or Board as requested; perform appraisal report review; and ensure that all applicable Texas laws and procedures governing real estate appraisal are followed. Leonel Garza Jr. & Associates, LLC is fully qualified, staffed, and prepared to provide these services promptly, accurately, and to the highest professional standards.

FIRM HISTORY

Leonel Garza Jr. & Associates, LLC is a longstanding, family-operated real estate appraisal and consulting firm, with more than thirty (30) years of continuous operation serving South Texas. The firm is led by its President and principal appraiser, Leonel Garza III, a State Certified General Real Estate Appraiser who assumed ownership of the firm following the passing of his father and the firm's founder, Leonel Garza Jr., in 1998. Building on that legacy, Leonel Garza III has more than twenty-five (25) years of specialized experience in real estate valuation, with particular depth in right-of-way acquisition, eminent domain, and general commercial appraisal.

Over the course of its history, the firm has completed appraisal assignments for a broad spectrum of public and private clients — including municipalities, county drainage districts, state and federal agencies, engineering firms, and utility providers — across numerous Texas counties, including Hidalgo, Cameron, Starr, Zapata, Webb, Nueces, and Brooks. This extensive and diverse experience, combined with the firm's deep familiarity with the Rio Grande Valley market, uniquely positions Leonel Garza Jr. & Associates, LLC to serve the City of Edinburg's appraisal needs across all property types and assignment purposes.

SCOPE OF APPRAISAL SERVICES

Leonel Garza Jr. & Associates, LLC provides comprehensive real estate appraisal services designed to determine the credible market value of a subject property as of a defined effective date, independent of project influence. For each assignment, the firm identifies the property rights to be appraised, the effective date and intended use of the appraisal, and the appropriate scope of work, and then develops a supportable opinion of value using recognized appraisal methodology.

The firm's services encompass the full range of appraisal needs contemplated by the City, including opinions of fair market value for acquisition, disposition, and leasing; market analysis and comparable-sales reports; valuations supporting financial and strategic planning; and specialized right-of-way and eminent-domain appraisals. In right-of-way and acquisition assignments, the appraiser inspects the subject property (on-site where owner access is granted, or off-site along the existing right-of-way where access is not available), analyzes the whole property, the part to be acquired, and any remainder, and quantifies damages, cost-to-cure, and diminution in value where applicable. Upon commencement of negotiations, the appraiser remains available to respond to property-owner inquiries and to support the City's negotiators; should the parties be unable to reach agreement on value, the appraiser is prepared to support condemnation proceedings — including expert testimony — through the conclusion of all acquisition proceedings. Services beyond the original scope of work are billed as separately negotiated with the City.

APPRAISAL METHODOLOGY AND APPROACHES TO VALUE

All appraisals prepared by the firm are developed on the basis of market value, derived through the systematic analysis of comparable sales, cost, and income/rental data within the relevant market area. Consistent with USPAP and the requirements of RFQ 2026-3, the firm develops and reconciles the three traditional approaches to value, applying each approach as appropriate to the property type and the specific appraisal problem:

- **Sales Comparison Approach** — used across virtually all assignments, comparing the subject property to recent sales of similar properties and applying market-supported adjustments to derive an indicated value.
- **Cost Approach** — applied where improvements contribute measurably to value, estimating replacement or reproduction cost less depreciation, plus the underlying land value.
- **Income Approach** — applied to income-producing and investment-grade properties such as multifamily, commercial, and mixed-use assets, capitalizing anticipated net income into an indication of present value.

Each report is prepared, reviewed, and signed by all licensed personnel who materially contribute to the assignment, in compliance with Texas law and USPAP, and is delivered in the number of originals and copies specified by the City.

PROPERTY INSPECTION

Each appraisal begins with a thorough inspection of the subject property. For acquisition and right-of-way assignments, property owners are provided a letter of intent advising them of the pending inspection, and the appraiser conducts an on-site inspection whenever owner access is granted; additional on-site inspections are available upon request. Where access to the subject property is not permitted, the appraiser performs an off-site inspection from the existing road right-of-way and other available vantage points, supplemented by public records, aerial imagery, and survey data, so that a credible opinion of value can still be developed. Each property is personally inspected and photographed by the primary appraiser assigned to the engagement.

MARKET ANALYSIS AND DATA SOURCES

For every assignment, comparable sales are carefully screened and analyzed for comparability and reliability before being used to establish the unit rate or value indication applied to the subject property. The firm confirms and corroborates market data through multiple independent sources, including the Multiple Listing Service (MLS); local Realtors, brokers, and fellow real estate appraisers; buyers, sellers, and their representatives; and the deed and property records of the relevant county appraisal districts, including Hidalgo, Cameron, Starr, and adjoining counties. This multi-source verification process ensures that each value conclusion is well supported, market-based, and defensible.

USPAP COMPLIANCE AND COMPETENCY

All appraisal reports prepared by Leonel Garza Jr. & Associates, LLC adhere strictly to the current Uniform Standards of Professional Appraisal Practice (USPAP), the USPAP Competency Rule, and the regulatory standards established by the Texas Appraiser Licensing and Certification Board (TALCB) under the Texas Appraiser Licensing and Certification Act (Texas Occupations Code, Chapter 1103), as well as the standards and ethics of the Appraisal Institute. The firm's commitment to compliance extends to every service it provides, ensuring alignment with all applicable state, federal, and USPAP requirements.

Each appraisal performed by the firm undergoes rigorous review and oversight. Every assignment is personally inspected and photographed by the primary appraiser, ensuring meticulous attention to detail and full compliance with state, federal, and USPAP requirements. The primary appraiser is responsible for certifying the accuracy of the appraisal report, affirming adherence to regulatory standards, and validating the market analysis and value conclusion for the subject property. The firm accepts only those assignments for which it is competent under the USPAP Competency Rule, and its appraisers maintain the continuing education and market expertise necessary to remain fully qualified. This unwavering commitment to professionalism, integrity, and regulatory compliance underscores every aspect of the firm's work.

GEOGRAPHICAL COMPETENCY

The professionals of Leonel Garza Jr. & Associates, LLC possess intimate, firsthand knowledge of the Rio Grande Valley and the greater South Texas market. Leonel Garza III, along with team members Alma Oyervides, Gloria Casas, Elvira Vazquez, Monica Valdez-Garza, and Miguel Martinez, were born and raised in the Valley, giving them firsthand familiarity with its communities, land-use patterns, and market dynamics. Thomas M. Davis, though originally from Austin, Texas, brings more than twenty (20) years of experience appraising within the Rio Grande Valley real estate market, further deepening the firm's collective expertise.

This concentration of local knowledge — spanning Hidalgo County and the surrounding region in which the City of Edinburg is located — satisfies the USPAP Competency Rule and ensures that Leonel Garza Jr. & Associates, LLC is uniquely positioned to deliver comprehensive, accurate, and well-supported appraisals tailored to the specific characteristics of the City's market.

SENATE BILL 18 AND EMINENT DOMAIN TRAINING

Leonel Garza III has completed the training required by the Texas Department of Transportation at the Pharr District Office and has fulfilled the training and disclosure requirements associated with Senate Bill 18 (the Landowner's Bill of Rights and related eminent-domain reforms), remaining current with evolving case law and statutory developments in condemnation and right-of-way practice. This ongoing commitment to education and professional development ensures that the firm remains at the forefront of appraisal and eminent-domain practice and delivers high-quality, legally sound appraisal services to its clients.

COMPLIANCE WITH RFQ 2026-3

Leonel Garza Jr. & Associates, LLC has read and understands all requirements set forth in RFQ 2026-3 and agrees that each requirement falls within the scope of the assignment and will be incorporated into every report and service the firm provides to the City. The firm takes no exceptions to the requirements of the solicitation.

COMMENCEMENT OF SERVICES

Leonel Garza Jr. & Associates, LLC is fully staffed and prepared to commence work immediately upon execution of a professional services agreement and issuance of a work authorization by the City. The firm's capacity, experience, and local presence enable it to respond promptly to the City's appraisal needs and to meet the schedules and deadlines associated with each assignment.

SECTION II — FIRM INFORMATION AND HISTORY

Firm Name	Leonel Garza Jr. & Associates, LLC
Legal Status	Limited Liability Company organized under the laws of the State of Texas
Office Location (providing services)	7301 N. 7th Street, McAllen, Texas 78504
Primary Contact	Leonel Garza III, President — Office (956) 687-7295 • Cell (956) 607-7992 • leonel3@garza-associates.com
Secondary Contact	Thomas M. Davis, Project Manager / Certified General Appraiser — Office (956) 687-7295
Office / Fax	(956) 687-7295 • Fax (956) 687-9236
Website	www.garza-associates.com

OFFICE LOCATION PROVIDING SERVICES

All services under this contract will be provided from the firm's office at 7301 N. 7th Street, McAllen, Texas 78504. This central Rio Grande Valley location, within Hidalgo County and in close proximity to the City of Edinburg, allows Leonel Garza Jr. & Associates, LLC to respond quickly to the City's assignments, conduct timely property inspections, and remain readily available to City staff, negotiators, and property owners throughout each engagement.

FIRM HISTORY

Leonel Garza Jr. & Associates, LLC is a reputable, family-operated provider of real estate consulting services, specializing in real estate appraisal and appraisal litigation support. The firm offers a comprehensive range of services including general and commercial real estate appraisal, residential valuation, estate valuations, right-of-way and easement acquisition and defense, and real property tax consulting to meet the diverse needs of its public and private clients. The firm is led by its principal officer, Leonel Garza III, a Texas State Certified General Real Estate Appraiser since 1998, and continues the legacy of excellence established by its founder, Leonel Garza Jr., a highly respected appraiser with more than twenty-four (24) years of experience at the time of his passing in 1998.

For more than thirty (30) years, the firm has served clients throughout the Rio Grande Valley and South Texas, building a reputation for credible, well-supported, and timely appraisals. Its combination of certified general appraisers, specialized right-of-way expertise, and deep local market knowledge enables the firm to competently appraise the full range of property types contemplated by the City of Edinburg single-family, multifamily, commercial, vacant land, and mixed-use for acquisition, disposition, leasing, financial planning, and related purposes.

FIRM QUALIFICATIONS & EXPERIENCE — GOVERNMENTAL AGENCIES (PAST FIVE YEARS)

Leonel Garza Jr. & Associates, LLC has extensive, current experience performing real estate appraisal and right-of-way services for governmental and public entities, delivered accurately and on schedule. Within the past five (5) years, the firm has completed or is actively performing appraisal assignments for a broad range of public agencies throughout South Texas, including:

- **City of Edinburg**

  Sugar Road and Jackson Road roadway acquisition projects.

- **Texas Department of Transportation (TxDOT)**

  McColl Road and U.S. Highway 281 (Edinburg), State Highway 68, State Loop 195, U.S. Highway 83 (Zapata), Ware Road, and the International Bridge Trade Corridor.

- **Hidalgo County Drainage District No. 1**

  2018 Bond Program, Bentsen Palm Drive, Mercedes Gate 3 Pond, Delta Mitigation Project, Mile 6 Outfalls, and the La Villa and Palmview GLO projects.

- **Cameron County Drainage District No. 6**

  Parker Drain, Clark Drain, and the Adams Garden Project.

- **Texas Facilities Commission**

  Texas Border Wall right-of-way appraisals; and additional federal work supporting U.S. Customs and Border Protection.

This depth of recent governmental experience including prior service to the City of Edinburg itself under the firm's previous appraisal-rotation award demonstrates the firm's proven ability to meet the standards, formats, and timelines required by public agencies, and its readiness to serve the City under RFQ 2026-3.

RIGHT-OF-WAY DIVISION

The firm's Right-of-Way Division conducts real estate appraisals for local, state, and federal agencies across South Texas. These appraisals conform to the Texas Department of Transportation A-5 and A-6 report formats, which are also utilized by Local Participating Agencies (LPAs). With more than twenty-five (25) years of experience and extensive specialized training, Leonel Garza III concentrates on acquisitions involving diminution of market value and property bisections. The Division's expertise spans the full range of right-of-way acquisitions, including the expansion of existing roadways, development of new roadways, utility easements, drainage and irrigation easements, damage assessment, cost-to-cure analysis, relocation-assistance research, budget analysis, and condemnation hearing and trial support. Over the course of the firm's history, this Division has produced well over 1,000 appraisal reports, including a single project of approximately 327 parcels spanning two counties — a scale that demonstrates the firm's capacity to manage large, complex assignments. The firm is actively working on nearly 300 reports under two projects known as TxDOT State Highway 68 and TxDOT International Bridge Trade Corridor (IBTC) right of way projects.

TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) PRECERTIFICATION

Leonel Garza III is currently included on the Texas Department of Transportation's Certified Real Estate Appraisers (Department Certification) list and holds an appraisal contract with TxDOT to perform appraisal reports for various State agencies, including but not limited to the TxDOT Right of Way Division, the Texas Attorney General's Office Real Estate Division, and other divisions of the State of Texas. This precertification reflects the firm's standing with the State and its familiarity with the rigorous documentation, formatting, and review standards required of public-agency appraisal work.

ABILITY TO PERFORM IN A TIMELY MANNER

Leonel Garza Jr. & Associates, LLC has a demonstrated record of delivering credible appraisal reports accurately and on or before the deadlines required by its clients. The firm's public-agency and engineering clients including Hidalgo County Drainage District No. 1, the Texas Department of Transportation, and Sendero Acquisitions have attested in writing to the quality and timeliness of the firm's work product. The firm's established data systems, standardized report formats, and experienced staff allow it to commence assignments promptly upon authorization and to meet the schedules and deadlines associated with each engagement, including expedited assignments when required by the City.

PERSONNEL AND STAFFING

At Leonel Garza Jr. & Associates, LLC, all staff members operate under the direct supervision of Leonel Garza III. Each team member completes rigorous, field-specific training to ensure they are qualified to contribute to right-of-way and general appraisal assignments. The firm's organizational structure and each member's responsibilities are shown below; every staff member plays a vital role in the timely completion of the firm's work.

LEONEL GARZA III
President / Principal Officer • Certified General Real Estate Appraiser (TX-1328375-G)
Oversight of All Operations and Projects

▲

THOMAS M. DAVIS
Project Manager • Certified General Real Estate Appraiser (TX-1336454-G)

▲

MIGUEL A. MARTINEZ
Appraiser Trainee (TX-1342042-T)

▲

SUPPORT STAFF

Gloria Casas Senior Administrative Assistant	**Alma Oyervides** Senior Administrative Assistant
Monica Valdez-Garza Personal Assistant / Bookkeeper	**Elvira Vazquez** Data Collection / Mapping

Approach to Staffing — Large and Small Assignments

The firm maintains a full complement of licensed appraisers and dedicated support staff, enabling it to right-size the assigned team to the scope of each engagement. For large, multi-parcel projects, the firm deploys multiple appraisers together with its data-collection, mapping, and administrative personnel, as demonstrated by its 327-parcel, two-county project. For smaller or single-property assignments and part-time staffing needs, the firm assigns the work directly to an available State Certified General Appraiser, Leonel Garza III or Thomas M. Davis, supported as needed by Appraiser Trainee Miguel A. Martinez and the firm's data, mapping, and administrative staff (Elvira Vazquez, Gloria Casas, Alma Oyervides, and Monica Valdez-Garza). Because the firm's appraisers are cross-trained and share a common file, data, and comparable-sales system, smaller assignments receive prompt, cost-effective attention without reliance on outside subcontractors, and coverage is maintained even when staff are engaged on concurrent assignments.

SUMMARY OF STAFF

LEONEL GARZA III

Certified General Real Estate Appraiser • License TX-1328375-G

Born and raised in the Rio Grande Valley and a real estate appraiser since 1995, Mr. Garza has specialized in right-of-way acquisition appraisals for more than twenty-five (25) years, with a concentration of work within Hidalgo County, Texas. He has testified as an expert witness in local, state, and federal court and has been involved in more than 500 eminent domain hearings.

THOMAS M. DAVIS

Certified General Real Estate Appraiser • License TX-1336454-G

Mr. Davis joined Leonel Garza Jr. & Associates more than twenty (20) years ago and trained under Leonel Garza III for over five years before becoming a State Certified General Real Estate Appraiser. Concentrating on right-of-way acquisition appraisals, he has testified as an appraisal expert in eminent domain hearings and in federal bankruptcy cases. His work product has been concentrated primarily in Hidalgo County over the past fifteen (15) years.

MIGUEL A. MARTINEZ

Appraiser Trainee • License TX-1342042-T

Mr. Martinez joined Leonel Garza Jr. & Associates in 2018 and serves as a Real Estate Appraiser Trainee under the supervision and sponsorship of Leonel Garza III. He came from an appraisal background with a McAllen appraisal firm before serving in the City of McAllen Planning Department for over eleven (11) years. He brings valuable expertise in subdivision development and pre-development site analysis, which is vital to eminent-domain acquisition assignments. Mr. Martinez was born and raised in McAllen.

GLORIA CASAS

Senior Administrative Assistant - Joined the firm in 2015.

ALMA OYERVIDES

Senior Administrative Assistant - Joined the firm in 2002.

MONICA VALDEZ-GARZA

Bookkeeper

Joined Leonel Garza Jr. & Associates more than fifteen (15) years ago. Her focus has been on office operations and management, with a concentration in the bookkeeping and finance department, including payroll administration for staff.

ELVIRA VAZQUEZ

Mapping Specialist - Joined the firm in 2016 as a data-entry specialist and leads the firm's data-collection and mapping function.

THE FIRM'S DEDICATED TEAM BRINGS EXPERTISE AND COMMITMENT TO EVERY ASSIGNMENT, ENSURING THE HIGHEST STANDARDS OF QUALITY AND SERVICE IN REAL ESTATE APPRAISAL AND RELATED CONSULTING SERVICES.

GARZA & ASSOCIATES

THE FIRM'S UNIQUENESS

Leonel Garza Jr. & Associates, LLC offers the City of Edinburg a distinctive combination of qualifications:

- **Local Ownership And Presence**

  A McAllen-based, family-operated firm with more than 30 years serving the Rio Grande Valley and intimate knowledge of the City's market.

- **Depth Of Certified Staff**

  Two State Certified General Real Estate Appraisers plus a trainee and full support staff, providing both capacity and redundancy.

- **Right-Of-Way And Eminent-Domain Expertise**

  Extensive condemnation and expert-testimony experience directly relevant to the City's acquisition needs.

- **Broad Property-Type Competency**

  Qualified to appraise single-family, multifamily, commercial, vacant land, and mixed-use properties using all three approaches to value.

- **Proven Governmental Track Record**

  Current, on-time performance for the City of Edinburg, TxDOT, county drainage districts, and state and federal agencies.

- **State Precertification And Certifications**

  TxDOT Department Certification, and status as a Disadvantaged Business Enterprise (DBE) and Texas Historically Underutilized Business (HUB).

CONTINGENCY PLAN AND BUSINESS CONTINUITY

Leonel Garza Jr. & Associates, LLC maintains a comprehensive business-continuity and contingency plan designed to ensure that assignments are completed on schedule even when normal operations are disrupted. The firm's multiple State Certified General Appraisers are cross-trained in all aspects of the appraisal process, so that any assignment can be completed without delay if a team member becomes unavailable. The firm operates secure, cloud-based file and data systems with remote-desktop access, enabling staff to work from home or alternate locations without interruption. Recognizing the Rio Grande Valley's exposure to hurricanes, severe weather, and occasional utility outages, the office is equipped with redundant data backups, battery and backup power for critical systems, and remote work environments that allow projects to continue in the event of a loss of power or internet service. These measures ensure continuity of service and the firm's ability to meet the City's deadlines under all reasonably foreseeable circumstances.

INSURANCE

Leonel Garza Jr. & Associates, LLC maintains comprehensive insurance coverage that meets or exceeds the requirements of RFQ 2026-3. The City of Edinburg is named as the certificate holder and, by blanket endorsement, as an Additional Insured with waiver of subrogation and primary and non-contributory coverage on the firm's General Liability, Automobile Liability, and Umbrella policies. Coverage is placed through Hub International Insurance Services (McAllen, Texas) with admitted carriers licensed in the State of Texas, effective May 18, 2026 through May 18, 2027. A current ACORD Certificate of Liability Insurance is included with this submittal. The firm's coverage includes:

- **Commercial General Liability**

  Each Occurrence $1,000,000; General Aggregate $2,000,000; Products/Completed Operations Aggregate $2,000,000; Personal & Advertising Injury $1,000,000; Damage to Rented Premises $1,000,000; Medical Expense $10,000.

- **Automobile Liability**

  Combined Single Limit $1,000,000 (any auto).

- **Umbrella / Excess Liability**

  Each Occurrence $1,000,000; Aggregate $1,000,000.

- **Workers' Compensation & Employer's Liability**

  Statutory limits; E.L. Each Accident $1,000,000; E.L. Disease – Each Employee $1,000,000; E.L. Disease – Policy Limit $1,000,000.

- **Professional Liability (Errors & Omissions)**

  Each Claim $1,000,000; Aggregate $1,000,000 (deductible $10,000 per claim).

THERE HAVE BEEN NO INSURANCE CLAIMS HISTORY FOR THE PAST FIVE (5) YEARS AND THE FIRM NOR ANY OF ITS PERSONNEL HAVE PARTY TO ANY LAWSUIT OR CLAIM AGAINST COMPANY.

GARZA & ASSOCIATES

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Leonel Garza Jr. & Associates LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . S

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

7301 N. 7th Street

Requester's name and address (optional)

6 City, state, and ZIP code

McAllen, Texas 78504

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

7	4	–	2	9	4	8	7	7	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** [signature] **Date** 07/14/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

GARZA & ASSOCIATES

EQUAL EMPLOYMENT OPPORTUNITY & AFFIRMATIVE ACTION

Leonel Garza Jr. & Associates, LLC is an equal-opportunity employer and does not discriminate against any employee or applicant for employment on the basis of race, color, religion, sex, national origin, age, or disability, in accordance with Title VII of the Civil Rights Act of 1964 and all applicable state and federal law. The firm supports the City's equal-employment and Historically Underutilized Business objectives and is itself certified as a Disadvantaged Business Enterprise (DBE) and a Texas Historically Underutilized Business (HUB).

BILLING AND CONTRACTED PRICING

Consistent with the procurement process described in RFQ 2026-3, this submission is a statement of qualifications and does not include a fee proposal. Upon selection, the firm will negotiate a scope of services and billing rates with the City, to be incorporated as attachments to the City's Professional Services Agreement. For general appraisal assignments, the firm's fees are based on the total estimated hours required to complete each assignment, given its scope and complexity. The firm further agrees that any pricing extended to other clients for comparable assignments located within the same market area will be extended to the City of Edinburg on equal terms.

EMPLOYEE COMPENSATION

All appraisers and staff of Leonel Garza Jr. & Associates, LLC are employees of the firm, compensated on a salary basis with all applicable state, federal, and Social Security withholdings applied. Neither the firm nor its employees are employees of the City, and no employee is entitled to benefits provided under any county or municipal civil-service system. The firm is solely responsible for the method and manner of performance of its work, consistent with the independent-contractor relationship contemplated by the solicitation.

ETHICAL STANDARDS

Leonel Garza III, the principal appraiser of Leonel Garza Jr. & Associates, LLC, holds positions of civic responsibility on the Hidalgo County Subdivision Review Board and the Hidalgo County Building Line of Adjustments Board, to which he was appointed in 1999 and 2005, respectively, by Hidalgo County Commissioner Oscar Garza. These voluntary appointments reflect a longstanding commitment to ethical standards in local governance and do not compromise the ethical standards mandated by county, municipal, state, and federal regulations governing real property valuation.

The Hidalgo County Subdivision Review Board's primary purpose is to ensure adherence to the standards established by Texas State Law and the Texas Attorney General's Office. Its oversight extends to proposed subdivision developments and landowners within Hidalgo County and its extraterritorial jurisdiction, ensuring that utilities, property drainage, street access, setbacks, septic-system installation, and variances comply with applicable regulations before matters are submitted to the Hidalgo County Commissioners Court for final approval. Discussions during these meetings do not involve property values or the purchase or sale of land by applicants.

Membership on the Board is voluntary, with appointments made by individual Precinct County Commissioners for two-year terms, based on the appointee's comprehensive understanding of real estate, right-of-way, easements, and other factors affecting raw land and proposed subdivision development.

Leonel Garza Jr. & Associates, LLC acknowledges and embraces the ethical standards set forth in RFQ 2026-3, as well as those established by the Appraisal Institute, the Texas Appraiser Licensing and Certification Board (TALCB), and the current Uniform Standards of Professional Appraisal Practice (USPAP). The firm has no conflict of interest with the City of Edinburg and will comply fully with Chapter 176 of the Texas Local Government Code and all conflict-of-interest and ethical requirements of the solicitation. A signed certification page, together with the assumptions and limiting conditions, is included in each appraisal report to uphold transparency and compliance with these ethical guidelines.

QUALIFICATION OF APPRAISER

LEONEL GARZA III
President | Certified General Real Estate Appraiser
Leonel Garza Jr. & Associates, LLC • 7301 N 7th Street, McAllen, Texas 78504
Office (956) 687-7295 • leonel3@garza-associates.com • www.garza-associates.com

President and principal appraiser of Leonel Garza Jr. & Associates, LLC, specializing in right-of-way acquisition, eminent domain, and general commercial real estate valuation throughout the Rio Grande Valley and South Texas.

EDUCATION

Bachelor of Science, Texas A&M University, College Station, Texas — 1995

LICENSES & CERTIFICATIONS

State Certified General Real Estate Appraiser - TX-1328375-G / Expires December 31, 2026
State Certified Property Tax Consultant - TX-00003181 / Expires June 16, 2028

PROFESSIONAL ORGANIZATIONS

Practicing Affiliate, Appraisal Institute	#303542
Associate Member, International Right of Way Association (IRWA)	#7899430

ACTIVE PUBLIC SERVICE

Hidalgo County Subdivision Advisory Board	Chairman
Hidalgo County Building Line of Adjustments	Chairman
Spina Bifida-250 / Suzanna Smiles Organization	Member
Gladys Porter Zoo Board	Member
Texas A&M Higher Education Board	Member

PAST PUBLIC SERVICE

McAllen Planning and Zoning Board	Chairman
McAllen Zoning Board of Adjustments and Appeals	Chairman
McAllen Traffic Commission Board	Vice Chairman
McAllen Ambulance Advisory Committee	Vice Chairman
McAllen Building Board of Adjustments and Appeals	Member
McAllen Palm City Lions Club	Member

GARZA & ASSOCIATES WEBSITE



SPECIALIZING IN EMINENT DOMAIN VALUATION AND REVIEW SERVICES

Leonel Garza, Jr.& Associates, LLC, provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate, Estate Valuations, and Right-of-Way Easement Acquisition and Defense. In addition to the appraisal services, the company provides Real Property Tax Consulting Services.



DRAINAGE PROJECTS



ROAD PROJECTS



TRANSMISSION LINE PROJECTS

REAL ESTATE APPRAISALS | RIGHT OF WAY DIVISIONS | CONTACT US

SITE LINKS

Home
Real Estate Appraisals
Right Of Way Divisions
Contact Us

CONTACT INFORMATION

GARZA & ASSOCIATES

1419 W Dove Ave., Suite 1
McAllen, TX 78504

Phone: (956) 687-7295

Fax: (956) 687-9236

leonel3@garza-associates.com

Hours:
Monday-Friday:
8:00 AM - 5:00 PM

GARZA & ASSOCIATES

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

CERTIFICATE OF LICENSE HISTORY

An automated search of the Texas Real Estate Commission's database reveals the following licensing information current as of 07/14/2026. Please note: Texas does not license by mere reciprocity.

Name: Garza, Leonel
License Type: Certified General Appraiser
License Number: 1328375-CG
License Status: Active
Original License Date: 12/30/1998
Exam Date: 12/19/1998
License Expiration Date: 12/31/2026

DISCIPLINARY ACTIONS

An automated search of the Texas Real Estate Commission's database for the past ten (10) years reveals the following disciplinary action record(s) as of 07/14/2026. Any disciplinary actions listed below are final as of the disposition date. If this section is blank, there were no disciplinary records located.

APPRAISER EDUCATION HISTORY

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
08/12/2025	03129-ACE	Business Practices and Ethics	800 - ACE Elective	Appraisal Institute	6
07/24/2025	03166-ACE	Valuation Bias The Invisible Fence of Racial Discrimination	800 - ACE Elective	Appraisal Institute	5
12/17/2024	02359-ACE	Introduction to Commercial Appraisal Review	800 - ACE Elective	McKissock Learning	7
12/16/2024	02288-ACE	Land and Site Valuation	800 - ACE Elective	McKissock Learning	7

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
12/15/2024	00014-ATSA	Appraiser Trainee/Supervisory Appraiser Course	900 - Appraiser Trainee/Supervisory Appraiser Course	McKissock Learning	4
12/15/2024	02341-ACE	Commercial Land Valuation	800 - ACE Elective	McKissock Learning	4
12/15/2024	00137-ANE	2024-2025 7-Hour National USPAP Update	850 - 7-Hour USPAP	McKissock Learning	7
12/12/2022	02371-ACE	Valuation of Residential Solar	800 - ACE Elective	McKissock Learning	3
12/12/2022	00019-AOTO	The Basics of Expert Witness for Commercial Appraisers	800 - ACE Elective	McKissock Learning	7
12/11/2022	02322-ACE	Residential Construction and the Appraiser	800 - ACE Elective	McKissock Learning	7
12/07/2022	00136-ANE	2022-2023 7 Hour National USPAP Update Course	850 - 7-Hour USPAP	McKissock Learning	7
11/26/2022	00009-ATSA	Texas Appraiser Trainee/Supervisory Appraiser Course	900 - Appraiser Trainee/Supervisory Appraiser Course	McKissock Learning	4
09/09/2022	02520-ACE	Hot Topics in Real Estate and Eminent Domain	800 - ACE Elective	International Right of Way Association	8
09/10/2021	02510-ACE	2021 ED Hybrid Seminar- Hot Topics in Real Estate & ED	800 - ACE Elective	International Right of Way Association	6
04/30/2021	02999-ACE	Online Business Practices and Ethics	800 - ACE Elective	Appraisal Institute	6
12/13/2020	00133-ANE	2020-2021 7-Hour National USPAP Update Course	850 - 7-Hour USPAP	McKissock Learning	7

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
12/13/2020	02312-ACE	Evaluations, Desktops, and Other Limited Scope Appraisals	800 - ACE Elective	McKissock Learning	4
02/11/2020	03258-ACE	Dallas Eminent Domain	800 - ACE Elective	CLE International	14
09/06/2019	00892-ACE	IRWA 2019 Hot Topics in Real Estate and Eminent Domain	800 - ACE Elective	International Right of Way Association	6
12/14/2018	00009-ATSA	Texas Appraiser Trainee/Supervisory Appraiser Course	900 - Appraiser Trainee/Supervisory Appraiser Course	McKissock Learning	4
12/13/2018	00038-ANE	2018-2019 7 Hour National USPAP Update Course	850 - 7-Hour USPAP	McKissock Learning	7
02/02/2018	01616-ACE	Eminent Domain	800 - ACE Elective	CLE INTERNATIONAL	13
09/08/2017	00884-ACE	IRWA 2017 Eminent Domain - Current Legal Issues in Right of Way	800 - ACE Elective	International Right of Way Association	6
08/11/2017	01615-ACE	Eminent Domain	800 - ACE Elective	CLE INTERNATIONAL	13
12/21/2016	00072-ANE	2016-2017 7 Hour USPAP Equivalent	850 - 7-Hour USPAP	Champions School of Real Estate, LTD	7
10/07/2016	00835-ACE	Reviewing Appraisal in Eminent Domain, IRWA Course 410	800 - ACE Elective	International Right of Way Association	8
10/06/2016	00845-ACE	Easement Valuation, IRWA Course 403	800 - ACE Elective	International Right of Way Association	8
09/16/2016	01613-ACE	Eminent Domain 2016	800 - ACE Elective	CLE INTERNATIONAL	13

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
09/09/2016	00879-ACE	IRWA 2016 Hot Topics in Real Estate & Eminent Domain Seminar	800 - ACE Elective	International Right of Way Association	6
10/02/2015	01611-ACE	Eminent Domain - Right to Take Issues & Challenges	800 - ACE Elective	CLE INTERNATIONAL	12
12/21/2014	00008-ATSA	Texas Appraiser Trainee/Supervisory Appraiser Course	900 - Appraiser Trainee/Supervisory Appraiser Course	McKissock Learning	4

Additional information about this license holder may be viewed at the agency's website (www.trec.texas.gov) using the License Holder Search found on the home page. The original license date does not necessarily reflect continuous licensure. Copies of any final orders resulting from disciplinary action taken against the license holder may also be found using the Check for Disciplinary Actions link displayed under the "Related Information" on the sidebar of the License Holder Search results.

--------END OF RECORD--------

QUALIFICATIONS OF APPRAISER

THOMAS M. DAVIS

Certified General Real Estate Appraiser | Project Manager
Leonel Garza Jr. & Associates, LLC • 7301 N 7th Street, McAllen, Texas 78504 • Office (956) 687-7295

Certified General Real Estate Appraiser with Leonel Garza Jr. & Associates, LLC since 2003, concentrating on right-of-way acquisition and eminent domain appraisal throughout the Rio Grande Valley, including expert testimony in eminent domain and federal bankruptcy proceedings.

EDUCATION

Bachelor of Business Administration, Finance (Real Estate Option), Angelo State University, San Angelo, Texas — December 2002

LICENSES & CERTIFICATIONS

Certified General Real Estate Appraiser	TX-1336454-G	Expires December 31, 2026 (Active)
State Certified Property Tax Consultant	TX-000011833	Expires April 21, 2028 (Active)

PROFESSIONAL & CIVIC AFFILIATIONS

- Associate Member, Appraisal Institute (not MAI designated)
- Associate Member, International Right of Way Association — IRWA (#7898377)
- Delta Sigma Pi — Professional Business Fraternity
- Supporting Member, Gladys Porter Zoo (#0901-DAV0269-3 A)

WORK EXPERIENCE

Leonel Garza Jr. & Associates, LLC — Certified General Real Estate Appraiser / Project Manager, 2003–Present

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

CERTIFICATE OF LICENSE HISTORY

An automated search of the Texas Real Estate Commission's database reveals the following licensing information current as of 07/14/2026. Please note: Texas does not license by mere reciprocity.

Name: DAVIS, THOMAS
License Type: Certified General Appraiser
License Number: 1336454-CG
License Status: Active
Original License Date: 10/16/2006
Exam Date: 09/29/2006
License Expiration Date: 10/31/2026

DISCIPLINARY ACTIONS

An automated search of the Texas Real Estate Commission's database for the past ten (10) years reveals the following disciplinary action record(s) as of 07/14/2026. Any disciplinary actions listed below are final as of the disposition date. If this section is blank, there were no disciplinary records located.

APPRAISER EDUCATION HISTORY

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
07/22/2025	03129-ACE	Business Practices and Ethics	800 - ACE Elective	Appraisal Institute	6
07/19/2025	03166-ACE	Valuation Bias The Invisible Fence of Racial Discrimination	800 - ACE Elective	Appraisal Institute	5
10/29/2024	02341-ACE	Commercial Land Valuation	800 - ACE Elective	McKissock Learning	4
10/24/2024	02328-ACE	Divorce and Estate Appraisals - Elements of Non-Lender Work	800 - ACE Elective	McKissock Learning	4

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
10/16/2024	02398-ACE	Income Approach Case Studies for Commercial Appraisal	800 - ACE Elective	McKissock Learning	4
10/10/2024	00137-ANE	2024-2025 7-Hour National USPAP Update	850 - 7-Hour USPAP	McKissock Learning	7
10/07/2024	02339-ACE	Appraisal of Self-Storage Facilities	800 - ACE Elective	McKissock Learning	7
09/30/2024	02374-ACE	Market Disturbances-Appraisals in Atypical Markets and Cycles	800 - ACE Elective	McKissock Learning	3
10/16/2022	02317-ACE	Uniform Appraisal Standards for Federal Land Acquisitions (Yello	800 - ACE Elective	McKissock Learning	14
09/09/2022	00019-AOTO	The Basics of Expert Witness for Commercial Appraisers	800 - ACE Elective	McKissock Learning	7
09/09/2022	02520-ACE	Hot Topics in Real Estate and Eminent Domain	800 - ACE Elective	International Right of Way Association	8
09/05/2022	00136-ANE	2022-2023 7 Hour National USPAP Update Course	850 - 7-Hour USPAP	McKissock Learning	7
09/10/2021	02510-ACE	2021 ED Hybrid Seminar- Hot Topics in Real Estate & ED	800 - ACE Elective	International Right of Way Association	6
10/30/2020	02999-ACE	Online Business Practices and Ethics	800 - ACE Elective	Appraisal Institute	6

GARZA & ASSOCIATES

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

Course Date	Course Number	Course Name	Subject	Provider Name	Hours
10/20/2020	02330-ACE	Supporting Your Adjustments: Methods for Residential Appraisers	800 - ACE Elective	McKissock Learning	3
10/20/2020	02338-ACE	Residential Property Inspection for Appraisers	800 - ACE Elective	McKissock Learning	7
10/08/2020	00132-ANE	2020-2021 7-Hour National USPAP Update Course	850 - 7-Hour USPAP	McKissock Learning	7
02/11/2020	03258-ACE	Dallas Eminent Domain	800 - ACE Elective	CLE International	14
09/06/2019	00892-ACE	IRWA 2019 Hot Topics in Real Estate and Eminent Domain	800 - ACE Elective	International Right of Way Association	6
10/29/2018	00464-AQC	Online General Appraiser Site Valuation and Cost Approach	711 - General Appraiser Site Valuation and Cost Approach	Appraisal Institute	28
10/21/2018	00038-ANE	2018-2019 7 Hour National USPAP Update Course	850 - 7-Hour USPAP	McKissock Learning	7
10/23/2016	00037-ANE	2016-2017 7 Hour USPAP Update	850 - 7-Hour USPAP	McKissock Learning	7
10/07/2016	00835-ACE	Reviewing Appraisal in Eminent Domain, IRWA Course 410	800 - ACE Elective	International Right of Way Association	8
10/06/2016	00845-ACE	Easement Valuation, IRWA Course 403	800 - ACE Elective	International Right of Way Association	8
10/02/2015	01612-ACE	Eminent Domain - 15th Annual Conference	800 - ACE Elective	CLE INTERNATIONAL	12

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

Additional information about this license holder may be viewed at the agency's website (www.trec.texas.gov) using the License Holder Search found on the home page. The original license date does not necessarily reflect continuous licensure. Copies of any final orders resulting from disciplinary action taken against the license holder may also be found using the Check for Disciplinary Actions link displayed under the "Related Information" on the sidebar of the License Holder Search results.

--------END OF RECORD--------

QUALIFICATIONS OF APPRAISER TRAINEE

MIGUEL A. MARTINEZ
Real Estate Appraiser Trainee
Leonel Garza Jr. & Associates, LLC • 7301 N 7th Street, McAllen, Texas 78504 • Office (956) 687-7295

State-registered Real Estate Appraiser Trainee with Leonel Garza Jr. & Associates, LLC since 2018, bringing over a decade of municipal planning and subdivision-development experience to eminent domain and acquisition assignments.

EDUCATION

Master of Public Affairs, University of Texas Rio Grande Valley December 2017

Bachelor of Business Administration, International Business Management, University of Texas–Pan American, Edinburg, Texas — May 2000

LICENSES

State Real Estate Appraiser Trainee TX-1342042 Expires August 31, 2027

PROFESSIONAL & CIVIC AFFILIATIONS

- Knights of Columbus

WORK EXPERIENCE

Leonel Garza Jr. & Associates, LLC — Real Estate Appraiser Trainee, May 2018–Present
City of McAllen Planning Department — 2008–2018

Texas Real Estate Commission
P.O. Box 12188
Austin, TX 78711-2188
512-936-3000

CERTIFICATE OF LICENSE HISTORY

An automated search of the Texas Real Estate Commission's database reveals the following licensing information current as of 07/14/2026. Please note: Texas does not license by mere reciprocity.

Name: MARTINEZ, MIGUEL ARCADIO
License Type: Trainee Appraiser
License Number: 1342042-T
License Status: Active
Original License Date: 08/07/2019
License Expiration Date: 08/31/2027

DISCIPLINARY ACTIONS

An automated search of the Texas Real Estate Commission's database for the past ten (10) years reveals the following disciplinary action record(s) as of 07/14/2026. Any disciplinary actions listed below are final as of the disposition date. If this section is blank, there were no disciplinary records located.

Additional information about this license holder may be viewed at the agency's website (www.trec.texas.gov) using the License Holder Search found on the home page. The original license date does not necessarily reflect continuous licensure. Copies of any final orders resulting from disciplinary action taken against the license holder may also be found using the Check for Disciplinary Actions link displayed under the "Related Information" on the sidebar of the License Holder Search results.

--------END OF RECORD--------

GARZA & ASSOCIATES

PROOF OF LICENSES AND CERTIFICATIONS



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: LEONEL GARZA
License #: 1328375-CG **License Expires: 12/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **THOMAS MICHAEL DAVIS**
License #: **TX 1336454 G** License Expires: **10/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Appraiser Trainee

Trainee: MIGUEL ARCADIO MARTINEZ
Authorization #: 1342042-T **Authorization Expires: 08/31/2027**

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

GARZA & ASSOCIATES

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Leonel Garza Jr. & Associates LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1419 W Dove Ave Suite 1

Requester's name and address (optional)

6 City, state, and ZIP code
McAllen, TX 78504

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
7 4 - 2 9 4 8 7 7 0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ [signature] | **Date** ▶ 02/23/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

GARZA & ASSOCIATES

SECTION III — FIRM EXPERIENCE AND QUALIFICATIONS

COMPETENCY

Leonel Garza Jr. & Associates, LLC provides a broad range of real estate consulting services, with a primary focus on real estate appraisal and appraisal litigation support. The firm specializes in general and commercial real estate, estate valuations, and right-of-way and easement acquisition and defense, and is fully competent to appraise the complete range of property types contemplated by the City of Edinburg include single-family residences, multifamily structures, commercial properties (retail, industrial, and office), vacant residential and commercial land, and mixed-use properties developing and reconciling the sales comparison, cost, and income approaches to value as appropriate to each assignment. Consistent with the USPAP Competency Rule, the firm accepts only those assignments for which it possesses the requisite knowledge and experience, and its appraisers maintain the market expertise and continuing education necessary to remain fully qualified.

The firm's principal officer is Leonel Garza III, a Texas State Certified General Real Estate Appraiser since 1998. Mr. Garza was originally trained by Leonel Garza Jr., a well-respected real estate appraiser with approximately twenty-five (25) years of appraisal experience at the time of his passing in 1998, following which the firm was established and Mr. Garza III has continued the practice. In addition to appraisal services, the firm operates a Real Property Tax Consulting division that assists property owners in the verification of property tax assessments as promulgated by the Texas Property Tax Code.

The firm's Right-of-Way Division conducts real estate appraisals for local, state, and federal agencies throughout South Texas. These reports conform to the Texas Department of Transportation A-5 and A-6 formats, which are also utilized by Local Participating Agencies (LPAs). Mr. Garza has undergone extensive training in this field over the past twenty-five (25) years and specializes in acquisitions involving diminution of market value and property bisections. The Division's experience extends to a wide variety of acquisitions, including but not limited to: the expansion of existing roadways, development of new roadways, utility easements, drainage and irrigation easements, damage assessment, cost-to-cure analysis, relocation-assistance research, budget analysis, and condemnation hearing and trial support. Over the course of the firm's history, this Division has produced well over 1,000 appraisal reports, the single largest being an approximately 327-parcel project spanning two counties.

Leonel Garza III is currently included on the Texas Department of Transportation's appraiser precertification list and holds an appraisal contract with TxDOT to perform appraisal reports for various State agencies, including but not limited to the TxDOT Right of Way Division, the Texas Attorney General's Office Real Estate Division, and other divisions of TxDOT and the State of Texas.

RIGHT OF WAY APPRAISAL EXPERIENCE

Leonel Garza Jr. & Associates, LLC has performed right-of-way appraisal and appraisal-related services for a broad range of condemning authorities across the Rio Grande Valley and South Texas, including municipalities, county drainage districts, state and federal agencies, engineering firms, and utility providers. The following representative assignments, organized by client, were completed by the firm's appraisers within the past twenty-four (24) months or are currently active. This list is representative and not exhaustive.

RECENT ROW PROJECTS (PAST 24 MONTHS)

CLIENT / CONDEMNING AUTHORITY	REPRESENTATIVE PROJECTS
City of Edinburg	Sugar Road Jackson Road
Texas Department of Transportation	McColl Road (Edinburg) U.S. Highway 281 (Edinburg)
Hidalgo County Drainage District No. 1	Various Hidalgo County 2018 Bond Projects Bentsen Palm Drive Mercedes Gate 3 Pond Delta Mitigation Project Mile 6 Outfalls
Cameron County Drainage District No. 6	Parker Drain Clark Drain
Texas Facilities Commission	Texas Border Wall
American Electric Power (AEP)	Kingfisher Transmission Line (San Benito) Del Sol to Frontera Transmission Line Pompano Transmission Line Stewart Road Transmission Line
L&G Engineering	Mile 6, Phase I, II & III Mile 1 East Project Cesar Chavez Road
CLF Enterprise	U.S. Customs and Border Protection

ACTIVE ROW PROJECTS UNDERWAY

CLIENT / CONDEMNING AUTHORITY	REPRESENTATIVE PROJECTS
Texas Department of Transportation	State Highway 68 (SH-68) International Bridge Trade Corridor (IBTC) State Loop 195 (SL-195) U.S. Highway 83 / Zapata Ware Road
Hidalgo County Drainage District No. 1	La Villa GLO Project Palmview GLO Project
Cameron County Drainage District No. 6	Adams Garden Project
L&G Engineering	Mile 10 Project / Weslaco Cesar Chavez Road
Melden & Hunt	North Alamo Water Supply Lift Stations

PAST PROJECTS WITH THE CITY OF EDINBURG

Members of the proposed team have performed prior real estate appraisal and right-of-way services directly for the City of Edinburg, and the firm previously held the City's appraisal-rotation award under RFQ 2024-4. Each proposed team member's prior City of Edinburg experience is summarized below:

- **Leonel Garza III (Principal / Lead Appraiser)**

  Sugar Road and Jackson Road roadway acquisition projects; lead appraiser under the firm's prior City appraisal-rotation contract.
- **Thomas M. Davis (Project Manager / Appraiser)**

  Sugar Road and Jackson Road roadway acquisition projects.
- **Miguel A. Martinez (Appraiser Trainee)**
- Assisted on City of Edinburg roadway acquisition assignments under the supervision of Leonel Garza III.

DISCUSSION OF EXPERIENCE AND RECENT PROJECTS

The following discussion highlights representative right-of-way and appraisal assignments recently completed or currently underway by Leonel Garza Jr. & Associates, LLC. These projects illustrate the firm's capacity to handle large, complex, multi-parcel acquisitions for State, county, and municipal clients; its command of the TxDOT A-5 and A-6 report formats and the before-and-after methodology; and its ability to support the full acquisition process through negotiation, condemnation, and expert testimony.

State Highway 68 (SH-68) — Texas Department Of Transportation

State Highway 68 is a new-location TxDOT highway in Hidalgo County developed to connect the US 83 / I-2 corridor in the western Valley to the US 281 / I-69C corridor, providing a critical north–south mobility and trade route. As a new-alignment facility, the project requires the acquisition of right-of-way across numerous parcels of agricultural, residential, and commercial land. Leonel Garza Jr. & Associates prepares the real estate appraisals for this project in the TxDOT A-5 and A-6 formats, analyzing each parent tract, the part to be acquired, and the remainder in its before-and-after condition, and quantifying damages and cost-to-cure where the acquisition bisects tracts or affects access. The firm coordinates with TxDOT and the project engineers, contacts and inspects each ownership, and remains available to support negotiations and, where necessary, condemnation proceedings and expert testimony.

International Bridge Trade Corridor (IBTC) — Texas Department Of Transportation

The International Bridge Trade Corridor is a TxDOT roadway project in Hidalgo County developed to serve cross-border commercial traffic in connection with a new international bridge crossing. The corridor's new alignment requires right-of-way acquisition across a range of property types, including agricultural land and commercial frontage. The firm prepares TxDOT-format appraisals for the corridor's parcels, addressing whole-property valuation, partial acquisition, remainder damages, and cost-to-cure, with particular attention to access and highest-and-best-use considerations along a commercial trade route. The firm's familiarity with border-region land markets and international-trade-driven commercial values is directly applicable to this assignment.

Mile 10 Project (Weslaco) — L&G Engineering

The Mile 10 project, in the Weslaco area of the mid-Valley, involves roadway and drainage improvements requiring right-of-way and easement acquisition along an established rural corridor. Working with L&G Engineering as the project's right-of-way consultant, Leonel Garza Jr. & Associates prepares the real estate appraisals supporting the acquisition of the needed right-of-way and drainage easements, analyzing the effect of the acquisitions on the remainder properties including impacts on access, drainage, and agricultural operations and developing supportable opinions of value and damages consistent with USPAP and applicable acquisition standards.

State Loop 195 (Sl-195), Rio Grande City To Roma — Texas Department Of Transportation

State Loop 195, extending from Rio Grande City to Roma in Starr County, is a TxDOT roadway project for which the firm prepares right-of-way appraisals in the TxDOT A-5 and A-6 formats. The firm's long experience appraising in Starr County and the western Valley supports credible, well-documented valuations in this less-densely-developed, agriculturally oriented border market, where comparable data must be carefully researched and confirmed.

U.S. Highway 281 and McColl Road (Edinburg) — Texas Department of Transportation

The firm has prepared right-of-way appraisals for TxDOT roadway improvements in and around the City of Edinburg, including U.S. Highway 281 and the McColl Road widening (Trenton Road to SH-107). These assignments involved the widening of existing, heavily traveled corridors through developed areas, requiring careful analysis of partial acquisitions, access impacts, and damages to commercial and residential remainders in the Edinburg market the same market in which the City's appraisal assignments will arise.

Sugar Road and Jackson Road — City of Edinburg

Under its prior appraisal-rotation award with the City of Edinburg, the firm prepared right-of-way appraisals for the Sugar Road (SH-107 to Monte Cristo) and Jackson Road (north of SH-107 to Monte Cristo) roadway projects. These assignments gave the firm direct, current familiarity with the City's acquisition process, its project engineers, and the north-Edinburg land market, and demonstrate the firm's proven ability to deliver responsive, City-specific appraisal services.

Hidalgo County Drainage District No. 1 — 2018 Bond Program and GLO Projects

The firm has served as appraiser on a broad slate of Hidalgo County Drainage District No. 1 projects, including the District's 2018 Bond Program, the Delta Mitigation Project, the Mile 6 Outfalls, Bentsen Palm Drive, Mercedes Gate 3 Pond, and the La Villa and Palmview GLO (Texas General Land Office) drainage projects. Drainage-district acquisitions frequently involve numerous parcels, permanent and temporary drainage easements, and damages to the remainder arising from changes in access, drainage patterns, and agricultural use. The firm's sustained, multi-year work for the District reflects its ability to manage high-volume, multi-parcel acquisition programs accurately and on schedule.

American Electric Power (AEP) — Transmission Line Projects

For American Electric Power, the firm has appraised electric transmission-line easement acquisitions across South Texas, including the Kingfisher (San Benito), Del Sol to Frontera, Pompano, and Stewart Road transmission lines. Transmission-line easements present distinct valuation issues — including the effect of the easement corridor on the remainder, restrictions on use beneath and around the line, and damages related to structure and tower placement — which the firm addresses through detailed before-and-after analysis and market-supported adjustments.

Texas Border Wall — Texas Facilities Commission And U.S. Customs And Border Protection

The firm has prepared appraisals supporting border-barrier right-of-way acquisition for the Texas Facilities Commission and, through acquisition companies with work associated with U.S. Customs and Border Protection. These assignments require the valuation of acquisitions affecting agricultural and riverfront properties along the border, including access, severance, and highest-and-best-use considerations unique to border-region parcels.

CONCLUSION

Collectively, these assignments demonstrate the firm's experience across roadway, drainage, utility, and border-infrastructure acquisitions; its command of State and Federal acquisition standards and the TxDOT Right of Way Manual; and its capacity to deliver credible, well-supported appraisals, and expert testimony on projects ranging from single parcels to large mult-parcel projects.

REFERENCES

Each of the following references have direct knowledge of the right of way experience of Leonel Garza III and Leonel Garza Jr. & Associates LLC. We have past and current projects with each of the following referenced:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
Raul Sesin – District Manager
902 N. Doolittle, Edinburg, Texas.
Office (956) 292-7080

TEXAS DEPARTMENT OF TRANSPORTATION
Ramon Jimenez – Right of Way Supervisor
600 W. Expressway 83
Office (956) 702-6287

SENDERO ACQUISITIONS LP
Carlos Lascurain, Principal
2662 Industrial Boulevard, Abilene, Texas 79605
Website:www.senderoacquisitions.com
Office (956) 821-9869

L&G ENGINEERING TRANSPORTATION CONSULTANTS
Fred Herrera, Right of Way Administrator
900 S. Stewart Road, Suite 9
Mission, Texas 78572
Office (956) 607-2526

HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
Pilar Rodriguez P.E., Executive Director
203 W. Newcombe Avenue
Pharr, Texas 78577
Office (956) 402-4762

REFERENCE LETTERS

Sendero Acquisitions, LP

3315 W Alberta Road
Edinburg, TX 78539
956.627.2298 phone
956.627.3785 fax

July 7, 2026

City of Edinburg — Engineering Department
Attn: Mardoqueo Hinojosa, P.E., City Engineer
415 W. University Drive
Edinburg, Texas 78539

Re: RFQ 2026-3 — Request for Qualifications, Real Estate Appraisal Services
Reference for Leonel Garza Jr. & Associates, LLC

Dear Mr. Hinojosa and Members of the Selection Committee:

On behalf of Sendero Acquisitions, LP, I am writing to recommend Leonel Garza Jr. & Associates, LLC for the City of Edinburg's real estate appraisal services rotation. Sendero provides right-of-way acquisition services for public infrastructure projects, and we have retained Garza & Associates as our appraisal firm on multiple assignments throughout South Texas.

On projects including the FM 2220 (Ware Road) Widening, Mr. Leonel Garza III and his team delivered high-quality, USPAP-compliant appraisal reports involving complex issues such as residential bisections, relocation of homesteads and businesses, and damages to remainder property. They personally inspected each parcel, communicated professionally with property owners, met our schedules, and supported negotiations and condemnation hearings with credible, well-reasoned valuations and expert testimony.

Their responsiveness, integrity, and command of the Rio Grande Valley market have made them a valued partner. I recommend the firm to the City of Edinburg with confidence and welcome any questions the Selection Committee may have.

Respectfully,

Carlos Lascurain, R/W-NAC
Sendero Acquisitions, LP
Enclosures

GARZA & ASSOCIATES

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

July 7, 2026

Mardoqueo Hinojosa, P.E., City Engineer
City of Edinburg — Engineering Department
415 W. University Drive
Edinburg, Texas 78539

Re: RFQ 2026-3 — Request for Qualifications, Real Estate Appraisal Services
Reference for Leonel Garza Jr. & Associates, LLC

Dear Mr. Hinojosa and Members of the Selection Committee,

On behalf of Hidalgo County Drainage District No. 1, I am pleased to provide our strong recommendation of Leonel Garza Jr. & Associates, LLC for the City of Edinburg's Real Estate Appraisal Services Rotation.

Our District has retained Leonel Garza Jr. & Associates, LLC to provide right-of-way appraisal services for numerous drainage improvement and bond-funded infrastructure projects throughout Hidalgo County. Throughout our working relationship, the firm has consistently demonstrated a high level of professionalism, technical expertise, responsiveness, and reliability.

For projects within our countywide Drainage Bond Program and related ditch and easement acquisition efforts, Mr. Leonel Garza III and his team prepared thorough, well-supported appraisal reports in full compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and all applicable state and federal requirements. They conducted detailed property inspections, maintained professional and respectful communication with affected property owners, consistently met demanding project schedules, and provided valuable support during negotiations, condemnation proceedings, and expert witness testimony when required.

The firm's extensive experience with right-of-way acquisitions, combined with its comprehensive knowledge of the Rio Grande Valley real estate market, makes Leonel Garza Jr. & Associates, LLC exceptionally well qualified to provide appraisal services for the City of Edinburg. Their commitment to quality, accuracy, and client service has made them a trusted partner on some of our most significant infrastructure projects.

902 N. Doolittle Road • Edinburg, Texas 78542 | Office 956 292.7080 • Fax 956 292.7089
www.hcdd1.org

GARZA & ASSOCIATES

We recommend Leonel Garza Jr. & Associates, LLC without reservation and are confident they will provide the City of Edinburg with the same level of professionalism and expertise they have consistently delivered to our District. Should you have any questions or require additional information regarding our experience with the firm, please do not hesitate to contact me.

Sincerely,
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

Raul E. Sesin, PE, CFM
District General Manager

902 N. Doolittle Road • Edinburg, Texas 78542 | Office 956 292.7080 • Fax 956 292.7089
www.hcdd1.org

GARZA & ASSOCIATES

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Texas Department of Transportation

RIGHT OF WAY DIVISION | COMMERCIAL SIGN REGULATORY PROGRAM
P. O. BOX 5075 | AUSTIN, TX 78763-5075 | WWW.TXDOT.GOV

July 7, 2026

City of Edinburg – Engineering Department
Attn: Mardoqueo Hinojosa, P.E., City Engineer
415 W. University Drive
Edinburg, Texas 78539

Re: RFQ 2026-3 – Request for Qualifications, Real Estate Appraisal Services
Reference for Leonel Garza Jr. & Associates, LLC

Dear Mr. Hinojosa and Members of the Selection Committee:

I am pleased to provide this reference for Leonel Garza Jr. & Associates, LLC in support of their response to the City of Edinburg's RFQ 2026-3 for real estate appraisal services. In my role with the Texas Department of Transportation, I have worked with the firm on right-of-way appraisal assignments and can speak to their professionalism and technical competence.

Mr. Leonel Garza III is on TxDOT's appraiser precertification list, and the firm has performed real estate appraisals for a number of roadway right-of-way projects, preparing reports in the required A-5 and A-6 formats and in accordance with USPAP. Their appraisals have been thorough and well documented, addressing whole-property analysis, the part to be acquired, remainder damages, cost-to-cure, and the related issues common to eminent domain acquisitions. The firm has consistently met deadlines and provided knowledgeable support during acquisition and condemnation.

Based on this experience, I am confident that Leonel Garza Jr. & Associates, LLC, has the qualifications, capacity, and market knowledge to serve the City of Edinburg well. I am happy to provide additional information if needed.

Sincerely,

Signed by:
Ramon Jimenez Jr
[illegible]

Ramon Jimenez
Right of Way Supervisor
Texas Department of Transportation – Pharr District
600 W. Expressway 83
Pharr, Texas 78577
(956) 702-6287

OUR VALUES: *People • Accountability • Trust • Honesty*
OUR MISSION: *Connecting You with Texas*

An Equal Opportunity Employer

GARZA & ASSOCIATES

SECTION IV — SCOPE OF SERVICES

LIST OF SERVICES

Leonel Garza Jr. & Associates, LLC is fully prepared to provide the City of Edinburg with the complete scope of real estate appraisal services described in RFQ 2026-3. The firm's services include, at a minimum, the following:

- Opinions of fair market value for real property the City may acquire.
- Preparation of market analysis reports that establish fair market value for subject properties.
- Research of the relevant markets to identify the value of properties selected for acquisition or disposition by the City.
- Professional opinions and reasonable conclusions of value relating to land development, business viability, tax appraisals, and eminent domain, for City properties and surrounding areas.
- Preparation of comparable-sales reports for City properties or potential properties, as required.
- Appraisal report review of appraisals prepared for or submitted to the City, in accordance with USPAP Standard 3.
- Assistance to City personnel and/or the City's broker or agent in the evaluation of the real estate acquisition process.
- Oral presentations to the City Council, Board, or staff, as requested by the City.
- Performance of all services in accordance with USPAP, the USPAP Competency Rule, and all applicable State of Texas laws and procedures governing real estate appraisal.

These services are provided across all property types identified in the solicitation — single-family residences, multifamily structures and complexes, commercial properties (retail, industrial, and office), vacant residential and commercial land, and mixed-use properties — utilizing the sales comparison, cost, and income approaches to value as appropriate to each assignment.

APPRAISAL SERVICES

All appraisals performed by Leonel Garza Jr. & Associates, LLC are developed on the basis of fair market value, determined through the meticulous analysis of comparable sales, cost, and income/rental information within the surrounding market area and reconciled among the three traditional approaches to value as applicable to the property and the specific appraisal problem. Each report is prepared in the number of originals and copies required by the City, and is signed by all licensed personnel who materially contribute to the appraisal process, in compliance with Texas State law and USPAP.

All appraisal reports are completed in accordance with the edition of USPAP in effect as of the date of the order and the USPAP Competency Rule. Leonel Garza Jr. & Associates, LLC is committed to meeting the City's delivery-date requirements, provided that the information necessary to complete each assignment — including tax information, surveys, legal descriptions, and access to the subject property — is made available at the time of the order.

APPRAISAL PROCESS FOR EMINENT DOMAIN CASES

For State and local right-of-way and eminent-domain assignments, Leonel Garza Jr. & Associates, LLC prepares its appraisals in accordance with the TxDOT Right of Way Manual including its appraisal and review procedures and the A-5 and A-6 report formats including the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of Texas law governing condemnation, including Chapter 21 of the Texas Property Code. For federally assisted projects, the firm also complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (49 CFR Part 24). Where a statute, regulation, or agency requirement establishes an appraisal requirement that differs from USPAP, the appraiser applies the USPAP Jurisdictional Exception Rule and documents the controlling requirement.

Under Texas law, just compensation for a partial acquisition is generally measured as the market value of the part acquired, considered as part of the whole property, plus any damages to the remainder, net of any special benefits. Accordingly, the firm's right-of-way appraisals analyze three components the whole property (parent tract), the part to be acquired, and the remainder in its before-and-after condition using a before-and-after analysis to quantify compensation and any damages.

WHOLE PROPERTY (PARENT TRACT)

The "whole property," or "parent tract," refers to the entire parcel subject to appraisal including all of its land area, improvements (buildings and structures), rights, and easements. The appraiser begins by analyzing the whole property to understand its physical characteristics, legal attributes, highest and best use, and market value, thereby establishing the baseline against which the impact of the proposed acquisition is measured. In analyzing the whole property, the appraiser examines:

Land Area

The total land area is determined from the survey provided and from public information gathered from deed records and the local county appraisal district.

Improvements

Structures and site improvements that contribute to market value are identified and analyzed, with consideration given to their condition, depreciation, functional utility, quality, materials, and age as factors affecting their contribution to value.

Highest and Best Use & Market Value

The appraiser develops an opinion of the highest and best use of the parent tract and its market value, considering economic factors such as location, available utilities, access, size, zoning, and neighborhood trends yielding a comprehensive understanding of the whole property's characteristics, highest and best use, and market value.

PART TO BE ACQUIRED

The "part to be acquired" is the specific portion of the parent tract land, improvements, or interests such as fee title or easement that the acquiring authority requires for the public project. The appraiser values the part to be acquired as a portion of the whole property, considering its current and potential use, any improvements taken, the nature of the interest acquired (for example, fee simple or a permanent or temporary easement), and the market value indicated by comparable properties, consistent with Texas law and the TxDOT Right of Way Manual.

REMAINDER — BEFORE AND AFTER

In a partial acquisition, the "remainder" is the portion of the parent tract that remains after the part to be acquired is taken. The appraiser analyzes the market value of the remainder in both its "before" condition (as part of the whole property) and its "after" condition (as affected by the acquisition and the completed project) in order to determine whether the acquisition results in any damages to, or special benefits to, the remainder.

Damages to the Remainder (Diminution in Value)

Diminution in value, or damage to the remainder, is the loss in value of the remaining property resulting from the acquisition and the construction of the project. Through the before-and-after analysis, the appraiser determines whether the market value of the remainder after the taking is less than its value before the taking; any such loss is measured and, where supported by the market, included as damages in the estimate of just compensation, net of any special benefits recognized under Texas law.

Cost to Cure

In some cases, the effect of an acquisition on the remainder can be mitigated by curative measures. A cost-to-cure analysis estimates the reasonable cost of replacing or restoring site improvements affected by the acquisition — such as fencing, gates, driveways and access, irrigation systems, or utilities — where doing so is feasible and economically justified. When the cost to cure is less than the damages that would otherwise accrue to the remainder, it may be used as the measure of those damages.

APPRAISAL METHODOLOGY AND APPROACHES TO VALUE

An appraisal report communicates the appraiser's analysis, opinions, and final estimate of value for the subject property based on the defined scope of work, in a manner that is meaningful to the client and not misleading to the reader. The appraiser first identifies the property rights to be appraised, the effective date of value, and the intended use and users of the appraisal; identifies the subject property; and analyzes the economic factors that influence value, including zoning, neighborhood trends, access, size, and highest and best use. The appraiser then develops and reconciles the three traditional approaches to value sales comparison, cost, and income applying each as it applies to the subject.

Sales Comparison Approach

The sales comparison approach analyzes recent sales of properties most similar to the subject within the relevant market area. Using paired-sales analysis and market-supported adjustments, the appraiser compares these sales to the subject to develop an indication of value, then selects an appropriate unit rate to apply to the whole property, the part to be acquired, and the remainder in its before-and-after condition. This approach is generally the most reliable indicator of value for land and for the partial-acquisition analysis in right-of-way assignments.

Cost Approach

In the cost approach, the appraiser estimates the current cost to replace or reproduce the subject improvements, deducts market-extracted depreciation for physical deterioration and functional or external obsolescence, and adds the value of the underlying land as if vacant (derived from the sales comparison approach). Depreciated improvement costs are developed using recognized cost services such as the Marshall & Swift Valuation Service, supplemented by data from local contractors, suppliers, and other experts, with consideration of the age, condition, quality, materials, and functional utility of the improvements. Where a structure contributes to the whole property but is not affected by the acquisition and the remainder is not impacted the appraiser may rely on the assessed value from the local appraisal district for that improvement. The land value derived from the sales comparison approach is then added to arrive at the value indication.

Income Approach

In the income capitalization approach, the appraiser analyzes a property's capacity to generate future benefits and capitalizes the anticipated net income into an indication of present value, reflecting the principle of anticipation. For non-income-producing properties such as vacant land and owner-occupied residences typical of many right-of-way acquisitions the income approach is generally not applicable to the parent tract or the part to be acquired and is not developed. For income-producing and investment-grade properties, however including commercial, multifamily, and mixed-use assets the firm develops the income approach and reconciles it with the sales comparison and cost approaches, consistent with the full scope of appraisal services requested by the City.

EXPERT TESTIMONY AND TRIAL PREPARATION

When acquisition negotiations do not result in a settlement, Leonel Garza Jr. & Associates, LLC supports the City throughout the eminent-domain process, providing expert appraisal testimony at the Special Commissioners' Hearing and, if the award is appealed, through preparation for and testimony at trial.

Special Commissioners' Hearing

Under Chapter 21 of the Texas Property Code, when a condemning authority and a property owner cannot agree on compensation, the authority files a condemnation petition and the court appoints three disinterested Special Commissioners to assess the property owner's damages. At the Special Commissioners' Hearing, the firm's appraiser serves as the expert witness, presenting the appraisal, the methodology employed, and the opinion of just compensation including the value of the part acquired and any damages to the remainder. In preparation, the firm finalizes and, where necessary, updates the appraisal to the applicable date of value; reviews any opposing appraisal; and prepares demonstrative exhibits — including maps, aerial imagery, photographs, and comparable-sales summaries to clearly present the basis for the opinion of value.

Appeal and Trial Preparation

Either party may file objections to the Special Commissioners' award, which converts the proceeding into a civil lawsuit tried de novo in the county or district court before a judge or jury. In such cases, the firm works closely with the City's legal counsel throughout discovery providing deposition testimony, an updated appraisal, and an expert report as required and prepares to support the admissibility of its opinions under applicable evidentiary standards, including Texas Rule of Evidence 702 and the Robinson/Daubert framework. The firm prepares trial exhibits, assists counsel in evaluating the opposing appraisal, and provides clear, credible direct and cross-examination testimony at trial.

Leonel Garza III has testified as an expert witness in local, state, and federal courts and has participated in more than 500 eminent domain hearings, and Thomas M. Davis has likewise testified as an appraisal expert in eminent domain and federal bankruptcy proceedings providing the City with a team that offers substantial, proven experience in condemnation testimony and trial support.

APPRAISAL REVIEW SERVICES

Leonel Garza Jr. & Associates, LLC provides appraisal report review services in accordance with USPAP Standard 3 (Appraisal Review) and, where applicable, the reporting requirements of Standard 4. Upon the City's request, the firm will review appraisal reports prepared for or submitted to the City evaluating the completeness, accuracy, adequacy, relevance, and reasonableness of the analyses, opinions, and conclusions in the report under review and will provide the City with a written review report of its findings. The firm's State Certified General Real Estate Appraisers are qualified to perform such reviews across all property types contemplated by this solicitation.

The firm maintains strict standards of independence and objectivity in performing review work. Because Leonel Garza III serves as lead appraiser on certain ongoing acquisition and condemnation matters for governmental entities in the region, the firm will promptly disclose any actual or potential conflict of interest to the City and will recuse itself from any specific review assignment in which a genuine conflict exists, so that the City's interests and the integrity of the review process are fully protected.

> **Disclaimer:** Due to the number of appraisal and right-of-way projects that the firm is actively working on — including ongoing acquisition and condemnation matters for the County and other local municipalities for which Leonel Garza III serves as lead appraiser — a conflict of interest may arise on certain requests for appraisal review. In any such instance, the firm will promptly notify the City and will respectfully decline or recuse itself from that specific review assignment.

SECTION V — MISCELLANEOUS

ACCEPTANCE OF REQUIREMENTS AND NO EXCEPTIONS

Leonel Garza Jr. & Associates, LLC has carefully reviewed RFQ 2026-3 in its entirety and agrees to and accepts all terms, conditions, specifications, and requirements set forth in the solicitation. The firm takes no exceptions to the requirements of the RFQ and requests no deviation from its specifications. The firm does not hold, and does not claim, any State exemptions from any requirement of this procurement packet.

ACKNOWLEDGMENT OF ADDENDA

Leonel Garza Jr. & Associates, LLC acknowledges receipt of all addenda issued in connection with RFQ 2026-3, if any, and has reviewed and incorporated their content into this submittal. A signed copy of each addendum issued by the City is included with the firm's response.

PROPRIETARY AND CONFIDENTIAL INFORMATION

Leonel Garza Jr. & Associates, LLC does not designate any portion of this submittal as proprietary or confidential and has no proprietary documents to submit pursuant to this request for qualifications. The firm understands that all responses become the property of the City of Edinburg upon submission and may be subject to disclosure under the Texas Public Information Act.

PROFESSIONAL SERVICES AGREEMENT

Leonel Garza Jr. & Associates, LLC has read the City of Edinburg's Professional Services Agreement, provided as the Draft Agreement with RFQ 2026-3. The firm will meet the prerequisite insurance requirements set forth in the solicitation and, if selected, agrees to enter into the Professional Services Agreement with the City of Edinburg.

FEE PROPOSAL EXCLUSION

Consistent with the requirements of RFQ 2026-3, a fee proposal is not included within this submittal. As provided in the solicitation, the scope of services and billing rates will be negotiated with the selected firm and incorporated as attachments to the City's Professional Services Agreement following selection.

AVAILABILITY AND POINT OF CONTACT

Leonel Garza III, President, is available to answer any questions or concerns regarding this submittal throughout the selection process, and may be reached at (956) 687-7295 or leonel3@garza-associates.com. The firm appreciates the City's consideration and is prepared to begin providing appraisal services immediately upon award and execution of a professional services agreement.

DELIVERY AND TIMELINESS

Leonel Garza Jr. & Associates, LLC understands that the City's appraisal assignments are frequently time-sensitive. Upon receipt of an order and the information necessary to complete it, the firm commences work promptly and delivers credible, USPAP-compliant reports on or before the agreed delivery date. The firm's capacity, experienced staff, standardized report formats, and established data systems enable it to meet the City's schedules and to accommodate expedited assignments when required.

LEONEL GARZA JR. & ASSOCIATES, LLC
Real Estate Appraisal & Right-of-Way Consulting
7301 N. 7th Street, McAllen, Texas 78504 • Office (956) 687-7295 • Fax (956) 687-9236
leonel3@garza-associates.com • www.garza-associates.com

July 14, 2026

City of Edinburg — Engineering Department
Attn: Mardoqueo Hinojosa, P.E., City Engineer, and Members of the Selection Committee
415 W. University Drive
Edinburg, Texas 78539

Dear Members of the Selection Committee:

Leonel Garza Jr. & Associates, LLC sincerely appreciates the opportunity to submit this Statement of Qualifications in response to City of Edinburg RFQ 2026-3, "Request for Qualifications – Real Estate Appraisal Services." We are confident that our firm's more than thirty (30) years of service, our team of State Certified General Real Estate Appraisers, and our extensive record of responsive, USPAP-compliant appraisal work for governmental agencies throughout the Rio Grande Valley position us to serve the City effectively and dependably.

We have carefully reviewed and fully accept the requirements of RFQ 2026-3, and we are prepared to begin providing appraisal services immediately upon award and execution of a professional services agreement. Leonel Garza III remains available to answer any questions the Committee may have throughout the selection process.

Thank you for your time and consideration.

Respectfully submitted,

Leonel Garza III
President
Leonel Garza Jr. & Associates, LLC

Request for Qualifications

for

City of Edinburg

RFQ No. 2026-3

Lowery Property Advisors, LLC

105 Decker Court, Suite 1000,
Irving, TX 75062
Phone: 214.347.8558
Fax: 214.614.4315
Lowerypa.com

Point of Contact

Mario Caro, MAI, AI-GRS, SR/WA

(210) 528-1491

mario@lowerypa.com

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July 6, 2026

Lowery Property Advisors, LLC
105 Decker Court
Suite 1000
Irving, TX 75062

Dear Evaluation Committee:

Lowery Property Advisors, LLC ("LPA") is pleased to submit this Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ 2026-3) for Real Estate Appraisal Services. We appreciate the opportunity to be considered for placement on the City's rotation list and are committed to providing timely, independent, and well-supported appraisal services that meet the City's needs.

Founded in 2010, LPA is a Texas-based commercial real estate appraisal firm with MAI-designated appraisers and staff holding AI-GRS, SR/WA, R/W-AC, CCIM, and MRICS designations. We have completed appraisal assignments for municipalities, counties, state agencies, and school districts throughout Texas, and all work is performed in accordance with USPAP.

Lowery Property Advisors has reviewed the requirements of this Request for Qualifications and is fully prepared to provide the requested services in accordance with the City's requirements.

No addenda to RFQ 2026-3 have been issued as of the date of this submittal.

The undersigned is authorized to bind Lowery Property Advisors, LLC to a contract resulting from this Request for Qualifications.

Mario Caro
Executive Vice President
Mario@lowerypa.com
210-528-1491
100 NE Loop 410, Suite 1350
San Antonio, TX 78216

1. Qualifications of Team

1.1 Firm Qualifications and Experience

Lowery Property Advisors, LLC ("LPA") is a Texas-based commercial real estate appraisal and consulting firm founded in 2010 to provide independent valuation and advisory services for governmental agencies, financial institutions, attorneys, corporations, utility providers, school districts, and private-sector clients throughout Texas. Since its inception, the firm has developed a strong reputation for technical excellence, responsive client service, and well-supported valuation analyses prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). Through its strategically located offices across Texas, LPA provides comprehensive appraisal and consulting services while maintaining the local knowledge and responsiveness expected by its clients.

The San Antonio office will serve as the primary office responsible for administering appraisal assignments for the City of Edinburg. This office is staffed with experienced commercial appraisers who routinely complete assignments throughout South Texas and is supported by additional appraisal professionals located throughout the firm's statewide network. This structure allows Lowery Property Advisors to efficiently complete assignments of any scale while maintaining consistent communication, quality control, and timely delivery. LPA's project experience spans assignments from single-parcel appraisals to complex, multi-parcel engagements exceeding 100 parcels across multiple counties.

Lowery Property Advisors provides valuation and consulting services involving virtually every commercial property type, including office, retail, industrial, multifamily, hospitality, mixed-use developments, special-purpose properties, vacant land, agricultural properties, residential subdivisions, and improved residential properties. In addition to traditional market value appraisals, the firm regularly performs acquisition appraisals, appraisal reviews, lease analyses, market studies, feasibility analyses, litigation support, expert witness services, right-of-way appraisals, easement valuations, financial reporting assignments, estate planning valuations, and other specialized consulting services.

A significant portion of the firm's practice is dedicated to serving public-sector clients. Lowery Property Advisors has successfully completed appraisal assignments for municipalities, counties, transportation agencies, utility providers, school districts, transit authorities, and other governmental entities throughout Texas. These assignments include fee simple acquisitions, permanent and temporary easements, partial acquisitions, right-of-way corridors, eminent domain matters, appraisal review, and litigation support involving a wide variety of property types. The firm's appraisal professionals understand the documentation, communication, and scheduling requirements associated with public-sector projects and have extensive experience working with engineers, attorneys, right-of-way consultants, surveyors, project managers, and governmental staff.

The firm's governmental experience includes appraisal services performed for agencies such as the Texas Department of Transportation (TxDOT), VIA Metropolitan Transit, Trinity Metro, North Texas Municipal Water District, numerous Texas municipalities, counties, school districts, utility districts, and other public entities. Through these assignments, LPA has developed extensive expertise in valuing residential, commercial, industrial, agricultural, institutional, and special-purpose properties for acquisition, infrastructure improvements, transportation projects, utility corridors, parks, drainage improvements, and other public purposes.

One of Lowery Property Advisors' greatest strengths is the depth and experience of its professional staff. The firm includes MAI-designated appraisers and professionals holding AI-GRS, SR/WA, R/W-AC, CCIM, and MRICS designations. This combination of advanced education, professional credentials, and practical experience allows the firm to efficiently complete assignments ranging from routine appraisal reports to complex valuation problems involving partial acquisitions, easements, large commercial developments, litigation support, and eminent domain.

To ensure consistent quality, every assignment completed by Lowery Property Advisors follows established quality assurance and quality control procedures. Each appraisal undergoes

multiple levels of internal review to verify factual accuracy, market support, analytical consistency, and compliance with USPAP and client-specific requirements before delivery. This review process helps ensure that appraisal reports are credible, well supported, and capable of withstanding technical review or litigation scrutiny.

Lowery Property Advisors is uniquely qualified to serve the City of Edinburg because of its extensive governmental appraisal experience, statewide resources, highly credentialed appraisal professionals, and 100% on-time delivery record across governmental and private-sector engagements. Whether the City requires a single appraisal assignment or multiple concurrent projects, LPA possesses the staffing capacity, technical expertise, and project management capabilities necessary to consistently deliver objective, well-supported appraisal reports while meeting established schedules and maintaining the highest standards of professional practice.

1.2 Team Member Qualifications and Experience

Lowery Property Advisors has assembled a highly qualified team of appraisal professionals with extensive experience providing commercial real estate appraisal and consulting services for municipalities, counties, transportation agencies, utility providers, school districts, financial institutions, attorneys, and private-sector clients throughout Texas. The proposed team combines decades of experience in valuation, appraisal review, right-of-way acquisition, eminent domain, litigation support, and consulting services involving a broad range of property types and assignment complexities. Collectively, the team's experience provides the City of Edinburg with the technical expertise, responsiveness, and project management capabilities necessary to successfully perform appraisal assignments under this contract.

Mark Lowery, MAI, AI-GRS, CCIM, MRICS

President – Executive Oversight

Mark Lowery, founder and President of Lowery Property Advisors, will provide executive oversight for the City's assignments. Mr. Lowery has extensive experience performing and reviewing commercial real estate appraisals involving office, retail, industrial, multifamily, hospitality, mixed-use, special-purpose, agricultural, and vacant land properties. His experience includes valuation assignments for governmental agencies, financial institutions, litigation support, estate planning, appraisal review, and financial reporting. Mr. Lowery will participate in executive review and quality assurance for appraisal assignments completed under this contract.

Mario Caro, MAI, AI-GRS, SR/WA

Executive Vice President/ Right of Way Practice Leader – Project Manager

Mario Caro will serve as Project Manager and the City's primary point of contact. Mr. Caro has more than two decades of experience specializing in commercial real estate valuation, right-of-way acquisition, eminent domain, appraisal review, and litigation support. He has

successfully managed appraisal assignments for municipalities, counties, transportation agencies, utility providers, school districts, and numerous public infrastructure projects throughout Texas. As Project Manager, he will oversee project scheduling, client communication, staffing assignments, quality control, and final report delivery to ensure that all appraisal assignments are completed in accordance with USPAP and City requirements.

Shane McCarty, MAI, R/W-AC

Managing Director

Mr. McCarty specializes in commercial appraisal, acquisition valuation, easement analysis, eminent domain, and litigation support. His experience includes valuation assignments involving municipalities, utility providers, transportation agencies, and public infrastructure projects throughout Texas. He provides additional senior-level review and technical expertise for complex appraisal assignments.

Carl Eisenhauer, MAI

Director

Mr. Eisenhauer has more than twenty-five years of commercial appraisal experience specializing in valuation for governmental agencies, right-of-way acquisitions, litigation support, financial institutions, and private-sector clients. His extensive market knowledge throughout South and Central Texas provides valuable expertise for complex appraisal assignments involving a variety of commercial property types.

Allison Jobe

Managing Director

Ms. Jobe leads the San Antonio office's day-to-day operations, including staffing, workflow coordination, and quality control across the office's appraisal assignments. A Texas Certified General Appraiser with a BS in Agribusiness and MS in Real Estate from Texas A&M University, she has appraised a broad range of commercial property types, including office, retail,

industrial, multifamily, hospitality, and mixed-use properties. Her oversight of the San Antonio office supports consistent staffing, coordination, and quality control for assignments performed for the City of Edinburg.

Matthew Strey

Senior Associate

Mr. Strey performs commercial appraisal assignments involving a wide variety of property types and assists with market research, property inspections, valuation analyses, report preparation, and litigation support. He has participated in numerous governmental and right-of-way appraisal assignments throughout Texas.

Michelle McMullan

Senior Associate

Ms. McMullan is a Texas Certified General Appraiser with appraisal experience dating to 2015 and has been with Lowery Property Advisors since 2022. She has appraised a wide range of commercial property types, including office, retail, industrial, multifamily, mixed-use, medical and veterinary office, and special-purpose properties, and assists with market research, property inspections, and report preparation. Her broad property-type experience supports the flexibility needed to complete varied assignments for the City of Edinburg.

Mario Caro and Carl Eisenhauer alone bring more than 48 combined years of right-of-way and eminent domain appraisal experience, and the firm's senior appraisal team collectively holds more than 78 years of litigation and expert witness experience.

The proposed team is supported by experienced research professionals and administrative personnel responsible for project coordination, scheduling, data collection, document management, and quality control. This collaborative approach allows Lowery Property Advisors to effectively manage multiple assignments simultaneously while maintaining

consistent communication, timely delivery, and the high level of professional service expected by the City of Edinburg.

Complete resumes, professional licenses, certifications, and qualifications for each proposed team member are included in **Appendix A**.

	Mark Lowery, MAI, AI-GRS, CCIM, MRICS
Position in firm and on the project team	President and CEO
Responsibilities	Authorized to sign and enter into resulting contract.
	Mario Caro, MAI, AI-GRS, SR/WA
Position in firm and on the project team	Executive Vice President/ Right of Way Practice Leader Point of Contact for new assignments and service orders. Authorized to sign and enter into resulting contract.
Responsibilities	Manages projects and the statewide ROW appraisal practice. Provides expert witness testimony.
	Carl Eisenhauer, MAI
Position in firm and on the project team	Director, San Antonio Office
Responsibilities	Manages projects and a ROW appraisal team. Provides expert witness testimony.
	Allison Jobe
Position in firm and on the project team	Managing Director, San Antonio Office
Responsibilities	Leads San Antonio office operations and supervises a team of appraisal professionals. Provides expert witness testimony.

Michelle McMullan	
Position in firm and on the project team	Senior Associate, San Antonio Office
Responsibilities	Performs commercial real estate appraisals.
Shane McCarty, MAI, R/W-AC	
Position in firm and on the project team	Managing Director, Texarkana Office
Responsibilities	Manages projects and a ROW appraisal team. Provides expert witness testimony.
Matthew Strey	
Position in firm and on the project team	Senior Associate, San Antonio Office
Responsibilities	Performs commercial real estate and right-of-way appraisals. Provides expert witness testimony.

2. Ability to Meet Project Schedules and Deadlines

Lowery Property Advisors recognizes that timely completion of appraisal assignments is essential to the successful implementation of public improvement projects, real estate acquisitions, capital improvement programs, and other municipal initiatives. The firm has established comprehensive project management procedures that enable appraisal assignments to be completed efficiently while maintaining the highest standards of quality, communication, and professional practice. These procedures have been successfully utilized on assignments for municipalities, counties, transportation agencies, utility providers, school districts, and other governmental entities throughout Texas.

Each assignment begins immediately upon receipt with a review of the scope of work, project requirements, anticipated schedule, and reporting requirements. A Project Manager is assigned to each engagement and serves as the City's primary point of contact throughout the assignment. The Project Manager is responsible for coordinating inspections, assigning appraisal personnel, monitoring project progress, communicating with City staff, reviewing schedules, and ensuring that all milestones are achieved in accordance with the City's expectations.

The San Antonio office will serve as the primary office responsible for coordinating assignments for the City of Edinburg. Because Lowery Property Advisors maintains experienced appraisal professionals throughout Texas, additional qualified personnel may be assigned whenever workload demands or project schedules require supplemental staffing. This flexibility allows the firm to efficiently complete both individual appraisal assignments and large, multi-parcel projects without compromising report quality or delivery schedules.

Communication is a fundamental component of Lowery Property Advisors' project management philosophy. The Project Manager maintains regular communication with the City throughout each assignment, providing progress updates, discussing project issues, coordinating property inspections, requesting additional information when necessary, and

promptly responding to questions from City staff. Should unforeseen circumstances arise that could affect project schedules, the City will be notified immediately so that appropriate adjustments can be made while minimizing delays.

Quality assurance procedures are incorporated throughout the appraisal process rather than performed solely upon completion of the report. Market research, highest and best use analyses, comparable sales, valuation methodologies, and report conclusions are reviewed during report preparation to verify factual accuracy, analytical consistency, and compliance with USPAP and client-specific requirements. Prior to delivery, each appraisal report undergoes a comprehensive internal quality review to confirm mathematical accuracy, supporting documentation, narrative consistency, and compliance with applicable professional standards. This process significantly reduces the need for revisions following submission and contributes to the firm's reputation for delivering reliable appraisal reports on schedule.

Lowery Property Advisors understands that project demands often change throughout the course of an assignment. The firm's staffing structure provides the flexibility to respond quickly to revised priorities, accelerated schedules, additional appraisal requests, or expanded project scopes. Experienced appraisal professionals are available to supplement the project team whenever necessary, ensuring that deadlines continue to be met while maintaining the quality and independence expected of professional appraisal services.

The firm also recognizes that responsiveness extends beyond delivery of the appraisal report. Lowery Property Advisors remains available following report submission to respond to review comments, provide supplemental analyses, answer questions, participate in project meetings, assist with negotiations, and provide expert witness testimony when requested. This continued commitment to client service allows projects to proceed efficiently while ensuring that the City receives prompt professional assistance throughout every phase of the appraisal process.

Through experienced project leadership, effective communication, comprehensive quality assurance procedures, and the availability of highly qualified appraisal professionals across

Texas, Lowery Property Advisors has established a proven record of successfully completing appraisal assignments within established schedules while maintaining exceptional technical quality. The firm is fully committed to providing the City of Edinburg with responsive service, dependable project management, and timely delivery of appraisal reports throughout the term of the contract.

3. Stability and References

3.1 References

Lowery Property Advisors has successfully completed appraisal assignments for numerous governmental agencies, municipalities, counties, transportation authorities, utility providers, school districts, and other public entities throughout Texas. These clients have relied on the firm to provide timely, objective, and well-supported appraisal services involving acquisition appraisals, right-of-way valuation, appraisal review, litigation support, easement valuation, market studies, and consulting assignments for a wide variety of property types.

Representative references familiar with the firm's qualifications, responsiveness, technical expertise, and ability to successfully complete appraisal assignments are provided below.

City of Seguin
Connie Real, PMP, SR/WA
Real Estate Manager
(830) 401-2447
Creal@seguintexas.gov

City of Corpus Christi
Bobby Harriad, MPA
Property & Land Acquisition Manager
(361) 826-3515
Bobbyh2@corpuschristitx.gov

City of New Braunfels
Matthew Eckmann, SR/WA
Asst Director, Public Works
(830) 221-4089
MEckmann@newbraunfels.gov

City of Laredo
Vivian Ayala
Real Estate Manager, Community Development Department
(956) 795-5700
jvayala@ci.laredo.tx.us

El Paso Water
Kupper Gray
Real Estate Consultant
(915) 594-5466
KGray@epwater.org

3.2 Firm Stability

Since its establishment in 2010, Lowery Property Advisors, LLC has grown into one of Texas' leading commercial real estate appraisal and consulting firms, providing valuation services to governmental agencies, financial institutions, attorneys, utility providers, corporations, school districts, and private clients throughout the state. LPA employs 74 professionals, including 67 appraisers, across 12 offices nationwide — 9 of them in Texas — providing the depth and geographic reach necessary to reliably serve long-term public-sector contracts. The firm's continued growth has been achieved through a commitment to technical excellence, responsive client service, and consistent delivery of credible, well-supported appraisal reports.

Lowery Property Advisors maintains multiple offices throughout Texas, allowing the firm to efficiently serve clients across diverse geographic markets while providing local market knowledge and responsive project management. The firm's organizational structure provides sufficient depth to successfully manage assignments ranging from single-property appraisals to complex, multi-parcel acquisition projects without compromising quality or project schedules. Experienced MAI-designated appraisers and senior appraisal professionals are available to support assignments requiring specialized expertise, technical review, litigation support, or accelerated completion schedules.

The firm has established comprehensive quality assurance procedures that are incorporated throughout every appraisal assignment. Each report undergoes multiple levels of internal review to verify factual accuracy, analytical consistency, compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), and adherence to client-specific requirements prior to delivery. These procedures have enabled Lowery Property Advisors to establish long-term relationships with numerous governmental agencies and repeat clients throughout Texas.

Lowery Property Advisors maintains the professional staffing, financial resources, and organizational capacity necessary to successfully perform appraisal services under long-term contracts with public-sector clients. The firm's experienced leadership team, statewide resources, and collaborative project approach ensure continuity of service and dependable project delivery regardless of assignment size or complexity. Through careful project planning, responsive communication, and disciplined quality control, Lowery Property Advisors has demonstrated its ability to consistently provide reliable appraisal services while meeting client expectations and project schedules.

4. Previous Experience with the City of Edinburg

Lowery Property Advisors has not been directly contracted by the City of Edinburg for appraisal services. The firm does, however, have extensive and ongoing appraisal experience within the City of Edinburg itself, having completed 45 appraisal assignments in Edinburg across a variety of property types over the past five years — including 19 completed within the past year alone — with one additional assignment currently in progress. This level of activity has given LPA's appraisal professionals a strong, current working knowledge of Edinburg's real estate market, property types, and local conditions, distinct from the firm's broader statewide governmental appraisal experience described elsewhere in this proposal.

In addition to this direct market familiarity, the firm offers the following representative projects as evidence of its experience with public-sector acquisition, right-of-way, and infrastructure-related appraisal assignments for other Texas municipalities, counties, and transportation agencies:

IH-35 Capital Express Central and North Segments — Appraisal of more than 30 parcels for the expansion and reconstruction of IH-35 through downtown Austin, Round Rock, and Pflugerville, including commercial land, office and retail buildings, restaurants, apartments, motels, and single-family residential properties. Completed 2023–2025 for TxDOT's Austin District.

City of Seguin River Oaks Wastewater Treatment Project — Appraisal of 52 parcels for the extension and improvement of a wastewater line in South Seguin, including commercial, rural, and residential land. Completed July 2024.

Austin RM 620 Widening — Appraisal of 15 parcels for the widening of RM 620 in the Lakeway area of Austin, including commercial and lakefront land, retail buildings, a restaurant, billboard signage, and single-family residential property. Completed March 2024 for TxDOT's Austin District.

City of Seguin Springs Hill SUD Transfer Project — Appraisal of 14 parcels for the transfer and improvement of a water line in North Seguin, including commercial, rural, and residential land. Completed January 2024.

City of New Braunfels Kohlenberg Road Widening Project — Appraisal of 5 parcels for the expansion of a two-lane road into a four-lane thoroughfare with a divided median, shared-use path, sidewalks, and curb/gutter improvements in North New Braunfels, including industrial and undeveloped land. Completed February 2025.

5. Insurance and Professional Services Agreement

Lowery Property Advisors maintains comprehensive insurance coverage appropriate for the professional real estate appraisal and consulting services provided by the firm. The firm's insurance program is designed to protect both its clients and employees while satisfying the insurance requirements commonly required by governmental agencies and other public-sector clients.

The firm maintains Commercial General Liability, Comprehensive Automobile Liability, Workers' Compensation, Employer's Liability, and Professional Liability (Errors and Omissions) insurance through financially sound insurance carriers licensed to conduct business within the State of Texas. Coverage is maintained in amounts appropriate for the professional services provided and is reviewed periodically to ensure continued compliance with contractual requirements and industry standards.

Should Lowery Property Advisors be selected by the City of Edinburg, the firm will provide Certificates of Insurance naming the City of Edinburg as an Additional Insured where required and will comply with all insurance requirements established by the Professional Services Agreement. Insurance coverage will remain in effect throughout the duration of the contract, and any required notices regarding policy modifications or cancellations will be provided in accordance with the agreement.

At the time of this submission, Lowery Property Advisors has had no insurance claims within the past five (5) years.

Insurance Coverage Summary

Coverage	Coverage Provided
Commercial General Liability	$2,000,000 Each Occurrence $4,000,000 Aggregate
Automobile Liability	$2,000,000 Combined Single Limit
Workers' Compensation	Per Statute $2,000,000 Each Incident
Professional Liability (Errors & Omissions)	$1,000,000 per occurrence/claim $2,000,000 aggregate

6. Professional Services Agreement

Lowery Property Advisors acknowledges the Professional Services Agreement included as part of the City of Edinburg's Request for Qualifications and understands that execution of the agreement will be required upon selection for contract award.

The firm is committed to working cooperatively with the City to finalize and execute a Professional Services Agreement that satisfies the requirements of the Request for Qualifications and accurately reflects the scope of services to be provided. Lowery Property Advisors maintains the professional qualifications, insurance coverage, and organizational resources necessary to fulfill the obligations of the agreement and is prepared to perform the requested appraisal services in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), applicable federal and state laws, and the City's contractual requirements.

Should minor administrative or legal clarifications be necessary prior to execution, Lowery Property Advisors is committed to working collaboratively with the City to reach mutually acceptable terms while preserving the intent and objectives of the agreement. The firm appreciates the opportunity to be considered for this contract and looks forward to establishing a successful long-term professional relationship with the City of Edinburg.

7. Contact Information

Lowery Property Advisors has designated the following individuals to serve as the primary contacts for all matters relating to this Statement of Qualifications and the administration of appraisal assignments performed for the City of Edinburg.

Primary Contact:

Mario Caro, MAI, AI-GRS, SR/WA
Executive Vice President
Lowery Property Advisors, LLC
100 NE Loop 410, Suite 1350

Office: (210) 390-0492
Direct: (210) 528-1491
Email: Mario@lowerypa.com

Secondary Contact:

Mark Lowery, MAI, AI-GRS, CCIM, MRICS
President/CEO
Lowery Property Advisors, LLC
105 Decker Ct, Suite 1000
Irving Texas 75062

Office: (214) 432-3590
Direct: (214) 300-8466
Email: Mark@lowerypa.com

Mr. Lowery will provide executive oversight for the contract and will remain available to assist with project administration, quality assurance, staffing, and executive-level coordination as needed.

Lowery Property Advisors is committed to maintaining open communication throughout the duration of the contract. City staff will have direct access to the Project Manager for day-to-day coordination, while executive management will remain available to promptly address any contractual, administrative, or technical matters that may arise during the performance of appraisal services.

Appendix A – Key Personnel Resumes



MARK LOWERY, MAI, AI-GRS, CCIM, MRICS

DFW OFFICE

105 Decker Court #1000
Irving, Texas 75062

cell 214.300.8466
ofc 214.347.8558 x 301
mark@lowerypa.com

EXPERIENCE

Mark is the owner and founder of LPA and serves as President and CEO. LPA is a commercial appraisal and consulting firm completing a wide range of projects throughout the southwest. Property types include, but are not limited to office, retail, industrial, multi-family, retail, self-storage, hotel / motel, carwashes, vacant land, daycare, subdivisions, etc.

Mark began his appraisal career with Wells Fargo Bank focusing primarily on residential appraisal review. In 2002, he moved to BRG, Inc. as a Senior Appraiser recruiting and training multiple appraisers. In 2010, Mark founded LPA which has grown to include multiple offices.

Mark has experience with litigation support for legal matters in both federal and state courts. Numerous clients, including attorneys, insurance companies, and lenders nationwide have relied on his expertise in a review appraiser capacity. Mark has been called upon as guest lecturer at his beloved alma mater, Texas A&M.

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute
  - National Nominating 2023
  - University Relations 2022
  - President North Texas 2020
  - Vice President North Texas 2019
  - Secretary North Texas 2018
  - Treasurer North Texas 2017
  - President Central Texas 2016
- Member Royal Institute of Chartered Surveyors – (MRICS)
- CCIM Institute – Designated Member
- North Texas Association of Government Guaranteed Lenders
- Urban Land Institute
- Society of Texas A&M Real Estate Professionals
- Aggie100 List – 2013, 2014, 2015, 2022
- American Society of Appraisers – Designated (ASA)
- Appraisal Foundation (IAC Member)

LICENSES

Texas General Appr.
1334103

Texas Broker License
0515247

Oklahoma General Appr.
13395CGA

Georgia General Appr.
440980

Louisiana General Appr.
G4147

New Mexico General Appr.
03688-G

Colorado General Appr.
CG200003533

Florida General Appr.
RZ4545

Arkansas General Appr.

CG3922

EDUCATION

BBA – Texas A&M University – Finance, Real Estate Emphasis

Coursework for MAI designation

Coursework for CCIM designation

Coursework for AI-GRS designation

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Mark Rayburn Lowery**
License #: **TX 1334103 G** License Expires: **09/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

MARIO CARO, MAI, AI-GRS, SR/WA

SAN ANTONIO OFFICE

100 NE Loop 410 #1350
San Antonio, Texas 78216

direct 210.528.1491
mario@lowerypa.com

EXPERIENCE

Mario Caro has served as Senior Managing Director of LPA San Antonio since 2016. LPA is a commercial appraisal and consulting firm completing a wide range of projects throughout the southwest. Property types include, but are not limited to office, retail, industrial, multi-family, mixed-use, self-storage, hotel/motel, car washes, vacant land, daycare, subdivisions, and special use.

Mario began his appraisal career in 2001 with a regional appraisal company in Houston and specialized in right-of-way and eminent domain appraisal on public and private projects nationwide. In 2005, he returned to his hometown in San Antonio and joined a boutique appraisal firm providing right-of-way and commercial valuation. After 10 years, he transitioned to a global real estate firm where he developed their Texas right-of-way /litigation support practice and appraised commercial properties for lending purposes.

Mario has over 20 years of experience appraising for litigation and legal support matters in both federal and state courts. Numerous clients, including public agencies, attorneys, title companies, and lenders nationwide have relied on his expertise in an appraiser and review appraiser capacity. Mario has provided expert witness testimony and support on a variety of property types for public transportation, utility and recreational corridors, and drainage facilities.

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute
  - Designated Member (MAI, AI-GRS)
  - National Board of Directors 2025
  - Vice Chair 2025, Region VIII
  - President 2022, South Texas Chapter
  - First and Second Vice President 2021 & 2020, South Texas Chapter
  - Treasurer 2019, South Texas
  - Secretary 2018, South Texas
  - National Nominating Committee Alternate 2023, Region VIII
  - Regional Rep 2020-2021, South Texas
  - Education Chair 2020, South Texas
  - Alternate Regional Rep 2014-2019, South Texas Chapter
  - Candidate Guidance Chair 2014-2019, South Texas Chapter
- International Right-of-Way Association
  - Designated Member (SR/WA, R/W-AC)
  - Communications Chair 2024-2025, South Texas
  - President 2022-2023, South Texas
  - Vice President 2021-2022, South Texas
  - Treasurer 2020-2021, South Texas
  - Secretary 2019-2020, South Texas
  - Activities Chair 2012-2013, South Texas

LICENSES

Texas General Appraiser
1334889-G

New Mexico General Appr.
REA-2023-0077

EDUCATION

BS – Texas A&M University – Agribusiness

Coursework for MAI designation

Coursework for SR/WA designation

Coursework for AI-GRS designation

Coursework for R/W-AC designation



CARL EISENHAUER, MAI

SAN ANTONIO OFFICE

100 NE Loop 410 #1350
San Antonio, Texas 78216

direct 210.874.2881
ofc 210.390.0492 x 406
ceisenhauer@lowerypa.com

EXPERIENCE

Carl Eisenhauer has served as Director of LPA San Antonio since 2022. LPA is a commercial appraisal and consulting firm completing a wide range of projects throughout the southwest. Property types include, but are not limited to office, retail, industrial, multi-family, mixed-use, self-storage, hotel / motel, carwash, vacant land, daycare, subdivisions, and special use.

Carl began his appraisal career in 2000 with a boutique appraisal company in San Antonio and specialized in right-of-way and eminent domain appraisal on public and private projects in the State of Texas. Prior to 2000, he was employed by one of the largest property tax consulting firms in San Antonio and represented clients both locally and statewide.

Carl has over 25 years' experience appraising for litigation and legal support matters in both federal, state courts and county courts. Numerous clients served, including public agencies, attorneys, land acquisition firms, and property owners have relied on his expertise in an appraiser and review appraiser capacity. Carl has provided expert witness testimony and support on a variety of property types for public transportation, utility and recreational corridors, and drainage facilities.

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute
  - MAI designation
  - President 2020, South Texas Chapter
  - First and Second Vice President 2019 & 2018 South Texas Chapter
  - Treasurer 2017, South Texas
  - Secretary 2016, South Texas
  - Treasurer South Texas 2017
  - Regional Rep 2018-2020, South Texas
  - Region VIII Nominating Committee, 2022
  - Education Chair 2018, South Texas
  - Board of Directors 2012-2015, South Texas
- International Right-of- Way Association Member - 7902930

LICENSES

Texas General Appr.
TX 1332801 G

EDUCATION

BS – Texas A&M University – Industrial Distribution

Coursework for MAI designation



MATTHEW STREY

SAN ANTONIO

100 NE Loop 410
Suite 1350
San Antonio, Texas 78216

cell 210.874.2405
ofc 210.390.0492 x 407
mstrey@lowerypa.com

APPRAISAL / REAL ESTATE EXPERIENCE

January 2022 to Present; Senior Associate at *LPA – San Antonio*

January 2010 to December 2021; Staff Appraiser at *Eckmann & Groll, Inc.*

Types of properties appraised include: right-of-way acquisitions, office, retail, industrial, restaurants, vacant land, proposed construction, special use, and other types of commercial properties.

EDUCATION

BS Agricultural Economics – *Texas A&M University*

MS Real Estate – *Texas A&M University*

Successfully completed the following courses administered by *McKissock Appraisal Education*:

- Appraiser's Guide to Expert Witnessing
- Business Practices and Ethics
- General Appraiser Cost Approach and Site Valuation
- 15-hour National USPAP Course

Successfully completed the following applicable courses at *Texas A&M University*:

- Real Estate Investment Analysis
- Real Property Analysis
- Real Property Valuation
- Commercial Real Estate Law
- Market Analysis for Real Estate Development
- Real Estate Analytics
- Land Economics
- Real Property Finance
- Analysis of Real Estate Decisions
- Real Estate Development Analysis
- Negotiating in a Competitive Market
- GIS in Landscape and Urban Planning

LICENSE

Texas General Appraiser
TX-1380434-G



ALLISON JOBE

SAN ANTONIO OFFICE

100 NE Loop 410 #1350
San Antonio, TX 78216

direct 210.988.0958
allison@lowerypa.com

APPRAISAL / REAL ESTATE EXPERIENCE

October 2025 - Present; Managing Director at LPA – San Antonio

February 2023 – September 2025; Director at LPA – San Antonio

September 2021 - January 2023; Senior Associate at LPA – San Antonio

January 2020 - August 2021; Associate at LPA – San Antonio

May 2019 - December 2019; Summer Associate at LPA – San Antonio

Types of properties appraised include: office, retail, industrial, multi-family, hotels/short term rental properties, mixed-use developments, restaurants, vacant land, subdivisions, special use, and other types of commercial properties.

EDUCATION

BS – Texas A&M University – Agribusiness

MS – Texas A&M University – Real Estate

Successfully completed the following courses administered by both the *Appraisal Institute* and *McKissock Appraisal Education*:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Texas Supervisor-Trainee Course
- 15-hour National USPAP Course
- 7-hour National USPAP Course
- General Report Writing and Case Studies
- General Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- Quantitative Analysis

Successfully completed the following applicable courses at *Texas A&M University*:

- Real Estate Investment Analysis
- Real Property Analysis
- Real Property Valuation
- Commercial Real Estate Law
- Market Analysis for Real Estate Development
- Real Estate Analytics
- Land Economics
- Real Property Finance
- Analysis of Real Estate Decisions
- Real Estate Development Analysis

LICENSE

Texas Certified General Appraiser
TX 1381130-CG



MICHELLE MCMULLAN

SAN ANTONIO OFFICE

100 NE Loop 410
Suite 1350
San Antonio, Texas 78216

cell 210.209.9080
ofc 210.390.0492 x 306
mmcmullan@lowerypa.com

APPRAISAL / REAL ESTATE EXPERIENCE

June 2022 to Present; Senior Associate at *LPA – San Antonio*

February 2015 to June 2022; Appraiser Trainee at Paramount Property Analysts

Types of properties appraised include: office, retail, industrial, multi-family, mixed-use developments, restaurants, RV/mobile home parks, residential/commercial subdivisions, car washes, auto service, self-storage, assisted living facilities, nursing homes, medical office, veterinary office, daycares, vacant land, special use, and other types of commercial properties.

EDUCATION

BBA Finance, Minor in Economics – *Texas A&M University*

Successfully completed the following courses administered by both the *Appraisal Institute* and *McKissock Appraisal Education*:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Texas Supervisor-Trainee Course
- 15-hour National USPAP Course
- 7-hour National USPAP Update Course
- General Appraiser Market Analysis Highest and Best Use
- Statistics, Modeling, and Finance
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach
- Appraisal of Owner-Occupied Commercial Properties
- Appraisal of Assisted Living Facilities
- Managing Appraiser Liability
- Expert Witness for Commercial Appraisers

LICENSE

Texas Certified General Appraiser
TX-1381565-CG

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: MICHELLE KRISTIN MCMULLAN
License #: 1381565-CG **License Expires: 04/30/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

SHANE MCCARTY, MAI, R/W-AC

TEXARKANA OFFICE

5411 Plaza Drive, Suite B
Texarkana, Texas 75503

direct 817.479.9563
cell 817.999.9760
smccarty@lowerypa.com

EXPERIENCE

January 2022 to Present, Managing Director at Lowery Property Advisors, LLC

December 2016 to January 2022, Vice President at JLL Valuation Advisory, LLC

September 2012 to December 2016, Appraiser at Integra Realty Resources DFW, LLC

Types of properties appraised include, but is not limited to, office, retail, industrial, schools, churches, self-storage, mixed-use developments, restaurants, hotels, vet clinics, aircraft hangars, day cares, subdivisions, apartments, land, and other types of special use commercial properties, partial acquisitions and eminent domain/condemnation appraisals.

PROFESSIONAL ASSOCIATIONS

- Appraisal Institute – Central Texas Chapter
  - Board of Directors 2023, Treasurer/Secretary 2024, Vice President 2025
- International Right-of-Way Association (IRWA)
  - Credentialed Member (R/W-AC)

EDUCATION

BBA – University of Colorado – Finance with Real Estate Emphasis

Coursework for MAI Designation and R/W-AC Designation

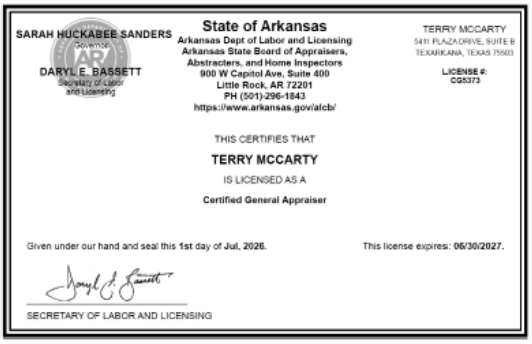
- Appraisal Institute and IRWA Completed Courses:
  - General Appraiser Site Valuation & Cost Approach
  - General Appraiser Sales Comparison Approach
  - Income Approach Parts 1 & 2, and Advanced Income
  - General & Advanced Appraiser Market Analysis and Highest & Best Use
  - Real Estate Finance Statistics and Valuation Modeling
  - General Appraiser Report Writing and Case Studies
  - AI, AVMs, and Blockchain: Implications for Valuation
  - Quantitative Analysis
  - Advanced Concepts & Case Studies
  - The Valuation of Partial Acquisitions
  - Problems in the Valuation of Partial Acquisitions
  - Easement Valuation

LICENSES

Texas General Appraiser
1380861-CG

Louisiana General Appraiser
APR.05180-CGA

Arkansas General Appraiser
CG5373



SARAH HUCKABEE SANDERS
GOVERNOR

DARYL E. BASSETT
Secretary of Labor and Licensing

State of Arkansas
Arkansas Dept of Labor and Licensing
Arkansas State Board of Appraisers, Abstracters, and Home Inspectors
900 W Capitol Ave, Suite 400
Little Rock, AR 72201
PH (501)-296-1843
https://www.arkansas.gov/alcb/

TERRY MCCARTY
5411 PLAZA DRIVE, SUITE B
TEXARKANA, TEXAS 75503

LICENSE #:
CG5373

THIS CERTIFIES THAT

TERRY MCCARTY

IS LICENSED AS A

Certified General Appraiser

Given under our hand and seal this 1st day of Jul, 2026.

This license expires: 06/30/2027.

SECRETARY OF LABOR AND LICENSING

Appendix B – Key Professional Licenses & Certifications



Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

Mark Rayburn Lowery

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this 20th day of *August 2008*

President

This certificate is the property of the Appraisal Institute and must be returned to the Secretary upon termination of membership.



Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

Mario A. Caro

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this *22nd* day of *August 2012*

President

This certificate is the property of the Appraisal Institute and must be returned to the Secretary upon termination of membership.



Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

Carl K. Eisenhauer

has been admitted to membership as an

MAI Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this 28th day of March 2012

President

This certificate is the property of the Appraisal Institute and must be returned to the Secretary upon termination of membership.

July 14, 2026

To: City of Edinburgh
Attn: Evaluation Committee

RE: City of Edinburg Re: Statement of Qualifications – Real Estate Appraisal Services

To the Evaluation Committee:

On behalf of Partners Real Estate, I am pleased to submit our firm's Statement of Qualifications in response to the City of Edinburg's solicitation for licensed real estate appraisal services on an as-needed basis. Partners Real Estate is committed to providing the City with timely, accurate, and USPAP-compliant appraisal services in support of acquisition, lease, financial, and strategic planning needs, and we welcome the opportunity to serve as a trusted appraisal resource for the City.

As a firm specializing in commercial, multifamily, eminent domain and residential appraisals, we are uniquely positioned to assist the City of Edinburgh.

Founded in 2019, Partners Real Estate has grown into a team of approximately 20 appraisers based primarily throughout Texas, completing more than 2,000 appraisal assignments annually across residential, commercial, and specialty property types. Our firm's scale allows us to deploy experienced appraisers quickly while maintaining the responsiveness and personal attention of a boutique practice.

Partners Real Estate has provided appraisal and valuation services to a range of institutional and public-facing clients, including engagements with Dallas Fort Worth International Airport and the University of Houston, among others. This experience has given our team direct exposure to the documentation standards, timelines, and public-accountability expectations associated with government and quasi-governmental clients, and we are prepared to extend that same rigor to the City of Edinburg.

Office Location and Staffing Approach

The engagement will be led out of our Houston headquarters at 5847 San Felipe Plaza, Suite 1400, Houston, TX 77057. Partners Real Estate also maintains offices in San Antonio, Austin, and Dallas, giving us statewide coverage and the flexibility to assign appraisers with relevant local market knowledge to City assignments, including those in the Rio Grande Valley region.

All appraisal work is staffed internally by Partners Real Estate personnel — we do not rely on outside subcontractors or per-diem contractors to fulfill assignments. For smaller or time-sensitive assignments, we assign appraisers based on property type and geographic familiarity, allowing the City to receive prompt turnaround on individual requests without waiting for a large engagement team to mobilize.

Scope of Capabilities

Partners Real Estate is qualified to provide appraisal services for the full range of property types identified in the City's solicitation, including:

- Single-family and multifamily residential structures and complexes
- Commercial properties, including retail, industrial, and office
- Vacant land, both residential and commercial
- Mixed-use properties
- Specialized assignments involving eminent domain, tax appraisal, and land development valuation

All appraisal services are performed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the USPAP Competency Rule, and applicable local, state, and federal laws and regulations, using income, cost, and sales comparison approaches as appropriate to each assignment.

Team Member Qualifications and Experience

Sean P. Reilly, MAI, AI-GRS – Senior Vice President, Partners Real Estate. Mr. Reilly will serve as project manager and primary point of contact for the City of Edinburg engagement.

- 10+ years experience
- MAI/AI-GRS designations from the Appraisal Institute
- State of Texas license number 1381013-CG
- Significant government, eminent domain, residential and commercial appraisal experience.
- Approximately 30 appraisals completed annually in the Rio Grande valley.

Gary S. Brown, MAI – Partner and Executive Managing Director

- 10+ years of experience
- MAI designation from the Appraisal Institute
- State of Texas license number 1380486-CG
- Significant institutional, bank and commercial experience.

Kyle Knox, MAI – Partner and Managing Director

- 30+ years of experience
- MAI/AI-GRS designations from the Appraisal Institute
- State of Texas license number 1323097-CG
- Significant appraisal experience in all aspects.

References

Partners Real Estate is pleased to provide the following references from recent, relevant work. To date, our firm has not performed prior appraisal assignments for the City of Edinburg; references below reflect comparable engagements.

1) Name: Lane Enderby, MAI, CRE, FRICS, CCIM

Title: Director

Company: Altus Group

Address: 10497 Town & Country Way, Suite 600A

Phone: 713-937-2987 Email: lane.enderby@altusgroup.com

2) Name: Jaime Mulder

Title: Manager, Global Advisory

Company: Altus Group

Phone: 713.770.6144 Email: jaime.mulder@altusgroup.com

3) Name: Dan Knight, MAI, AI-GRS

Title: Real Estate Appraisal and Compliance Services

Company: Haginas & Shillings

Address: 7111 Glen Chase Court, Houston, TX 77095

Phone: 281-550-9200 Email: dknight@haginas.com

4) Name: Sheila Stewart, MAI, AI-GRS, CRE

Title: VP-Sr Comm Review Appraiser

Company: EastWest Bank

Address: 9090 Katy Fwy., 3rd Fl., Houston, TX 77024

Phone: 832-982-9219 Email: Sheila.Stewart@eastwestbank.com

5) Name: Nathan Wade

Title: Senior Manager, Advisory

Company: Altus Group

Address: 10497 Town & Country Way, Suite 600A

Phone: 713.937.2978 Email: nathan.wade@altusgroup.com

6) Jonathan Sanders, CCIM, CMI

Title: Senior Consultant

Company: Rainbolt & Alexander

Address: 4511 Dacoma Street, Houston, TX 77092

Phone: 713-397-2337 email: jsanders@raproptax.com

Conclusion

Partners Real Estate confirms that it has read the City of Edinburg's Professional Services Agreement associated with this solicitation. Partners Real Estate confirms that it meets, and will continue to meet, the prerequisite insurance requirements outlined in the Agreement, and, if selected, Partners Real Estate agrees to enter into the Professional Services Agreement with the City of Edinburg substantially in the form provided. Partners Real Estate appreciates the opportunity to submit this Statement of Qualifications and looks forward to the possibility of supporting the City of Edinburg's real estate appraisal needs. Please do not hesitate to contact Sean P. Reilly with any questions regarding this submission.

Sincerely,

Partners



Sean P. Reilly, MAI, AI-GRS
Senior Vice President
Certified General Real Estate Appraiser
Texas License No. 1381013-CG
Expiration Date 7/31/2028
970-619-1835
sean.reilly@partnersrealestate.com

TITAN
COMMERCIAL VALUATION

TRANSMITTAL LETTER

July 14, 2026

City of Edinburg
415 W. University Dr.
Edinburg, Texas 78541

RE: Request for Qualifications – Real Estate Appraisal Services
RFQ No. 2026-3

Dear Evaluation Committee:

Titan Commercial Valuation, LLC submits its qualifications to serve as an on-call real estate appraisal consultant to the City of Edinburg. TCV proposes a senior-led Texas appraisal team with extensive experience performing municipal acquisitions, partial acquisitions, permanent and temporary easement valuations, lease analyses, appraisal reviews, market studies and strategic real estate consulting. During the past five years, the proposed team has completed more than 35 assignments for the City of Austin and valuation services involving approximately 19 acquisition parcels for the City of Hutto. Mr. Suissa has completed or overseen hundreds of appraisal and consulting assignments for local, state, federal, and private-sector clients throughout Texas and Colorado.

TCV understands that this solicitation is intended to establish a rotation list of dependable appraisal firms. Our objective is to provide the City with a responsive and dependable appraisal resource that responds promptly, establishes realistic assignment schedules, communicates consistently and produces defensible reports suitable for acquisition, negotiation, planning, review and public scrutiny.

TCV acknowledges that no addenda were issued for this RFQ. Titan Commercial Valuation, LLC takes no exceptions to the requirements of RFQ No. 2026-3.

I certify that I am an officer of Titan Commercial Valuation, LLC and am fully authorized to bind the firm contractually. By submitting this Statement of Qualifications, Titan Commercial Valuation, LLC agrees to honor all commitments, representations, and conditions contained herein and, if selected, will enter into a contract with the City of Edinburg in accordance with the requirements of the RFQ.

The primary contact for this RFQ and all subsequent correspondence is:

André N. Suissa, MAI, President
Titan Commercial Valuation, LLC
Physical Address: 5900 Balcones Drive, No. 23141, Austin, Texas 78731
Office Telephone: Same as mobile
Fax: Not applicable
Mobile: 956-345-3552
Email: asuissa@titanre.com

Thank you for your consideration. We appreciate the opportunity to be of service to the City of Edinburg and look forward to working with you.

Respectfully submitted,

Titan Commercial Valuation, LLC



André N. Suissa, MAI
President
Authorized Representative

FIRM EXPERIENCE, STABILITY, AND REGIONAL CAPACITY

Firm Experience and Stability

Founded in 2011, Titan Commercial Valuation, LLC (TCV) is a Texas-based real estate appraisal and consulting firm providing valuation services to governmental agencies, municipalities, condemning authorities, public institutions, and private-sector clients throughout Texas and Colorado. TCV's services include acquisition and disposition appraisals, market analyses, appraisal reviews, lease analyses, eminent domain assignments, feasibility studies, strategic planning support, and valuation consulting.

Over the past five years, TCV has completed hundreds of appraisal and consulting assignments for federal, state, and local governmental agencies. The firm's experience includes substantially all property types anticipated by the City of Edinburg, including single-family residential, multifamily, office, retail, industrial, mixed-use, vacant land, institutional, and special-purpose properties. Representative assignments have involved parkland acquisitions, roadway and utility corridors, drainage easements, leased fee and ground lease interests, school properties, land development, and strategic acquisition and disposition analyses.

TCV is a wholly owned operating subsidiary of Poseidon Valuation, LLC. Titan Commercial Valuation, LLC is the respondent to this RFQ and will serve as the contracting entity responsible for all services provided to the City. This ownership structure does not alter TCV's management, proposed personnel, appraisal operations, insurance coverage, quality-control procedures, or responsibility for contract performance.

TCV has maintained continuous commercial appraisal operations for approximately 15 years and does not anticipate any ownership transfer, management reorganization, or departure of key personnel that would impair its ability to perform this contract. The firm has had no insurance claims during the preceding five years. Its established organizational structure, multiple Certified General Appraisers, experienced appraisal trainees, project coordination personnel, and centralized research and production resources reduce dependence on any single individual and provide continuity throughout the contract term.

Project Delivery and Staffing Capacity

Several governmental clients retain TCV on an as-needed basis, requiring the firm to respond promptly to assignments ranging from relatively straightforward residential and land valuations to complex commercial, mixed-use, and eminent domain projects. This experience has resulted in established project-management procedures, dependable communication practices, internal quality-control protocols, and the capacity to adjust staffing as municipal priorities and project schedules change.

The Central Texas office will administer the contract and coordinate assignments throughout Texas. André N. Suissa, MAI, will maintain overall responsibility for contract performance, assignment coordination, quality assurance, and communication with the City. Appraisers will be assigned based on property type, geographic location, complexity, workload, and required delivery schedule.

Every assignment will be directed by a Certified General Appraiser and supported by appraisal trainees, research personnel, report-preparation staff, and deliverables coordination as appropriate. For smaller or limited-scope assignments, TCV can efficiently deploy a Certified General Appraiser with focused trainee and production support. Larger, complex, or time-sensitive assignments can be staffed with multiple appraisers and parallel research and production resources. This scalable structure allows senior appraisers to concentrate on inspections, highest and best use, market analysis, valuation, reconciliation, and technical review while maintaining consistent report quality and dependable delivery schedules.

Edinburg and Rio Grande Valley Experience

TCV and its proposed project team have meaningful appraisal experience in Edinburg and throughout the Rio Grande Valley, including assignments in McAllen, Brownsville, Harlingen, and surrounding South Texas communities. Team members have completed appraisal and appraisal-review assignments involving properties located within Edinburg, together with broader regional work involving commercial properties, vacant land, acquisitions, and public-purpose valuation matters.

Firm President André N. Suissa, MAI, was raised in South Padre Island and maintains longstanding personal, professional, and real estate investment ties to the Rio Grande Valley and Cameron County. TCV is intentionally concentrating its current Valley practice on governmental, infrastructure, eminent domain, appraisal-review, and other public-purpose assignments.

Oscar Guerra resides in South Texas and is fluent in English and Spanish. His language skills and regional familiarity support property inspections, owner communications, market interviews, comparable verification, and coordination with Spanish-speaking property owners, brokers, and other market participants.

This combination of direct Edinburg-area appraisal experience, broader Rio Grande Valley market knowledge, longstanding regional ties, bilingual field capability, and established public-sector appraisal systems positions TCV to provide responsive, dependable, and locally informed appraisal services to the City.

Representative Governmental and Institutional Experience

Client	Project Type	Representative Services	Project Date(s)
City of Austin, TX	Municipal Infrastructure	Appraisals for parkland acquisitions, utility easements, storm drainage improvements, and other public infrastructure projects.	2017–Current
Texas Department of Transportation (TxDOT)	Transportation / Right-of-Way	Appraisal services for the FM 1518 widening project in Schertz, Texas, including 49 right-of-way acquisitions, valuation of partial takings, and expert witness testimony in eminent domain proceedings. Ongoing TxDOT appraisal assignments since 2017.	2017–Current
Colorado Department of Transportation (CDOT)	Transportation / Right-of-Way	Acquisition appraisals supporting highway widening, roadway expansion, and transportation improvement projects throughout Colorado.	2021–Current
University of Texas Board of Regents	Institutional / Ground Lease	Valuation of university-owned retail properties, ground leases, and other institutional real estate assets.	2021–Current
City of Hutto, TX	Transportation / Right-of-Way	Multiple roadway reconstruction acquisition appraisals involving permanent right-of-way, permanent easements, and temporary construction easements (19 parcels to date).	2022–Current
Jefferson County School District	Institutional	Portfolio valuation, acquisition, and disposition appraisals for educational facilities and surplus properties.	2022–Current
Department of Military & Veterans Affairs	Industrial / Warehouse	Appraisal of an industrial warehouse and excess land in Golden, Colorado for internal decision-making purposes.	Jan. 2023
City of Rockdale, TX	Municipal Infrastructure / Aviation	Appraisals of permanent drainage and utility easements for municipal infrastructure improvements, as well as airport hangars and aviation-related facilities supporting the Rockdale Municipal Airport.	Aug. 2024
LDG Development	Multifamily	Appraisal services for a multifamily housing development supporting financing and development activities.	Aug. 2024
Xcel Energy	Utility Corridor	Portfolio appraisal of 40+ transmission corridor parcels involving easement acquisitions, fee acquisitions, temporary work areas, and remainder analyses for transmission infrastructure improvements.	2025–2026
Lubbock National Bank	Commercial Real Estate	Ongoing appraisal services for office, retail, multifamily, and vacant land properties supporting lending and portfolio valuation assignments.	2017–Current

Proposed team member	Previous projects performed for the City
André N. Suissa, MAI	None
Todd D. Milligan, RW/AC	None
Monica G. Lacey	None
Christine Starkovich	None
Oscar Guerra	None
Taylor Henri	None
Aaron Barnes	None
Kevin Reed	None
Amber Roberts	None
Becky Parker	None
Mithelish Singh	None

ABILITY TO MEET SCHEDULES, DEADLINES AND CONCURRENT ASSIGNMENTS

TCV recognizes that the value of an on-call appraisal contract depends on the consultant's ability to accept assignments promptly, establish realistic schedules and communicate before a deadline is at risk. Each assignment will be acknowledged within one business day. After reviewing the available title information, legal descriptions, surveys, property records and intended use of the appraisal, TCV will confirm the assigned personnel, scope, fee, required client information and delivery schedule.

André N. Suissa, MAI, will maintain overall responsibility for contract performance, assignment coordination, quality control, and client communication. Based on property type, complexity, location, workload, and required delivery schedule, he will assign the most appropriate Texas appraiser to each engagement. TCV currently has four Texas Certified General Appraisers available for assignments under this contract, including André N. Suissa, MAI, with an additional Texas Certified General Appraiser anticipated by Fall 2026. TCV's centralized research, coordination, and report-production resources allow the assigned appraisers to focus on property inspections, market analysis, highest and best use, valuation, and technical quality control.

The proposed team is structured to perform multiple assignments concurrently without depending on a single appraiser for inspections, analysis, report production and technical review.

TCV's proposed service standards are supported by its performance under existing on-call governmental contracts. For the City of Austin, typical assignment schedules have ranged from approximately four to eight weeks based on complexity, with expedited assignments completed in approximately three and one-half weeks. For larger or multi-parcel projects, TCV establishes written production schedules, assigns parallel research and appraisal resources, and provides recurring progress updates to identify and resolve schedule risks before they affect the required delivery date.

Project milestone	Proposed service standard
Acknowledge assignment request	Within one business day
Identify project manager and lead appraiser	Within one business day
Review available documents and identify missing information	Within two business days
Confirm scope, fee and delivery schedule	Within two business days after receipt of sufficient assignment information
Schedule inspection	Generally within five business days after access is authorized
Routine assignment delivery	Assignment-specific schedule established at authorization
Complex or multi-parcel assignment	Written production schedule with milestones
Active assignment status updates	Weekly, or more frequently when requested
Schedule-risk notification	Immediate written notice with proposed corrective action
Quality-control review	Completed before every final report is delivered

Understanding of Scope and Service Capabilities

City requirement	TCV response
Acquisition appraisals	Fee acquisitions, partial acquisitions, permanent easements, and temporary construction easements
Market-value analyses	Highest and best use, comparable-sales research, income analysis, and market studies
Property acquisition and disposition	Acquisition support, disposition appraisals, and strategic asset analyses
Lease analysis	Market rent, leased-fee interests, leasehold interests, and ground-lease valuation
Land development	Land valuation, subdivision analysis, development feasibility, and highest and best use
Eminent domain	Before-and-after valuation, damages, benefits, cost-to-cure analysis, and litigation support
Tax-related valuation	Property-tax appraisal, arbitration, and assessment-related consulting experience
Appraisal review	USPAP-compliant appraisal reviews and technical review services
Oral presentations	Presentations to City staff, boards, commissions, and City Council
Property types	Residential, multifamily, retail, office, industrial, mixed-use, vacant land, and special-purpose property
City requirement	TCV response
Valuation approaches	Sales comparison, income capitalization, and cost approaches, as applicable to the assignment and property type

City requirement	TCV response
Regulatory compliance	Compliance with USPAP, the Texas Appraiser Licensing and Certification Act, the USPAP Competency Rule, and applicable local, state, and federal requirements

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

TCV has developed a collaborative project delivery model that maximizes efficiency while ensuring each appraisal receives direct oversight from an experienced Certified General Appraiser. Rather than assigning every aspect of an appraisal to a single individual, our team utilizes a structured workflow that allows each team member to contribute according to their area of expertise while maintaining full compliance with USPAP.

Our Certified General Appraisers remain responsible for all critical valuation functions, including property inspections, highest and best use analyses, market research, selection of comparable sales, reconciliation of the approaches to value, and preparation and certification of each appraisal report. Administrative support, market research, data collection, report formatting, and quality control assistance are performed by experienced support personnel under the direct supervision of the assigned appraiser.

This collaborative approach enables TCV to efficiently manage multiple assignments simultaneously while maintaining consistent report quality, dependable turnaround times, and responsive communication. It also provides flexibility to quickly accommodate both routine and time-sensitive assignments without sacrificing analytical quality.

TCV utilizes LightBox appraisal software to manage appraisal production, maintain our proprietary sales and rental comparable database, and standardize report formatting. This technology enhances efficiency, promotes consistency among assignments, and allows our team to respond efficiently to assignments requiring consistent market analyses, valuation methodologies, and report formats.

TCV is a wholly owned operating subsidiary of Poseidon Valuation, LLC. Titan Commercial Valuation, LLC is the respondent to this RFQ and will serve as the contracting entity for the City of Edinburg. The corporate ownership structure does not alter the firm's management, proposed personnel, appraisal operations, insurance coverage, quality-control procedures, or responsibility for contract performance.

TCV and the proposed project team have not previously performed appraisal assignments for the City of Edinburg. However, TCV's combination of actual Edinburg-area appraisal experience, broader Rio Grande Valley market knowledge, regional ownership interests and a deliberate public-sector focus positions the firm to provide the City with both local familiarity and sophisticated governmental appraisal capabilities.

City of Edinburg Project Team Summary

Person	Proposed role
André N. Suissa, MAI	Contract Manager, assignment coordination, technical review, quality assurance, and primary City contact
Todd D. Milligan, RW/AC	Senior Texas Certified General Appraiser
Monica G. Lacey	Texas Certified General Appraiser
Christine Starkovich	Texas Certified General Appraiser
Oscar Guerra	Bilingual South Texas appraisal trainee supporting inspections, research, market verification, owner communication, appraisal development, and report preparation
Taylor Henri	Appraisal trainee assisting with market research, comparable verification, appraisal development, valuation analysis support, and report preparation
Aaron Barnes	Appraisal trainee assisting with property research, data verification, appraisal development, valuation analysis support, and report preparation
Kevin Reed	Appraisal trainee assisting with market research, property analysis, appraisal development, and report preparation
Amber Roberts	Deliverables Manager responsible for report production, quality-control coordination, final document assembly, and timely delivery to the City
Becky Parker	Appraisal Coordinator assisting with report preparation, scheduling, document coordination, and administrative support
Mithelish Singh	Centralized research and production support

Key Personnel

André N. Suissa, MAI
Founder | President | Project Manager

Mr. Suissa founded Titan Commercial Valuation, LLC in 2011 and has 18 years of commercial real estate appraisal experience. As the firm's President and MAI-designated appraiser, he provides overall project management, quality control, and technical review for appraisal assignments. His experience includes valuations for municipalities, counties, state agencies, federal agencies, condemning authorities, and private-sector clients involving acquisition, disposition, eminent domain, litigation support, appraisal review, and valuation consulting. Mr. Suissa was raised in South Padre Island and maintains strong ties throughout the Rio Grande Valley, providing valuable regional familiarity for assignments in South Texas.

As Project Manager, Mr. Suissa will serve as the City's primary point of contact and will be responsible for overall project management, assignment coordination, quality assurance, schedule management, and client communication. He will oversee staffing assignments, review appraisal reports for quality and consistency, and ensure all services are performed in accordance with USPAP and the City's requirements.

Todd D. Milligan, RW/AC
Certified General Appraiser | Senior Staff Appraiser

Mr. Milligan has 20 years of experience completing commercial appraisal assignments for municipalities, counties, and public agencies throughout Texas. He is LEED AP certified and has green-building valuation background beneficial for energy-related assets. He has expertise in industrial, retail, multifamily, mixed-use, right-of-way and corridor-impact valuations as well as strong appraisal review and UASFLA knowledge. Mr. Milligan has the capacity to manage numerous concurrent commercial appraisal assignments while remaining readily available for property inspections, valuation analysis, client coordination, and report development. He has served as the lead appraiser on numerous acquisitions, right-of-way, easement, eminent domain, and complex commercial valuation assignments. He is our Lead Appraiser in Texas for the City of Austin, City of Hutto, and many other municipalities.

Christine Starkovich
Certified General Appraiser | Staff Appraiser

Ms. Starkovich has 12 years of commercial appraisal experience specializing in the valuation of complex real property assignments. Her experience includes office, retail, industrial, multifamily, mixed-use, vacant land, and special-purpose properties for both public and private sector clients. She assists with eminent domain assignments, acquisition appraisals, and complex valuation analyses while also maintaining an established private client base. Ms. Starkovich rejoined Titan Commercial Valuation in 2026, further strengthening the firm's capacity to

provide timely appraisal services for governmental and private-sector clients.

Monica G. Lacey
Certified General Appraiser | Staff Appraiser

Ms. Lacey has 11 years in commercial real estate valuation and has significant experience appraising office, retail, industrial, multifamily, vacant land, and special-purpose properties. She assists with complex valuation assignments, highest and best use analyses, market research, and report preparation for both public and private clients.

Oscar Guerra
Appraiser Trainee

Mr. Guerra supports property inspections, market research, comparable-data verification, owner communications, and report preparation. He resides in Laredo and is fluent in English and Spanish, enhancing TCV's ability to communicate with Spanish-speaking property owners, brokers, market participants, and other project stakeholders throughout South Texas. Mr. Guerra is progressing toward the Texas Certified General Appraiser credential, which is anticipated by Fall 2026.

Taylor Henri
Appraiser Trainee

Mr. Henri assists with commercial appraisal assignments by performing market research, data collection, property inspections, comparable verification, and report preparation under the supervision of Certified General Appraisers.

Aaron Barnes
Appraiser Trainee

Mr. Barnes provides research support, market analysis, data verification, and appraisal assistance for commercial valuation assignments. He contributes to the preparation of appraisal reports while continuing to develop advanced valuation experience.

Kevin Reed
Appraiser Analyst and Trainee

Mr. Reed assists assigned Certified General Appraisers with property research, market analysis, comparable-data verification, appraisal development, valuation support, and report preparation. His prior experience with the Colorado Department of Transportation and county assessment provides additional familiarity with public-sector property analysis, right-of-way matters, and governmental valuation processes.

Amber Roberts
Deliverables Manager

Ms. Roberts will be responsible for coordinating appraisal deliverables, including report-production workflow, quality-control coordination, final document assembly, and timely delivery to the City. She will work with the Project Manager, assigned appraisers, and production personnel to confirm that reports and supporting materials are complete, consistently formatted, and delivered in accordance with the City's requirements and agreed schedules.

Mithelish Singh
Research & Production Support

Mr. Singh has provided appraisal production support to TCV for several years and oversees a dedicated research team contributing more than 200 staff hours each week. His team assists with property research, data collection, data entry, mapping, and report assembly, enabling Certified General Appraisers to focus on valuation analysis and report development.

Becky Parker
Appraisal Coordinator

Ms. Parker has been with TCV since 2014 and assists with report preparation, inspection scheduling, project-document coordination, assignment tracking, proposal administration, and preparation of electronic and hard-copy deliverables. She will support Amber Roberts and the assigned appraisal team in maintaining organized and timely project delivery.

TCV maintains the staffing capacity to efficiently complete assignments of varying size and complexity. Smaller assignments are typically completed by a Certified General Appraiser supported by appraisal trainees and production staff, while larger or time-sensitive projects utilize multiple Certified General Appraisers working collaboratively. This scalable staffing model enables TCV to respond quickly to assignment requests while maintaining consistent quality, communication, and adherence to project schedules.

On the following pages, we have provided a copy of each appraiser's resume and license. All licenses and authorizations shown were current as of the proposal submission date. TCV will ensure that assigned personnel maintain all required credentials throughout the contract term and will provide renewed certificates to the City as applicable.

RESUME – ANDRÉ N. SUISSA, MAI

Designations and Memberships

Designated Member of the Appraisal Institute, *Member No. 509628*
Director of the Austin Chapter of the Appraisal Institute January 2016 thru December 2017
State Certified General Real Estate Appraiser, *Certificate No. TX-1338797-G*
Valuation of Sustainable Buildings Professional Development Program: Residential & Commercial
Appraisal Institute's Professional Development Program Registry for Litigation

Education and Training

Colorado College, Colorado Springs, CO, Bachelor of Arts, 2003-2007

Appraisal Institute Courses – (O) – Online; (S) – Synchronous

Trainee Courses: Principles of Real Estate (O) 06/07 | 15-Hour National USPAP (O) 07/07 | Real Estate Finance, Statistics, and Valuation Modeling (O) 06/08

7 Hour National USPAP Equivalent Course, (O); 2008-09, 02/09; 2010-11, 10/10; 2012-13, 03/12; 2014-15, 03/14; 2016-17, 05/16**;** 2018-19, 04/18; 2020-21, 04/20; 2022-23, 05/22; **2024-2025, 04/24**

General Certified Appraiser Courses: General Appraiser Tract Valuation and Cost Approach (O) 02/09 | General Sales Comparison Approach, Plano, TX 04/09 | Business Practice and Ethics (O) 06/09 | General Income Approach Part 1 and 2, Houston, TX 10/09 | General Market Analysis and Highest and Best Use; Houston, TX, 10/09| General Report Writing and Case Studies, Plano, TX 11/09

Designation Courses: Advanced Sales Comparison and Cost Approaches, Houston, TX 01/10 | Advanced Applications, Houston, TX 05/10 | Advanced Income Capitalization, Houston, TX 09/10

Continuing Education Courses: Business Practice and Ethics, (O) 2010, 2015, and 2021 | Eminent Domain and Condemnation (O) 01/12 | Transmission Lines: Acquisition, Valuation and Condemnation (O) 07/12| Marketability Studies: Advanced Considerations & Application; San Antonio, TX 06/13 | Senate Bill 18 – When Is Direct Access Materially Impaired; Austin, TX 06/13 | Land Valuation: Upping Your Game (O) 10/13 | Litigation Appraising: Specialized Topics and Applications; Austin, TX 11/13 | Residential and Commercial Valuation of Solar; Houston, TX 03/14 | Introduction to Green Buildings: Principles & Concepts (O) 04/14 | Case Studies in Appraising Green Commercial Buildings; Austin, TX 05/14 | Case Studies in Appraising Green Residential Buildings (O) June 2014 | The Challenges of Reviewing Appraisals; Austin, TX 06/14 | State of the Economy and Austin Real Estate; Austin, TX 09/14 | Eminent Domain Strategies for Appraisers, Attorneys and Land Planners; Austin ,TX 06/15 | Eminent Domain & Commercial and Residential Appraisal Issues; Austin, TX 10/15 | Supervisory Appraiser/Trainee Appraiser Course; Austin, TX 12/15 | The Appraiser as an Expert Witness: preparation & Testimony; Houston, TX 11/16 | Condemnation Appraising: Principles & Applications: preparation & Testimony; Houston, TX 11/16 | 2019 AI Annual Conference Day One; Denver, CO 07/19 | Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation; Denver, CO 08/19 | 2019 AI Annual Conference Day One; Denver, CO 07/19 | Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions (O) 11/19 | Appraisal of Convenience Stores (O) 11/19 | Appraisal of Medical Office Buildings (O) 01/20 | Appraisal of Manufactured Homes (O) 06/22 | FHA Appraising – Principals and Procedures (O) 12/23 | Fundamentals of Appraising Affordable Housing (S) April 2024

Experience

Titan Commercial Valuation, Austin, TX, Principal, August 2011 – Present
720 Real Estate Solutions, Broker/Owner – April 2017 – Present
Registered Property Tax Arbitrator with the Texas Comptroller of Public Accounts, April 2010 – Present
Texas PropTax Adjusters, Austin, TX, Owner/Property Tax Consultant, April 2011 – April 2014
American Realty Corporation, Austin, TX, Commercial Appraiser, Oct. 2007 – May 2011

RESUME – TODD D. MILLIGAN

Designations and Memberships

State Certified General Real Estate Appraiser, Certificate No. TX-#1338828-G
Appraisal Institute, Associate Member, *Member No. 465948*
LEED AP
International Right of Way Association - Right of Way – Appraisal Certified

Education and Training

University of Illinois, Urbana-Champaign, Illinois, Bachelor of Science in Finance, 1999-2003

Appraisal Institute Courses – (O) – Online

Basic Appraisal Principles, Chicago, IL January 2006 / Basic Appraisal Procedures, Pass, Chicago, IL April 2006 / Basic Income Capitalization, Chicago, IL May 2007 / Advanced Income Capitalization, Houston, TX August 2007 / General Appraiser Market Analysis and Highest & Best Use, May 2008 / Valuation of Green Residential Properties, November 2008 / An Introduction to Valuing Commercial Green Buildings, (O) Completed: February 2009 /Advanced Sales Comparison & Cost Approaches, Chicago, IL November 2009 /General Demonstration Report Writing, Chicago, IL February 2010 /Maximizing the Value of Your Appraisal Practice, Austin, TX October 2010/ Advanced Internet Search Strategies, (O) June 2012 / Cool Tools: New Technology for Real Estate Appraisers, (O) Completed: June 2012 / Scope of Work: Expanding Your Range of Services, (O) June 2012 / Appraising the Appraisal: Appraisal Review-General, Chicago, IL July 2013 / Appraisal Supervising Trainees, (O) Completed: July 2013 / Subdivision Valuation, (O) August 2013 /Forecasting Revenue, (O) Completed: March 2014 / Review Theory - General, Dallas, TX May2014/ The Challenges of Reviewing Appraisals; Austin, TX June 2014 / Litigation Appraising: Specialized Topics and Applications; Austin, TX October 2014 / Condemnation Appraising: Principles and Applications: preparation & Testimony; Pleasanton, CA January 2015 / The Appraiser as an Expert Witness: preparation & Testimony; Ft. Lauderdale, FL February 2015 / Uniform Appraisal Standards for Federal Land Acquisitions, Little Rock, AR March 2015 / Eminent Domain & Commercial and Residential Appraisal Issues; Austin, TX October 2015 / Reviewing Appraisal in Eminent Domain, (O) April 2017 / Uniform Appraisal Standards for Federal Land Acquisitions; San Antonio, TX March 2019 / Online Appraising Automobile Dealerships, (O) June 2019 / Appraisal of Industrial and Flex Buildings, (O) March 2022 / Land and Site Valuation, (O) March 2022 / Introduction to Commercial Appraisal Review, (O) June 2022 / Quantitative Analysis, (O) December 2023 / 2024-2025 7-Hour National USPAP Update, (O) April 2024 / Business Practices and Ethics April 2025 / Valuation Bias: The Invisible Fence of Racial Discrimination April 2025

Experience

Titan Commercial Valuation, Austin, TX, Commercial Real Estate Appraiser, Nov.2012- Present
Sunval, LLC. Austin, TX, Owner/ Commercial Real Estate Appraiser, Oct. 2010 – Oct. 2012
American Appraisal, Chicago, IL, Commercial Real Estate Appraiser, Jan. 2007 – Sep. 2010
JSO Valuation Group, Evanston, IL, Commercial Real Estate Appraiser, Oct. 2004 – Dec. 2006

RESUME – CHRISTINE STARKOVICH

Designations and Memberships

State Certified General Real Estate Appraiser, Certificate No. TX-#1381315-G

Education and Training

Eastern Michigan University, Ypsilanti, Michigan, Bachelor of Fine Arts, 2004-2009

Trainee Courses: (O) - Online

Basic Appraisal Principles, 2015, 30 hours
Basic Appraisal Procedures, 2015, 30 hours
15-Hour National USPAP, 2017, 15 hours
Supervisor-Trainee Course for Texas, 2017, 4 hours
Supervisor-Trainee Course for Texas, 2022, 4 hours

National USPAP Course 2016-2017, (O); 2017, 15 hours
National USPAP Update Course 2020-2021, (O); 2020, 7 hours
National USPAP Update Course 2022-2023, (O); 2022, 7 hours

General Certified Appraiser Courses:

General Sales Comparison Approach (O); 2019, 30 hours
General Income Approach Part 1 and 2, (O); 2020, 60 hours
Business Practices & Ethics (Appraisal Institute), 2020, 5 hours
Statistics, Modeling and Finance (O); 2021, 30 hours
General Report Writing and Case Studies, Austin, 2022, 30 hours
Commercial Appraisal Review, Subject Matter Elective (O); 2022, 15 hours
General Appraiser Site Valuation and Cost Approach, (O); 2022, 30 hours
General Market Analysis and Highest and Best Use (O) 2022, 30 hours
Expert Witness for Commercial Appraisers – Subject Matter Elective, 2023, 15 hours

Continuing Education Courses:

National USPAP Update Course 2024-2025 (O); 2025, 7 hours
Uniform Appraisal Standards for Federal Land Acquisitions Course (O); 2025, 14 hours
Introduction to Commercial Appraisal Review (O); 2025, 7 hours

Experience

Titan Commercial Valuation, Certified General Appraiser, June 2023 - Present
BBG, Austin, TX, Staff Appraiser, July 2022 – September 2024
David E Jones & Assoc, Austin, TX, Appraiser Trainee, Nov. 2018 – June 2022
David E Jones & Assoc, Austin, TX, Research Analyst & Report Writer, Apr. 2014 – Nov. 2018

RESUME - MONICA G. LACEY

Designations
Certified General Real Estate Appraiser, *Certificate No. TX-1381467-G*

Education and Training
Emporia State University, Emporia, Kansas, Bachelor of Science, Business Marketing 2008-2010
Concordia University, Austin, Texas, Masters of Business Administration 2016-2018

Trainee Courses– (O) - Online
Texas Appraiser Trainee/Supervisory Appraiser Course, April 2015
Texas Appraiser Trainee/Supervisory Appraiser Course, August 2023
Appraisal Procedures, February 2015
Appraisal Principles, December 2015
2014-2015 15 Hour Equivalent USPAP

7 & 15 Hour National USPAP Equivalent Course- (O) – Online
2016-2017 7 Hour USPAP Update, October 2017; 2018-2019 15 Hour National USPAP Course, September 2019;
2018-2019 7-Hour Equivalent USPAP Update, October 2019
2020-2021 7 Hour Equivalent USPAP Update; August 11, 2021
2022-2023 7 Hour Equivalent USPAP Update; September 10, 2023

General Certified Appraiser Courses– (O) - Online
General Appraiser Income Approach, September 2017
General Appraiser Report Writing and Case Studies, July 2017
General Appraiser Site Valuation and Cost Approach, July 2017
Expert Witness for Commercial Appraisers, May 2017
Commercial Appraisal Review, April 2017
General Appraiser Sales Comparison Approach, April 2017
General Appraiser Market Analysis and Highest and Best Use, August 2016
Statistics, Modeling, and Finance, February 2016

Continued Education Courses & Seminars
Residential Appraiser Site Valuation and Cost Approach, October 2019
Residential Market Analysis and Highest and Best Use, September 2019
Texas Appraiser Trainee/Supervisory Appraiser Course, September 2019
MAI Exam Prep Review Seminar, September of 2018. Course instructed by Mr. John Urubek, MAI, CCIM
Appraiser Exam Prep Review Course, Champions School of Real Estate, May 2021
Appraisal Review of Residential Properties; August 16, 2021
Methodology And Applications of Sales Comparison; August 16, 2021
Appraising Small Residential Income Properties; August 10, 2021
Supporting Your Adjustments: Methods for Residential Appraisers; August 8, 2023
Income Approach Case Studies for Commercial Appraisal; August 14, 2023
Intermediate Income Approach Case Studies for Commercial Appraisers; August 17, 2023
Commercial Land Valuation, August 28, 2023
New Construction Essentials: Luxury Homes; August 30, 2023
Best Practices For Completing Bifurcated and Hybrid Appraisals; September 19, 2023

Experience
Titan Commercial Valuation, Austin, TX, Certified General Real Estate Appraiser May 2021 – Present
Lone Star Appraisals & Realty, Austin, TX, General Real Estate Appraiser Trainee, March 2015 – September 2020

RESUME – TAYLOR HENRI

Designations and Memberships

Appraiser Trainee – Texas Appraiser Licensing & Certification Board (TALCB)
License No. 1342253

Education and Training

Oklahoma State University – Stillwater, OK
B.A. in Business Administration
Specialization in Economics

Trainee Courses: (O) - Online
• Appraisal Principles (30 hours)
• Appraisal Procedures (30 hours)
• 2024–2025 National USPAP Update Course (7 hours)

Licensed Residential Appraiser Courses – (O) – Online
• The Sales Comparison Approach (7 hours)
• The Cost Approach (7 hours)
• Appraisal of Self-Storage Facilities (7 hours)
• Appraisal of Fast Food Facilities (7 hours)
• Appraisal of Industrial and Flex Buildings (7 hours)
• Appraising Owner-Occupied Commercial Properties (7 hours)

Experience

Poseidon Valuation, LLC, parent company of Titan Commercial Valuation, LLC
Appraiser Trainee supporting Titan Commercial Valuation assignments, March 2026–Present
BBG, Inc. – Austin, TX - Appraiser Trainee – June 2022 – March 2026
David E. Jones & Associates – Austin, TX
Appraiser Trainee – August 2014 – June 2022
Henry S. Miller – Dallas, TX
Appraisal Research Analyst – September 2013 – August 2014

RESUME – KEVIN REED

Designations

Colorado Certified Residential Appraiser (2020 – Present)
Colorado Real Estate Broker (2014 – 2020)
Wisconsin Real Estate Broker (2011 – 2014)

Education and Training

Bachelor of Science in Business Management -Colorado State University Global, Greenwood Village, CO – 2019
Associate of Applied Science in Real Estate, Madison Area Technical College, Madison, WI – 2012
Appraisal Institute -Uniform Standards of Federal Land Acquisition (Yellow Book) – July 2024 McKissock
All qualifying education, including general appraiser education, completed for the Colorado Certified General Appraiser License
Division of Property Taxation Courses
Intro to Ad Valorem Appraisal – October 26, 2020
Abatements Workshop – October 6, 2020
Presenting Your Best Case – June 24, 2021
Manufactured Homes – December 13, 2021
Complex Residential / GRM – September 28, 2021
Colorado Department of Transportation
Completion of several leadership courses required for supervisors
Completion of all qualifying education for the Certified General Appraiser Licensure and 75% of required commercial experience hours

Experience

Poseidon Valuation, LLC, parent company of Titan Commercial Valuation, LLC
Appraisal Analyst and Trainee supporting Titan Commercial Valuation assignments, March 2026-Present
Colorado Department of Transportation – Region 4, Greeley, CO
Appraiser / Real Estate Specialist — June 2023 – Present
Touchstone Valuation Ltd., Loveland/Denver, CO
Residential Real Estate Appraiser (Principal) — 2022 – Present
Larimer County, Loveland, CO Assessor I — 2020 – 2022
Dominium Inc., Greeley, CO Assistant Property Manager — 2019
Doberstein Lemburg Commercial Inc., Fort Collins, CO Commercial Real Estate Broker — 2018
Real Estate Appraiser Trainee – 720 Real Estate Solutions, Lakewood, CO
Leasing Agent – Echelon Property Group, Denver, CO
On-Site Property Manager – Eastmore Real Estate, Milwaukee, WI
Property Management Intern – Wisconsin Management Company, Madison, WI

RESUME – OSCAR GUERRA

Designations and Memberships

Texas Real Estate Appraiser Trainee, Certificate No. TX-#1343975

Education and Training

Texas A&M University, College Station Texas, Bachelor of Leadership Education, And Communications. Minor In Spanish Language 2022-2024

Trainee Courses: (O) - Online
Basic Appraisal Principles, 2024, 30 hours
Basic Appraisal Procedures, 2024, 30 hours
15-Hour National USPAP, 2024, 15 hours
Supervisor-Trainee Course for Texas, 2024, 4 hours

Experience

Poseidon Valuation, LLC, parent company of Titan Commercial Valuation, LLC
Appraiser Trainee supporting Titan Commercial Valuation assignments, November 2024–Present

Language Skills

Fluent in English and Spanish

RESUME – AARON BARNES

Designations

Appraiser Trainee, *Authorization No. #1343961*

Education and Training

CUNY Baruch College August 2012

Trainee Residential Appraiser Courses – (O) – Online

15-Hour National USPAP Course – June 11, 2024
Addition of Supervision (1-3 trainees) – August 26, 2024
Appraising for the Supervisor and Trainee – June 14, 2024
Market Analysis and Highest and Best Use (Appraisal 3) – July 18, 2024
Real Estate Appraisal Appraisal 2 – August 22, 2024
Real Estate Appraisal Principles Appraisal 1 – June 27, 2024
Residential Valuation – Report Writing and Case Studies – July 30, 2024
Residential Valuation – Sales Comparison Approach and Income Approach – July 25, 2024
Residential Valuation Site Valuation and Cost Approach – August 1, 2024

Experience

Titan Commercial Valuation, Austin, TX, Appraiser Trainee, September 2024 – Present

INSURANCE SUMMARY

Coverage	Limits	Expiration
Commercial General Liability	$1,000,000 each occurrence / $2,000,000 aggregate	02/19/2027
Automobile Liability	$1,000,000 combined single limit	02/19/2027
Workers' Compensation / Employers Liability	$1,000,000 each occurance	02/19/2027
Professional Liability / E&O	$2,000,000 per claim / $2,000,000 aggregate	02/02/2027

TCV has had no insurance claims during the preceding five years and will provide all certificates and endorsements required by the City before commencing services.

CERTIFICATIONS

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: ANDRE NATHAN SUISSA

License #: 1338797-CG **License Expires: 06/30/2028**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: TODD DEVLIN MILLIGAN

License #: 1338828-CG **License Expires: 06/30/2028**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Monica Gayle Lacey**
License #: **TX 1381467 G** License Expires: **07/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: CHRISTINE LOUISE STARKOVICH
License #: 1381315-CG **License Expires: 05/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Appraiser Trainee

Trainee: TAYLOR WHITFIELD HENRI

Authorization #: 1342253-T Authorization Expires: 04/30/2028

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Appraiser Trainee

Trainee: **Oscar Eduardo Guerra**

Authorization #: **TX 1343975 Trainee** Expires: **10/31/2026**

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Appraiser Trainee

Trainee: **Aaron Barnes**

Authorization #: **TX 1343961 Trainee** Expires: **08/31/2026**

Review the list of the above Trainee's Supervisors on the License Holder Search at www.talcb.texas.gov.

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Appraiser Trainee

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Kevin Reza Reed
1607 South Douglas Ave.
Loveland, CO 80537

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

Board of Real Estate Appraisers

Kevin Reza Reed

Certified Residential Appraiser

Director: Marcia Waters

License #: CR200002557
Status: Active
Expires: 12/31/2027

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

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Colorado Department of Regulatory Agencies
Division of Real Estate
Kevin Reza Reed
Certified Residential Appraiser

CR200002557	12/01/2025
License Number	Issue Date
Active	12/31/2027
License Status	Expiration

Verify this license at http://dora.colorado.gov/dre

Director: Marcia Waters — Licensee Signature

REFERENCES

Titan Commercial Valuation, LLC has successfully completed appraisal assignments for numerous federal, state, and local governmental agencies throughout Texas and Colorado. The following representative projects demonstrate our experience performing appraisal services comparable to those anticipated by the City of Edinburg. Additional references are available upon request.

TCV and the proposed project team have not previously performed appraisal assignments for the City of Edinburg. However, the firm has extensive experience providing appraisal services for municipalities, counties, state agencies, universities, and other governmental entities throughout Texas and Colorado through both on-call contracts and project-specific engagements. Listed are some of our references for similar projects.

City of Austin (Ongoing On-Call Appraisal Contract)

Project Description

TCV has completed more than 35 appraisal assignments for the City of Austin during the past five years under its ongoing on-call appraisal contract. Assignments have included fee acquisitions, partial takings, permanent easements, temporary construction easements, parkland acquisitions, water and wastewater improvements, drainage projects, and other municipal infrastructure initiatives. Typical assignment schedules range from four to eight weeks depending on project complexity, with expedited assignments completed in as little as three and one-half weeks.

TCV Team Members
Todd D. Milligan – Lead Appraiser
André N. Suissa – Quality Review
Christine Starkovich – Staff Appraiser
Becky Parker – Assisting in report preparation
Mithelish Singh – Research & Production Support

Client Reference
Joseph McAweeney, EDFP, MRICS
City of Austin
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
(512) 974-9241
Joseph.McAweeney@AustinTexas.gov

City of Hutto (Ongoing On-Call Appraisal Contract)

Project Description

Since 2023, Todd Milligan has served under the City's on-call appraisal contract, completing appraisal services supporting roadway reconstruction and capital improvement projects. To date, the team has completed valuation services involving approximately 19 acquisition parcels, including fee acquisitions, permanent easements, temporary construction easements, and eminent domain support for multiple transportation improvement projects.

TCV Team Members
• Todd D. Milligan – Lead Appraiser
• Becky Parker – Assisting in report preparation
• Mithelish Singh – Research & Production Support

Client Reference
Patricia A. Davis, MSCE, P.E., LGPP
CIP Manager
City of Hutto
500 W. Live Oak Street
Hutto, Texas 78634
(512) 759-4005
Patricia.Davis@HuttoTX.gov

University of Texas Board of Regents (Ongoing On-Call Appraisal Contract)

Project Description

TCV has completed multiple appraisal assignments involving properties subject to long-term ground leases for the University of Texas System. Representative assignments include valuation of a 2.641-acre H-E-B Grocery ground lease, a 0.5333-acre 7-Eleven ground lease, an ongoing 1.9636-acre CVS Pharmacy ground lease, and a 2,195-square-foot dental office. These assignments required analysis of leased fee interests and long-term leasehold considerations.

TCV Team Members
• Todd D. Milligan – Lead Appraiser
• Becky Parker – Assisting in report preparation
• Mithelish Singh – Research & Production Support

Client Reference
Tina Faltysek
Senior Real Estate Specialist
The University of Texas System
210 West 7th Street
Austin, Texas 78701

(512) 499-4330
TFaltysek@UTSystem.edu

Colorado Department of Transportation (CDOT)

Project Description

Led by André N. Suissa, MAI, TCV provided comprehensive right-of-way valuation services for the federally funded 6th Avenue and Wadsworth Boulevard Improvement Project, involving seven impacted commercial properties. Services included valuation of fee acquisitions, permanent easements, temporary easements, contributory site improvements, damages analyses, cost-to-cure estimates, and coordination of third-party relocation cost estimates for commercial signage. Despite project delays resulting from roadway redesign, the assignment was completed while maintaining proactive communication with CDOT staff and affected property owners.

TCV Team Members
André N. Suissa – Project Manager
Amber Roberts – Report Preparation
Kevin Reed and Taylor Henri – Field Support and Research
Mithelish Singh – Research & Production Support

Client References
Brent Hoag, MAI
Colorado Department of Transportation
(303) 757-9830
Brent.Hoag@State.CO.US

and

Mike Rinner, MAI, AI-GRS
Colorado Department of Transportation
(720) 352-7244
Mike.Rinner@State.CO.US

Public Service Company of Colorado d/b/a Xcel Energy

Project Description

The assignment consisted of two phases and a portfolio of 45 separate appraisal reports. The purpose of these appraisals was to provide compensation estimates for the reasonable market value of the properties actually taken; compensable damages, if any, to the residue; and special benefits, if any, to the residue. The appraisal phase began in 2025 and was completed in May 2026, with related expert-witness services anticipated in Fall 2026.

Contact Reference:
Jamie N. Dickinson
Spencer Fane LLP, Counsel to Public Service Company of Colorado
1700 Lincoln Street, Suite 2000
Denver, CO 80203
303-839-3826
jndickinson@spencerfane.com

TCV Team Members

André N. Suissa, MAI – Project Manager
Amber Roberts – Report Preparation
Kevin Reed and Taylor Henri – Field Support and Research
Mithelish Singh – Research & Production Support

Client Reference
Public Service Company of Colorado (Xcel Energy)
3500 Blake Street
Denver, Colorado 80205

INSURANCE

We have had no insurance claims against the firm within the past 5 years.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Hank Gerdes
State Farm Hank Gerdes State Farm Insurance 610 Main St Suite 1 Buda, TX 78610	PHONE (A/C, No, Ext): 512-295-4265 FAX (A/C, No): E-MAIL ADDRESS: hank@hankgerdes.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : State Farm Lloyds — 43419
INSURED Titan Commercial Valuation 5900 Balcones Dr. Austin, TX 78731	INSURER B : State Farm Mutual Automobile Insurance Company — 25178
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			90-NB-9810-6	02/19/2026	02/19/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			161 7866-E27-53B	02/19/2026	02/19/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	90-E2-Z299-0	02/19/2026	02/19/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

For Verification Purposes at this time

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.

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1001486 132849.13 04-22-2020

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Isaac Peck
OREP - Organization of Real Estate Professionals Insurance Services, LLC 6760 University Ave #250 San Diego, CA 92115	PHONE (A/C, No, Ext): 888-347-5273 FAX (A/C, No): 619-704-0793 E-MAIL ADDRESS: info@orep.org PRODUCER CUSTOMER ID #:

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Titan Commercial Valuation, LLC Andre Suissa, MAI 5900 Balcones Dr. #23141 Austin, TX 78731	INSURER A : Accelerant National Insurance Company	10220
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	CLAIMS-MADE OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	POLICY PRO-JECT LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS						BODILY INJURY (Per accident)	$
	SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	$
	HIRED AUTOS							$
	NON-OWNED AUTOS							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DEDUCTIBLE							$
	RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU-TORY LIMITS OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	ERRORS AND OMISSIONS / PROFESSIONAL LIABILTY			NRE40PL101824-00	2/2/2026	2/2/2027	PER CLAIM: $ 2,000,000 AGGREGATE: $ 2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

REAL ESTATE ERRORS AND OMISSIONS LIABILTY INSURANCE
RETROACTIVE DATE: 2/2/2026
Appraisers Covered: Christine Starkovich, André Suissa, Todd Milligan and Monica Lacey

CERTIFICATE HOLDER

Proof of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ISAAC PECK Isaac Peck

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PROFESSIONAL SERVICES AGREEMENT

Titan Commercial Valuation, LLC acknowledges that it has reviewed the City's Professional Services Agreement included with this Request for Qualifications. Our firm understands the terms and conditions of the agreement and, if selected, agrees to enter into the Professional Services Agreement with the City of Edinburg.

Titan Commercial Valuation, LLC further confirms that it will meet the insurance requirements specified in the RFQ and will provide certificates of insurance and any other required documentation prior to contract execution.

CONTACT INFORMATION

André Suissa, MAI, President
5900 Balcones Rd., #23141
Austin, TX 78731
Office: Same as mobile
Mobile: 956-345-3552
asuissa@titanre.com

Todd Milligan, RW/AC Senior Appraiser
5900 Balcones Rd., #23141
Austin, TX 78731
Office: Same as mobile
Mobile: 512-940-6799
tmilligan@titanre.com

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.C.
2026-2028 Geotechnical Engineering and Construction Materials Testing Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-4, Geotechnical Engineering and Construction Materials Testing Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion, the City of Edinburg requires Geotechnical Engineering and/or Construction Materials Testing Services on City projects which do require a specific engineering specialty. The qualified firm(s) selected should be experienced in the field of geo-technical engineering services, having experience in Geological Geo-Technical Testing and Construction Materials Testing. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and appraisal expertise to carry out the projects without constraints to produce documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date. The rotation is for potential projects between October 2026 through September 2028. Projects are to be funded in the upcoming fiscal years, as prioritized by the City Council.

Requests for Qualifications were received on Tuesday, July 14, 2026, at 3:00 p.m. for Geotechnical Engineering and Construction Materials Testing Services. A total of nine (9) Requests for Qualifications were received and reviewed by staff. All the submittals received met the criteria set out in the Request for Qualifications. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. B2Z Engineering, LLC*
2. ECS Southwest, LLP
3. HVJ South Central Texas – M&J, Inc.
4. Millennium Engineers Group, Inc.*
5. Professional Service Industries
6. Raba Kistner, Inc.*
7. RGV Strata Group
8. Terracon Consultants, Inc.*
9. UES Professional Solutions 45, LLC

*On 2024-2026 rotation

Limiting the selection of firms between 3 and 5 will insure each firm will obtain a project as it arises. The current 2024-2026 rotation has four (4) firms, and they have received approximately three (3) projects.

3. **Staff's Recommendation:**
Staff recommends awarding RFQ No. 2026-4 Geotechnical Engineering and Construction

Materials Testing Services to qualified firm(s) and authorize the City Manager or designated appointee to enter into a Professional Services Contract with such firm(s) as projects arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City Engineer

Attachments:

A. RFQ 2026-4 - Geotechnical Engineering amd CMT
B. Agreement (Draft)
C. B2Z Engineering
D. ECS Southwest, LLP
E. HVJ South Central Texas - M&J, Inc.
F. Millennium Engineers Group, Inc
G. Professional Service Industries
H. Raba Kistner, Inc.
I. RGV STRATA GROUP
J. Terracon Consultants, Inc.
K. UES Professional Solutions 45, LLC

EVALUATION

Request for Qualifications - Geotechnical Engineering and Construction Materials Testing Services

Request For Qualification

Engineering

92546

Project ID: RFQ 2026-4

Release Date: Wednesday, June 24, 2026

Due Date: Tuesday, July 14, 2026 3:00pm

Posted Wednesday, June 24, 2026 8:00am

Bid Unsealed Tuesday, July 14, 2026 3:07pm by Lorena Fuentes

Pricing Unsealed Tuesday, July 14, 2026 3:07pm by Lorena Fuentes

All dates & times in Central Time

Post Information

Posted At:
Wed, Jun 24, 2026 8:00 AM
Sealed Bid Process:
Yes (Bids Unsealed / Pricing Unsealed)
Private Bid:
No

1. Introduction

1.1. Summary

The City of Edinburg's Department of Engineering is currently seeking to retain a rotation list of qualified professional Geotechnical Engineering firms to provide Geotechnical Engineering and Construction Materials Testing. The term of the contract will be two (2) years from 10/01/2026 – 09/30/2028. The services request is to provide the following services: Geotechnical Engineering, Construction Materials Testing and Engineering, and Environmental Services of any and all City Projects. It is anticipated that Geotechnical Engineering firms will lead full teams of engineers and or related consultants as needed for each project.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes
Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

1.3. Timeline

Release Project Date:
June 24, 2026

Question Submission Deadline:
July 7, 2026, 3:00pm

Proposal Submission Deadline:
July 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Request for Qualifications - Geotechnical Engineering and Construction Materials Testing Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 14, 2026.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. RFQ 2026-4 to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If you have any questions or require additional information contained in the RFQ, you may contact Lorena Fuentes, Interim Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Tuesday, July 7, 2026.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: RFQ 2026-4 Request for Qualifications - Geotechnical Engineering and Construction Materials Testing Services

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

DEVIATION FROM SPECIFICATION

Please read your requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked “ORIGINAL,” and one (1) Digital Copy in a flash drive**. Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

RFQ CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFQ

If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one, more than one, or no contract(s) in response to this RFQ.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent’s “recognition and compliance to” official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Request for Qualifications - Geotechnical Engineering and Construction Materials Testing Services as specified.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Edinburg.

RESPONDENT’S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled **"Addenda and Modifications".**

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

RFQ PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

VERBAL THREATS

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Employer’s Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City’s Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Scope of Services

The selected firm(s) will report to, and operate under, the direction of City of Edinburg's Department of Engineering staff. Must have a Texas Licensed Professionals with superior background, training, and qualifications meeting all requirements of this RFQ, Registered or licensed in the State of Texas. The scope of services required by this RFQ may include some or all of the following services:

1. Geotechnical:

A. Slab on Grade Foundation Evaluation and Recommendation
B. Special Construction Details for Removal of Ground or Surface Water, Existence of Expansive Clay, Hydrostatic Pressure, etc.
C. Site Work
D. Retention Systems
E. Field Exploration
F. Laboratory Testing
G. Analysis and Reports
H. Other Geotechnical Evaluation
I. Environmental Reports

2. Construction Materials Testing:

A. Plans Review
B. Earthwork Services
C. Density Testing
D. Post Construction Services
E. Foundation Inspection Services
F. Concrete Services
G. Structural Steel Services
H. Other Laboratory Construction Testing for Infrastructure and/or Building Projects.

All qualified firms or persons shall have current licenses as required under the State of Texas for the provisions of services requested for the City of Edinburg.

4.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

A. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

B. Firm Qualification and Experience – Discuss the firm's experience and history in performing geotechnical engineering and construction materials testing services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

C. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

D. References – Provide at least three (3) references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

E. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

F. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

G. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

H. Presentation – Electronic submittal only.

5. Vendor Questionnaire

1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

2. If you have any proprietary documents, please attach the redacted document here.

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

4. Required Forms

4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here*

Please download the below documents, complete, and upload.

CONFLICT_OF_INTEREST.pdf

*Response required

4.2. Please fill out and sign the General Questionnaire and upload here*

Please download the below documents, complete, and upload.

GENERAL_QUESTIONNAIRE.pdf

*Response required

4.3. Please fill out the Litigation Disclosure Form and upload here*

Please download the below documents, complete, and upload.

LITIGATION_DISCLOSURE_FORM.pdf

*Response required

4.4. Please fill out and sign HB 89 and upload here*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

HOUSE_BILL_89_VERIFICATION.pdf

*Response required

4.5. Please fill out and sign the Senate Bill 13 and upload here*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_13_VERIFICATION.pdf

*Response required

4.6. Please fill out and sign the Senate Bill 19 and upload here*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_19_VERIFICATION.pdf

*Response required

4.7. Please fill out and sign the Non-Collusion Affidavit and upload here*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

*Response required

4.8. Please fill out and sign the Conflict of Interest form and upload here*

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

◯ Yes
◯ No

*Response required

4.10. Draft Agreement* Response not required./For reference only

Please download the below documents. *FOR REFERENCE ONLY

RFQ_Agreement_2026-2028_-_Geotechnical.pdf

6. Evaluation Criteria

1. Ability to meet Schedules and Deadlines

Scoring Method:

Points Based
Weight (Points):
30 (*30% of Total*)

2. Presentation

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

3. Previous Experience with City

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

4. Overall Qualification of Team

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

5. Stability and References

Scoring Method:
Points Based
Weight (Points):
15 (*15% of Total*)

7. Attachments

B - Rules for Electronic Bidding

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR GEOTECHNICAL ENGINEERING SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT "A" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR GEOTECHNICAL ENGINEERING SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR GEOTECHNICAL ENGINEERING SERVICES PURSUANT TO RFQ NO. XXXX-XXX





Statement of Qualifications

for

GEOTECHNICAL ENGINEERING AND CONSTRUCTION MATERIALS TESTING SERVICES

RFQ #2026-4

Submittal Due:
July 14, 2026 at 3:00PM







B2Z ENGINEERING

900 S. Stewart Rd. Suite 2 • Mission, TX 78572
(956) 585-3773

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(Acknowledged and uploaded individually on OpenGov Portal)

- Certificate of Liability Insurance (COI)
- Conflict of Interest Disclosure
- General Questionnaire
- Litigation Disclosure Form
- HB 89 Verification Form
- SB 13 Verification Form
- SB 19 Verification Form
- Non-Collusion Affidavit
- Conflict of Interest Questionnaire

Tab I – Transmittal Letter

July 14, 2026

Mr. Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: Statement of Qualifications for
Geotechnical Engineering and Construction Materials Testing Services
Request for Qualification (RFQ) 2026-4

Dear Mr. Hinojosa,

B2Z Engineering, LLC (B2Z) is pleased to submit our Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ 2026-4) for Geotechnical Engineering and Construction Materials Testing Services.

For more than 17 years, B2Z has provided comprehensive geotechnical engineering, construction materials testing, environmental, and related consulting services to municipalities, counties, state agencies, and other public entities throughout Texas. We have proudly served the City of Edinburg through the City's On-Call Geotechnical Engineering and Construction Materials Testing contract since 2018, successfully supporting numerous infrastructure improvements with responsive service, technical expertise, and dependable project delivery.

Our team combines experienced professional engineers, accredited laboratory personnel, certified field technicians, and environmental professionals to provide comprehensive support throughout the planning, design, and construction phases. We have assembled a **uniquely qualified** group of **local professionals** with extensive knowledge and technical expertise in geotechnical engineering and construction materials testing. B2Z operates a **state-of-the-art, AASHTO-accredited, TxDOT-certified,** and **USACE-validated** laboratory in the Rio Grande Valley, providing both field and laboratory testing services for public infrastructure projects throughout South Texas.

With offices in Mission, Brownsville, San Antonio, Austin, and Houston, B2Z is well positioned to respond quickly to assignments of any size while consistently delivering high-quality services that meet project schedules and the City's expectations. **Services for this contract will be managed from our Mission office.**

Mr. A. Reza Badiozzamani, PE, CFM, will serve as the Project Manager and primary point of contact for this contract. Mr. Badiozzamani has full authority to commit the resources of B2Z Engineering and ensure timely, responsive service throughout the duration of the agreement. He will manage this contract from B2Z's Mission office located at 900 S. Stewart Road, Ste 2, Mission, Texas 78572. He can be reached at (956) 655-1995 or Reza@B2ZEng.com.

B2Z acknowledges that no addenda were issued for this Request for Qualifications.

We appreciate the opportunity to be considered for this important contract and look forward to continuing our long-standing partnership with the City of Edinburg. We are confident our experience, local presence, technical capabilities, and commitment to exceptional client service make B2Z Engineering uniquely qualified to provide the geotechnical engineering, construction materials testing, and environmental services required by the City.

Thank you for your consideration.

Respectfully,

Aisha Gonzalez
President

Tab II – Firm Qualification and Experience

Firm Introduction

B2Z Engineering, LLC (B2Z) is a **premier engineering consulting firm established in 2009** and licensed through the State of Texas as a Professional Engineering Firm (TBPE #F-11187). B2Z is **100% LOCALLY OWNED AND OPERATED** and has been headquartered in the Rio Grande Valley since 2009. B2Z is a **Woman-Owned Minority Business** with engineering offices and materials testing laboratories in Mission, Brownsville, San Antonio, Houston, and Austin. We are a **WBE, MBE, WOSB,** and **SBE** certified firm. B2Z has a uniquely qualified group of **LOCAL TALENT** with **geotechnical engineering & testing, construction materials testing,** American Society for Testing and Materials **(ASTM)** testing procedures, American Concrete Institute **(ACI)** testing procedures, National Institute for Certification of Engineering Technologies **(NICET)** proficient, the Texas Asphalt Paving Association **(TXAPA)**, and others.



Office Providing Services

900 S. Stewart Road, Suite 2
Mission, TX 78572

Contact Person

Mr. Reza Badiozzamani, PE, CFM
Reza@B2ZEng.com
(956) 585-3773

Services under this contract will be performed out of our Mission office. Additional support, if needed, will be provided by our regional offices (Brownsville, San Antonio, Houston, and Austin). B2Z's Mission Engineering & Laboratory Offices employ over 50 professional and technical personnel. Services performed out of this office include, but are not limited to geotechnical engineering & testing, construction materials testing, environmental monitoring, general civil engineering, bridge/roadway design, drainage design, construction/project management, and construction engineering & inspection.

Statement of Interest

B2Z has an executed contract with the City of Edinburg to provide geotechnical engineering and construction materials testing services on an as-needed basis. ***We are ready and able to continue to provide these services.*** Our materials testing laboratory is equipped with all the required testing equipment to conduct the geotechnical and materials testing services that may be required by the City of Edinburg's projects.

B2Z is contracted by various entities to provide **geotechnical and construction materials testing services**. These entities include but are not limited to the Cities of Alamo, Edinburg, McAllen, Palmview, and Weslaco, the McAllen Public Utility, Hidalgo County, Hidalgo County Drainage District No. 1, TxDOT, and Hidalgo County Regional Mobility Authority. B2Z was ranked and selected as the **NUMBER ONE** firm for **TxDOT's Materials Engineering Statewide** contract and has been providing geotechnical and materials testing services all over the state. In addition to that contract, **B2Z has been awarded four other TxDOT prime contracts for geotechnical engineering and materials testing services.**

Unique Qualifications



B2Z maintains over 8,500 square feet of combined engineering office and laboratory space in Mission, TX. Our **state-of-the-art laboratory** contains the necessary tools and equipment to provide quality materials testing services. B2Z's team of highly qualified professionals has extensive experience working not only with but for public agencies and understands the nuances and complexities of working within the public sector project model. Whether we are working on a large or **small project, we give each task the same attention to technical excellence and quality control while maintaining responsiveness.**

B2Z also owns and operates four (4) Geotechnical drilling rigs and drilling support trucks. We have the capacity and capability to **expedite** geotechnical and **materials testing services** when necessary. We pride ourselves on hiring local professionals who have **over 200 years of combined TxDOT experience**. B2Z's team is comprised of **over twenty certified field and laboratory technicians,** half of whom possess more than ten years of individual experience. Their certifications include **Level 1A, 1B, and 2; SB 101, 102, 103, 201, and 202; and ACI**. B2Z would like for the City of Edinburg to continue to view our firm as an extension of its staff, utilizing our expertise whenever necessary.

B2Z's **vast experience** and **quality of services** have allowed us to obtain **AASHTO Accreditation, TxDOT, and USACE Certifications** for our Mission-based materials testing laboratory. We utilize the most up-to-date equipment to perform all construction materials testing services. Independent servicing agencies calibrate all our equipment, and our experienced technical staff conducts testing in compliance with all standards set by **AASHTO, ACI, ASTM, and TxDOT**.

In addition to our years of experience in providing compliant geotechnical engineering and construction materials testing, B2Z's staff holds a multitude of TxDOT Pre-Certifications. The following table shows B2Z's current TxDOT geotechnical and materials testing pre-certifications.

B2Z Engineering, LLC - Areas of Certification (TxDOT Pre-Certs.)			
12.1.1	ASPHALTIC CONCRETE PRODUCTION	**12.2.5**	HOT MIX ASPHALT (HMA) PLANT INSPECTION AND TESTING
12.1.2	PORTLAND CEMENT CONCRETE	**12.4.1**	PAVEMENT DESIGN SERVICES
12.1.3	MATERIALS ENGINEERING	**12.5.1**	PAVEMENT EVALUATION
12.1.4	ASPHALTIC CONCRETE PLACEMENT	**14.1.1**	SOIL EXPLORATION
12.1.5	PORTLAND CEMENT CONCRETE PLACEMENT	**14.2.1**	GEOTECHNICAL TESTING
12.1.6	EMBANKMENT/SUBGRADE/BACKFILL/BASE PRODUCTION	**14.3.1**	TRANSPORTATION FOUNDATION STUDIES
12.1.7	EMBANKMENT/SUBGRADE/BACKFILL/BASE PLACEMENT	**14.4.1**	BUILDING FOUNDATION STUDIES
12.2.1	CONCRETE PLANT INSPECTION AND TESTING	**14.5.1**	EVALUATION & DESIGN OF GEOTECHNICAL RELATED STRUCTURES
12.2.2	PREFABRICATED STRUCTURAL MATERIALS FABRICATION PLANT INSPECT		

In addition to being an **AASHTO, TxDOT, and USACE Certified Laboratory**, B2Z's field and laboratory technicians hold the following certifications:

- ACI CONCRETE FIELD-TESTING TECH GRADE 1
- ACI CONCRETE STRENGTH TESTING TECHNICIAN
- ACI AGGREGATE TESTING
- TXAPA HMA PLAN SPECIALIST – LEVEL 1A
- TXAPA SMA ROAD SPECIALIST – LEVEL 1B
- TXAPA HMA MIX DESIGN SPECIALIST – LEVEL 2
- TXAPA PROPERTIES SPECIALIST – SB 101
- TXAPA FIELD SPECIALIST – SB 102
- TXAPA MATERIALS ANALYSIS SPECIALIST – SB 103
- TXAPA STRENGTH SPECIALIST – SB 201
- TXAPA COMPRESSIVE STRENGTH SPECIALIST – SB 202
- RADIATION SAFETY OFFICER
- OSHA 10 & OSHA 30
- NUCLEAR GAUGE SAFETY CERTIFIED
- HAZMAT CERTIFIED

Meeting Timeline Requirements & Staffing



We have staff available to begin work immediately for any size project (part-time or full-time). B2Z knows that maintaining a predictable project schedule is paramount to successful project delivery. Our team prides itself on meeting, and often exceeding the schedules developed by our clients and project owners. We have developed a system for project schedule monitoring that has proven itself on over $1B worth of construction contracts. As a function of our proven system, we would develop a schedule early in the process to ensure that we have the appropriate staffing levels assigned to the critical path components. This schedule would be developed in conjunction with both the client and any other project stakeholders with consideration of the major project milestones and anticipated project hurdles. B2Z has committed the services of experienced personnel who know and understand the tasks required to perform municipal projects. This will undoubtedly allow us to keep ahead of schedule and add additional resources as appropriate.

Ability to Expedite Services

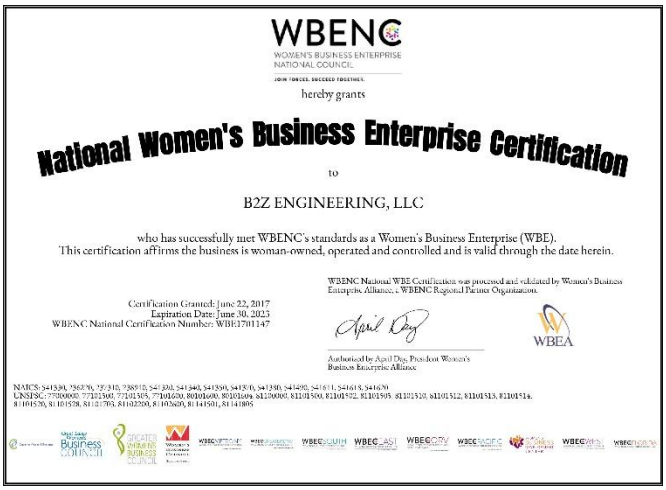


B2Z is made up of technical and multi-discipline staff of ninety-five (95) employees, sixty-three (63) fleet vehicles, four (4) Geotechnical drilling rigs, and drilling support trucks. **We have the capacity and capability to fulfill all requests for expedited materials testing services.** *B2Z commits to continue responding promptly to the City of Edinburg's requests as they are received. We will make every effort to minimize scheduling conflicts.* B2Z prefers to schedule field and laboratory work with at least 24 hours of advance notice. However, we understand that certain situations may occur where projects may require emergency services. During these instances, B2Z will make every effort to dispatch the appropriate personnel.



With all drilling and laboratory testing operations owned and managed by B2Z, we have the distinct ability to best manage our resources to meet deadlines.

B2Z FIRM CERTIFICATIONS



WBENC
WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL
JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

to

B2Z ENGINEERING, LLC

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

Certification Granted: June 22, 2017
Expiration Date: June 30, 2023
WBENC National Certification Number: WBE1701147

WBENC National WBE Certification was processed and validated by Women's Business Enterprise Alliance, a WBENC Regional Partner Organization.

Authorized by April Day, President Women's Business Enterprise Alliance

WBEA

NAICS: 541330, 236220, 237310, 238910, 541330, 541340, 541350, 541370, 541380, 541490, 541611, 541618, 541620
UNSPSC: 77000000, 77101500, 77101505, 77101600, 80101600, 80101604, 81100000, 81101500, 81101502, 81101505, 81101510, 81101512, 81101513, 81101514, 81101520, 81101528, 81101703, 81102200, 81102600, 81141501, 81141805

WBE Certified Firm



THIS CERTIFIES THAT

B2Z Engineering, LLC

NMSDC
National Minority Supplier Development Council

* Nationally certified by the: **SOUTHWEST MINORITY SUPPLIER DEVELOPMENT COUNCIL**

*NAICS Code(s): 541330; 541380; 237310; 236220; 541340; 541350; 541490; 541611; 541618; 541620

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

06/01/2022	AU02385
Issued Date	**Certificate Number**
06/01/2023	
Expiration Date	**Karen Box President/CEO**

Ying McGuire
NMSDC CEO and President

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: http://nmsdc.org

Certify, Develop, Connect, Advocate.

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

MBE Certified Firm

B2Z LABORATORY CERTIFICATIONS

AASHTO ACCREDITED

CERTIFICATE OF ACCREDITATION

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AASHTO

B2Z Engineering, LLC

in

Mission, Texas, USA

has demonstrated proficiency for the testing of construction materials and has conformed to the requirements established in AASHTO R 18 and the AASHTO Accreditation policies established by the AASHTO Committee on Materials and Pavements.

The scope of accreditation can be viewed on the Directory of AASHTO Accredited Laboratories (aashtoresource.org).

Jim Tymon,
AASHTO Executive Director

Matt Linneman,
AASHTO COMP Chair

This certificate was generated on 01/06/2025 at 6:44 PM Eastern Time. Please confirm the current accreditation status of this laboratory at aashtoresource.org/aap/accreditation-directory

Texas Department of Transportation

Certificate of Accreditation

This is to signify that

B2Z Engineering – Mission, Texas
(900 S. Stewart Rd, Suite 2 – Mission Texas 78572)

Lab ID: 90B2Z001

Has demonstrated proficiency in the tests listed below and has met the minimum requirements set forth by the TxDOT Quality Assurance Program for Construction.

Tex-100-E, 101-E (Pt. 1, 2, 3), 103-E (Pt.1,2), 104-E, 105-E, 106-E, 107-E, 110-E (Pt. 1), Tex-113-E, 114-E (Pt. 1, 2, 3), 115-E (Pt. 1, 4), 116-E (Pt. 1, 2), 117-E (Pt.2), 120-E (Pt. 1, 2), 121-E (Pt. 1, 2), 128-E, 129-E, 130-E (Pt. 1,2,3,4), 140-E, 145-E (Pt.2), 148-E, 200-F (Pt. 1, 2), 201-F, 203-F, 205-F, 207-F (Pt. 1, 3, 4, 5, 7, 8), 217-F (Pt. 1, 2), 222-F, 225-F (Pt. 1, 2), 227-F (Pt. 2), 235-F, 236-F (Pt. 1, 2), 237-F, 241-F, 280-F, 400-A, 401-A, 402-A, 404-A, 406-A (Pt. 1), 407-A, 408-A, 413-A, 414-A, 415-A, 416-A, 417-A 418-A, 422-A, 423-A (Pt. 1, 2), 447-A (Pt.1,3), 450-A (Pt. 3), 460-A (Pt. 1)

Presented by

(Pharr District Laboratory)
Texas Department of Transportation
Effective Period: April 14, 2026 – April 14, 2029

Sergio Cantu P.E.
Pharr District Lab Engineer
Texas Department of Transportation

MTC
MATERIALS TESTING CENTER

USACE CERTIFICATE OF LABORATORY VALIDATION

ERDC

B2Z Engineering
900 South Stewart Rd. Suite 4
Mission, TX,
Aisha Gonzalez
(956) 585-3773

has demonstrated, by abbreviated audit of its AASHTO accreditation, or by inspection of required records, equipment, procedures, facilities, and/or final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

THIS USACE CERTIFICATE OF LABORATORY VALIDATION IS ACCURATE AS OF ITS DATE AND TIME OF GENERATION:
18 NOV 2025 AT 14:53 HOURS

ALL METHODS LISTED ON THIS CERTIFICATE OF VALIDATION WILL EXPIRE ON 05/23/2027

PLEASE CONFIRM THE CURRENT VALIDATION STATUS OF THIS LABORATORY USING THE SEARCH FEATURE ON OUR PUBLIC WEBSITE: https://mtc.erdc.dren.mil

Chad A. Gartrell, PE, Director
USACE Materials Testing Center
Vicksburg, Mississippi, USA

B2Z Projects

B2Z is currently on the City of Edinburg's Geotechnical and Construction Materials Testing (CMT) rotation list and is well-versed in how the City likes to conduct its business. We have also provided services to governmental agencies throughout the State of Texas including, but not limited to, the City of Alamo, City of McAllen, City of Mission, Hidalgo County, Hidalgo County Drainage District No. 1, and TxDOT.



City of Edinburg – On-Call Geotechnical & Construction Materials Testing (CMT)

Client: City of Edinburg

Contact: Mr. Mardoqueo Hinojosa, P.E., CFM, CPM, City Engineer – Ph. (956) 292-7080

Services Provided: Geotechnical Engineering & Construction Materials Testing

Description/Scope: B2Z was contracted to provide geotechnical and construction materials testing services for various city projects. *B2Z has provided materials testing on* subgrade roadway, flex base roadway, pipe bedding material, asphalt concrete pavement, hydraulic cement concrete, curbs, gutters, sidewalks, and riprap. B2Z has over twenty (20) work authorizations under this contract. Please see below for a listing of active projects.

- Los Lagos Phase V
- Carmen Avila Subdivision Phase III
- 2812 Estates
- Vela & Flores Construction
- Ingle Springs Subdivision
- Hyde Park
- The Heights on Trenton Subdivision
- Municipal Park Sanitary Sewer
- Russell Village Subdivision
- Caledonia West Subdivision
- Atwood Village Subdivision
- Atwood Estates Subdivision
- Alberta Heights Subdivision
- Mariterry Estates Subdivision

McAllen Public Utility - Sprague Road Sewer Interceptor ~ Phase I

Client: McAllen Public Utility (MPU)

Contact: Mr. Marco A. Vega, P.E., General Manager – Ph. (956) 681-1770

Services Provided: Construction Materials Testing



Description/Scope: The Sprague Road Sewer Interceptor project consisted of the construction of a new 48" sewer line within the McAllen city limits. The project length in total, including accepted alternates, was approximately 6800 linear feet and the depth of the line was more than thirty feet at some locations. B2Z worked closely with MPU and the design engineer during the proposal and negotiation phase to find efficiencies in the testing frequencies that would still satisfy the engineer's requirements but also meet MPU's CMT budget. ***B2Z provided materials testing on*** embankment (liquid limit/plasticity index, gradations, moisture/density, in-place density), subgrade (pulverization, liquid limit/plasticity index, gradations, moisture/density, in-place density), flexible base stockpile testing (liquid limit/plasticity index, gradations, moisture/density, in-place density, wet-ball, triaxial), flexible base field testing (pulverization, liquid limit/plasticity index, gradations, moisture/density, in-place density), asphaltic concrete pavement testing (coarse aggregate, fines, mineral fillers, combined aggregate, complete mix), and hydraulic cement concrete (structural and non-structural).

City of Weslaco – On-Call Construction Materials Testing (CMT)



Client: City of Weslaco

Contact: Mr. Alberto Aldana, P.E., City Engineer – Ph. (956) 969-1533

Services Provided: Construction Materials Testing

Description/Scope: B2Z is contracted to provide construction materials testing (CMT) services as needed by the City of Weslaco. B2Z is evaluating soil properties, such as moisture content, by conducting laboratory soil tests (Atterberg limits, gradation, standard proctor, nuclear density, compressive strength, and more). Additionally, B2Z is providing field testing services on-site to determine parameters such as field density. B2Z currently has seven work authorizations under this contract, as provided below:

- San Jacinto Estates Phase I & II
- Milanos Estates
- Freedom Storage Subdivision
- Pleasant View Estates
- Ten Fifteen Subdivision
- Fire Station No. 2 (Downtown)
- Police Station w/Municipal Court

City of Alamo – Geotechnical & Construction Materials Testing (CMT)

Client: City of Alamo

Contact: Mr. Bobby Salinas, City Manager – Ph. (956) 787-0006

Services Provided: Geotechnical Engineering & Construction Materials Testing

Description/Scope: B2Z was contracted to provide geotechnical engineering and construction materials testing (CMT) services on an "as-needed" basis. B2Z is currently conducting CMT for the **San Agustin Subdivision Phase III**. Services include testing on subgrade roadway, flex base roadway, pipe final backfill material 12" lifts waterlines, sanitary sewer and drainage, asphalt concrete pavement and hydraulic cement concrete curb & gutter, sidewalks, and riprap (Atterberg limits, moisture/density, and nuclear density, pavement thickness, concrete strength, etc.).

Hidalgo County Drainage District No. 1 – On-Call Geotechnical & Construction Materials Testing (CMT)

Client: Hidalgo County Drainage District No. 1 (HCDD1)

Contact: Mr. Raul Sesin, P.E., CFM, District Manager – Ph. (956) 292-7080

Services Provided: Geotechnical Engineering & Construction Materials Testing

Description/Scope: B2Z was contracted to provide on-call geotechnical and construction material testing services for various projects throughout Hidalgo County. B2Z has 20 CMT & 15 Geotechnical Work Authorizations under various On-Call Contracts including:



Anaquitas Drain Structure (Bond Project #8) (CMT) – B2Z is performing culvert box backfill testing (cement stabilized sand), embankment testing (plasticity index, gradation, moisture/density, in-place density), and flexible base for levee crown (Cast in Place, Type E Grade 4). Additional testing includes hydraulic cement concrete gatewell structure, culvert boxes, footing, and riprap.

Mission-McAllen Rado Alternate (Bond Project #25) (CMT) – B2Z is performing embankment testing (plasticity index, gradation, moisture/density, in-place density), backfill testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes subgrade (4% lime treated), 12" flexbase, asphalt concrete pavement (HMA – QC/QA), hydraulic cement concrete testing on wingwalls (Class C), and riprap/curb/sidewalk (Class A).

Pharr McAllen Drain (Bond Project #31) (CMT) – B2Z is performing embankment testing (plasticity index, gradation, moisture/density, in-place density), backfill testing (plasticity index, gradation, moisture/density, in-place density).

Hidalgo Drain (Bond Project #13) (CMT) – B2Z is performing asphalt concrete pavement testing (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile), embankment testing (plasticity index, gradation, moisture/density, in-place density), lime compliance testing, lime-treated subgrade testing (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base testing (plasticity index, gradation, moisture/density, wet ball mill, triaxial), lime-treated flexible base testing (pulverization gradation, plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing (Class A).

Mission Lateral- Sections I/II/III (Bond Project #26) (CMT) – B2Z is performing pipe bedding material testing (plasticity index, gradation), embankment testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on riprap/field drains.

Jackson Rd Drain (Bond Project #16) (CMT) – B2Z is performing flexible base for cut/restore (plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement for cut/restore – Type D (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, lab molded density), pipe bedding material testing (plasticity index, gradation), embankment testing (liquid limit, plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on gatewell structure & pump system (Class C) and hydraulic cement concrete testing on riprap/field drains.



Mission Inlet Balboa Estates (CMT) – B2Z is performing pipe & box bedding material testing (plasticity index, gradation), embankment testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on gateway structure and foundation (Class C) and hydraulic cement concrete testing on riprap/field drains.

Hidalgo Drain and Dicker Road Box Culvert Crossing (CMT) – B2Z is performing backfill testing at non-roadway (general backfill - plasticity index, gradation, moisture/density, in-place density), flexible base for cut/restore – Type E Grade 4 (plasticity index, gradation, wet ball mill, moisture/density, in-place density), pipe bedding material testing (plasticity index, gradation), backfill testing at roadway (cement stabilized backfill - plasticity index, gradation, moisture/density, unconfined compression, in-place density), asphalt concrete pavement for cut/restore – Type D (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, lab molded density). Additional testing includes hydraulic cement concrete testing (Class C) junction box.

J-09 Drain Phase IV (CMT) – B2Z is performing asphalt concrete pavement for cut/restore – Type D (complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, lab molded density), flexible base for cut/restore (plasticity index, gradation, wet ball mill, moisture/density, in-place density), pipe bedding material testing (plasticity index, gradation), pipe haunch material testing conforming with ASTM D2321 (plasticity index, gradation, moisture/density, in-place density), pipe initial, final and field drain backfill testing (plasticity index, gradation, moisture/density, in-place density). Additional testing includes hydraulic cement concrete testing on riprap/field drains.

Pharr McAllen Drain at HCID 2 Canal (Geo) – B2Z performed qualitative investigation of soil shear strength vs. proposed construction. Field exploration and laboratory testing conducted included moisture content, Atterberg limits, -200 determination, and sieve analysis with hydrometers.

Hidalgo County Health Department Testing/Bio-Safety Laboratory – Edinburg, TX

Client: Hidalgo County

Contact: Eduardo Olivarez, Chief Administrative Officer – Phone: (956) 383-6221

Services Provided: Geotechnical Engineering, Materials Testing, Construction Management, and Inspection Services



Description/Scope: B2Z was contracted to perform geotechnical and construction materials testing for a proposed 10,413 square feet, $4.08M facility consisting of a clinic, administration, and laboratory. Three (3) borings at a depth of 20 feet were drilled at approximate locations of the proposed building structure. Laboratory testing included Atterberg limits, gradation (-200), moisture content, sieve analysis, hydrometer, and sulfate content. B2Z provided structural evaluations of the borings, shear strength models, and soil profiles. Shallow foundation analysis and recommendations were provided, as well as construction recommendations.

Lopezville Park Improvements Project – San Juan, TX

Client: GDJ Engineering, LLC

Contact: Robert Macheska, P.E., Project Manager – Phone: (956) 684-8698

Services Provided: Geotechnical Engineering Services



Description/Scope: This $2M park project consisted of a 414,000-square-foot park and recreational center development. The project included a geotechnical investigation of proposed pavilions on drilled shafts, general park equipment, amenities on shallow footings, slabs for restroom facilities, patio rest areas, sports fields, and other items. Additionally, this project contained a proposed pond facility for recreational fishing and float activities. Geotechnical recommendations and analyses included deep foundations for drilled shafts, allowable bearing capacity of the shallow foundations (column square footings, edge strip footings), potential vertical rise (PVR), slab on grade analysis (WRI and PTI), flexible pavement design (for roadway connection, parking areas and inner park routes), global stability modeling for pond side-slopes and permeability modeling of pond soils (recommendations for pond lining).

Hidalgo County Precinct No. 3 – Mile 3 N Road Project

Client: Hidalgo County Precinct No. 3

Contact: Commissioner Everardo "Ever" Villarreal – Ph. (956) 585-4509

Services Provided: Construction Materials Testing and Construction Engineering & Inspection



Description/Scope: ***B2Z is providing material testing on*** lime-treated subgrade (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base (plasticity index, gradation, moisture/density, wet ball mill, triaxial), embankment (plasticity index, gradation, moisture/density, in-place density), untreated subgrade (organic content, sulfate content), lime compliance, lime-treated flexible base (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement (course aggregate: gradation, flat & elongated particles, coarse aggregate angularity, del. matl. and decant; fine aggregates: bar linear shrinkage, organic impurities, gradation; mineral filler: sand equivalent; complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile).

Hidalgo County Precinct No. 2 – Dicker Road Expansion Project

Client: Hidalgo County Precinct No. 2

Contact: Commissioner Eduardo "Eddie" Cantu – Ph. (956) 787-1891

Services Provided: Construction Materials Testing and Construction Engineering & Inspection



Description/Scope: ***B2Z provided material testing on*** lime-treated flexible base (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement (coarse aggregate: gradation, flat & elongated particles, coarse aggregate angularity, del. matl. and decant; fine aggregates: bar linear shrinkage, organic impurities, gradation; mineral filler: sand equivalent; complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile), embankment (plasticity index, gradation, moisture/density, in-place density), untreated subgrade (organic content, sulfate content), lime compliance, lime-treated subgrade (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base (plasticity index, gradation, moisture/density, wet ball mill, triaxial). Additional testing has included hydraulic cement concrete testing, drill shafts, wingwalls, and traffic rail foundation testing.

Hidalgo County Precinct No. 2 – Regional Linear Park Project (RLPP) ~ Section II

Client: Hidalgo County Precinct No. 2

Contact: Commissioner Eduardo "Eddie" Cantu – Ph. (956) 787-1891

Services Provided: Construction Materials Testing and Construction Engineering & Inspection



Description/Scope: ***B2Z provided material testing on*** embankment (plasticity index, gradation, moisture/density, in-place density), untreated subgrade (organic content, sulfate content), lime compliance, lime-treated subgrade (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), untreated flexible base (plasticity index, gradation, moisture/density, wet ball mill, triaxial), lime-treated flexible base (pulverization gradation, plasticity index, gradation, moisture/density, in-place density), asphalt concrete pavement (course aggregate: gradation, flat & elongated particles, coarse aggregate angularity, del. matl. and decant; fine aggregates: bar linear shrinkage, organic impurities, gradation; mineral filler: sand equivalent; complete mix: asphalt content, voids in mineral aggregates (VMA), gradation, moisture content, lab molded density; roadway: in-place air voids, segregation profile, joint density, thermal profile). Additional testing has included hydraulic cement concrete testing, riprap testing, and drill shaft testing.

Our Services

Shown through past project experience, B2Z is highly qualified to provide superior Geotechnical and Construction Material Testing services to the City of Edinburg. We understand the City is seeking firms able to perform the following services:

Geotechnical:

A. Slab on Grade Foundation Evaluation and Recommendation
B. Special Construction Details for Removal of Ground or Surface Water, Existence of Expansive Clay, Hydrostatic Pressure, etc.
C. Site Work
D. Retention Systems
E. Field Exploration
F. Laboratory Testing
G. Analysis and Reports
H. Other Geotechnical Evaluation
I. Environmental Reports

Construction Materials Testing:

A. Plans Review
B. Earthwork Services
C. Density Testing
D. Post Construction Services
E. Foundation Inspection Services
F. Concrete Services
G. Structural Steel Services
H. Other Laboratory Construction Testing for Infrastructure and/or Building Projects

Geotechnical Engineering Services

B2Z's geotechnical services typically follow a three-part approach. B2Z will first conduct project discovery. Project discovery entails defining project parameters regarding size, scope, materials, budget, schedule, location, existing conditions, and formulating a plan. Next, B2Z will conduct all the drilling, field observation/exploration, and pertinent field and laboratory testing requirements based on the needs defined in step one. Lastly, B2Z will prepare geotechnical engineering reports that will include recommendations to be used by the project design team to develop plans and specifications.



1. **Project Discovery** - Project discovery includes all preliminary coordination activities with the City of Edinburg. Identifying project structures, project location(s), proposed materials, and depths will help B2Z generate a boring plan that is both effective and efficient. The number of borings, depth of borings, and other project parameters (proximity to the lab, tests required, etc.) will determine the cost associated with geotechnical services.



2. **Field Exploration and Laboratory Testing** - After the City of Edinburg accepts the boring plan and proposal, B2Z will begin field activities by physically staking all boring locations in the field. All boring locations will be cross-checked with existing utility plans (if available) and identified/marked in the field by submitting a request to **Texas811**. Once the site is clear, B2Z will dispatch the appropriate drilling rig(s) to collect the necessary soil samples. Typical field operations include removing samples from collection apparatuses and classifying them to record boring logs. Samples are then appropriately packaged and sealed to minimize moisture loss and transported to our soil laboratory. Water level readings are taken during drilling,

directly after the conclusion of drilling, and after 24 hours. The crew will then backfill the borings.

3. **Geotechnical Reports** - Once all field investigations and laboratory tests are complete, the team compiles the information to finalize soil classification and subsurface details. The team will generate boring logs and test summary sheets using this data. The geotechnical engineer will write the geotechnical report, summarizing the data, embankment design analysis, foundations design analysis, and any other specified requirements for the project. The contents of the geotechnical report vary based on the project type and scope. The report will typically include a general project overview (including previous studies), boring logs, test summary sheets, existing surface and sub-surface conditions, geotechnical analysis, design parameters (such as deep foundation capacity and global stability analysis), and general construction considerations (deep/shallow foundation, MSE retaining walls, excavation, trenching, and embankment recommendations). The geotechnical engineer will note any project concerns and recommend solutions alongside the design and construction recommendations. *Our geotechnical reports are comprehensive, concise, and accurate, ensuring safe, cost-effective construction.*



Locate Public/Private Utilities

B2Z will dispatch a field technician to stake the location by utilizing the KMZ file provided by our geotechnical engineer. The technician identifies each drilling location, within a 40-foot radius, with a wooden stake painted orange. After staking, B2Z's experienced staff will request a utility check from Texas811 at least 48 hours prior to drilling work. B2Z provides Texas811 with the location coordinates of each boring, and Texas811 issues a ticket for each location. Texas811 will notify all utility companies with utilities present in the area, and the companies will mark their specific utility. Existing utilities are marked with colored flags or spray paint. Utility companies will reply to the ticket(s) issued for the boring, and tickets are saved in their respective projects for reference. Drilling operations can commence once all utilities have been cleared.

To update or view a map of the dig location click here to go to the Texas811 Portal Site.

Texas811 Locate Request

Ticket Number:	2261121577	Old Ticket:	
Source:	Voice	Hours Notice:	48
Type:	Normal	Taken Date:	4/21/2022 4:17:15 PM
Seq Num:	4		

Company Information

Excavator:	B2Z Engineering	Type:	Excavator
Address:	900 S Stewart Rd Suite 2	Contact:	NOE RODRIGUEZ
City, St, Zip:	Mission, TX 78572	Contact Phone:	(956) 599-0927
Phone:	(956) 585-3773	Caller:	NOE RODRIGUEZ
Fax:		Caller Phone:	(956) 599-0927
Callback:			
Caller Email:	NOE@B2ZENG.COM		
Contact Email:	NOE@B2ZENG.COM		

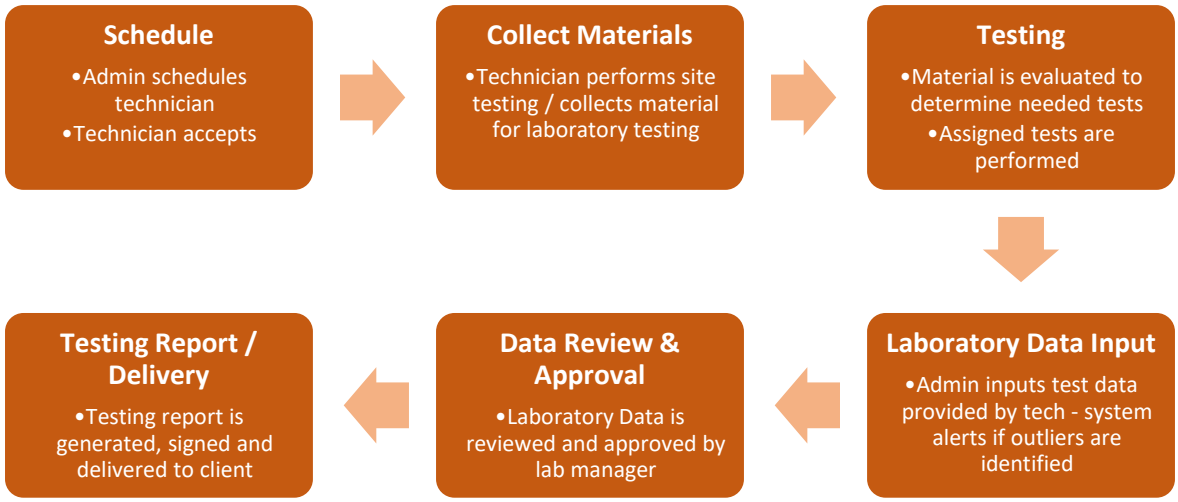
Construction Materials Testing (CMT) Services

CMT is an instrumental component of all construction projects. CMT is used to ensure methods and materials specified in the construction documents are being adhered to and properly installed. B2Z provides CMT services for the categories listed below:

- ❖ Quality Assurance and Quality Control (QA/QC)
- ❖ Field Inspection and Oversight
- ❖ Field and Laboratory Testing and Analysis

Quality Assurance and Quality Control (QA/QC)

Quality control is paramount to ensuring the completion of all testing according to specifications and within testing standard compliance. B2Z utilizes MetaField, a software-as-a-service (SaaS) platform used by project personnel, to schedule field activities, dispatch technicians, collect sample and activity data, organize test data, and generate final reports. This process requires approval at multiple steps to ensure collected data is accurately documented, recorded, and reported.



B2Z's dispatch program, MetaField, manages and tracks samples from the field to laboratory testing to final reporting, maintaining consistency and compliance for each project. MetaField facilitates the Project Manager and Task Leads by backchecking samples and field technician assignments. B2Z also utilizes MetaField to schedule and dispatch the appropriate personnel to each project throughout all parts of the day with minimal notice to maintain the same certified field technician(s) on each project. The technician will communicate with the Construction Superintendent every morning to confirm the scheduled tests for that day.

MetaField gives our technicians the capability to input specimen data at project sites before returning to the lab for processing. Once the specimens have been entered, the system tracks when testing needs to be completed based on the assignments. This streamlined process helps ensure projects stay on time and within budget.



Field Inspection and Oversight

Field inspection, oversight, construction material testing (CMT), and an open line of communication with the contractor are pivotal to a successful construction operation. B2Z assigns experienced CMT engineers and technicians skilled in all aspects of construction materials and methods. The B2Z team has experience inspecting **soils, structural concrete placement, structural reinforcing steel, grout and mortar** (in both vertical and horizontal applications), **aggregates** (for concrete batching and pavement mixes), and **hot mix asphaltic concrete** (HMAC) (in roadway and parking lot applications).



Field and Laboratory Testing

Our laboratory team has vast experience and is proficient in all the latest **AASHTO, ACI, and TxDOT testing requirements**. Conducting all testing out of our Mission Lab will further ensure accurate testing results and a quicker turnaround. Performing CMT throughout the construction phases helps

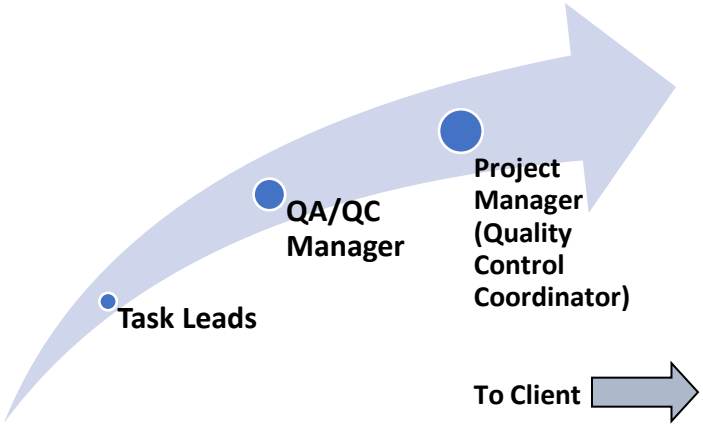
verify that all materials and methods utilized comply with the design engineer's plans and specifications. CMT testing will include the following categories:

- Soil observation, sampling & testing
- Field density testing
- HMAC pavement testing
- Concrete sampling & testing
- Concrete compressive strength
- Shotcrete sampling & testing

Quality Assurance Program

Utilizing quality control and quality assurance is vital to ensure all designs/analyses/final deliverables are of the highest quality and to reduce the presence of outliers in the statistical models of results. B2Z has developed written policies and procedures for various tasks to provide direction to staff and increase the consistency of all processes (modified only through project managers to provide flexibility due to any project variability).

B2Z's Management Plan calls for a three-tiered approach to QA/QC, where the first QA/QC comes from the Task Leads, followed by the QA/QC Oversight Representative, and lastly by the Project Manager. The Laboratory Managers are responsible for direct supervision of QA/QC programs in the field, and the Laboratory Engineer of Record is responsible for performing all supervisory reviews of technical procedures in the engineering laboratory. Ultimately, though, the Project Manager provides oversight of all QA/QC operations. This three-tiered approach provides a triple-check system of all reports, designs, and recommendations prior to submission to the client.



As part of B2Z's commitment to quality, key employees are tasked with overseeing and executing the quality control measures and policy. The project manager and quality control coordinator implement and enforce B2Z's quality measures.

Testing Capabilities

Soil and Base Material Testing

Moisture Content Determination	ASTM D2216 / Tex-103-E
Determination of Liquid Limit of Soils	Tex-104-E
Determination of Plastic Limit of Soils	Tex-105-E
Atterberg Limits of Soils	ASTM D 4318 / Tex-106-E
Bar Linear Shrinkage of Soils	Tex-107-E
Material Finer #200 Sieve	ASTM D 1140 / Tex-111-E
Lime Series Testing	Tex-112-E
Moisture-Density Relationship (TxDOT)	Tex-113-E / Tex-114-E
Standard Proctor	ASTM D 698
Modified Proctor	ASTM D 1557
Field Density Test (Nuclear)	ASTM D 6938 / Tex-115-E
Determination of Soil pH	Tex-128-E
Soil-Lime Testing	Tex-121-E
Resistivity of Soils (Laboratory)	Tex-129-E
Sieve Analysis	ASTM C 136 / Tex-200-F
Texas Wet Ball Mill (Base Material Quality)	Tex-116-E
Soil Organic Content UV-VIS Method	Tex-148-E





Coarse and Fine Aggregate Quality Testing

Decantation Test (Conc. Aggr.)	ASTM C117 / Tex-406-A
Specific Gravity/Absorp. (Conc. Aggr)	ASTM C127 / Tex-403-A
Cycle Magnesium Soundness	ASTM C88 / Tex-411-A
SSD Unit Weight of Aggregates	ASTM C29 / Tex-404-A
Percent Voids/Solids in Concrete Aggregate	Tex-405-A
Sand Equivalent	ASTM D 2419 / Tex-203-F
Specific Gravity / Absorption (Fine Aggr.)	ASTM C 128 / Tex -403-A
Organic Impurities in Fine Aggregate	ASTM C 87 / Tex -408-A
Fineness Modulus of Fine Aggregate	Tex-402-A
Acid Insoluble of Fine Aggregate	Tex-612-J

Concrete and Masonry Field and Laboratory Testing

Slump Test	ASTM C 143 / Tex-415-A
Air Content (Pressure Method)	ASTM C 138 / Tex-416-A
Air Content (Volumetric)	ASTM C 173
Casting of Concrete Cylinders	ASTM C 31
Compressive Strength of Cyl. Specimen	ASTM C 39 / Tex-418-A
Cylindrical Specimen Prep./Hold/Cure	ASTM C 192
Casting of Grout Prisms	ASTM C 1019
Grout Prism Prep./Cure/Compressive Strength	ASTM C 39
Casting of Mortar Cubes	ASTM C 780
Mortar Cube Prep./Cure/Compressive Strength	ASTM C 109
Masonry Unit Prep. /Compressive Strength	ASTM C 140
Masonry Unit SPG/Absorption/Unit Wt.	ASTM C 140



Pavement Investigation / Thickness / Asphalt Quality

Coring – ACP Thickness	ASTM D 3549
Pavement Thickness Determination (Full Depth)	ASTM
Density of Asphaltic Cores (4 or 6 inch)	Tex-207-F
Maximum Theoretical SPG (Rice Gravity)	Tex-227-F
Extraction/Sieve Analysis/Asphalt Content	Tex-210-F / Tex-200-F
Asphalt Rolling Pattern (Nuclear Method)	Tex-207-F – Part IV



Tab III – Team Member Qualifications and Experience



B2Z Team Members

B2Z and its team members hold themselves to the highest level of both personal and professional integrity and only undertake tasks that they can perform competently and expertly. ***This ethical standard has resulted in B2Z not being party to a lawsuit since its inception in 2009, nor has a claim been made against its errors and omissions insurance policy.***

Furthermore, all B2Z personnel follow the National Society of Professional Engineers' (NSPE) code of ethics six fundamental canons.

NSPE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

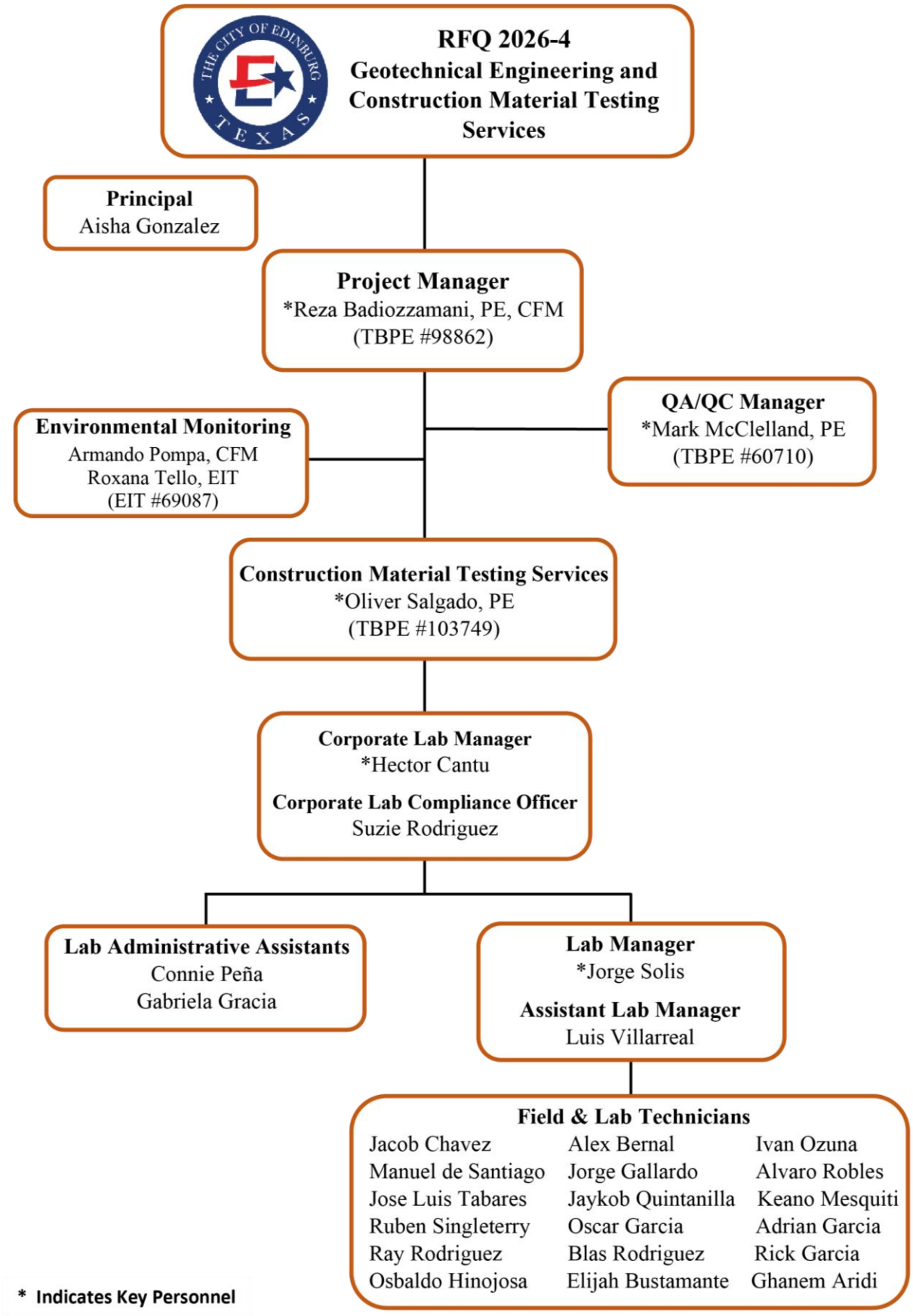
- Hold paramount the safety, health, and welfare of the public.
- Perform services only in areas of competence.
- Issue public statements only in an objective and truthful manner.
- Act for each employer or client as faithful agents or trustees.
- Avoid deceptive acts.
- Conduct themselves honorably, responsibly, ethically, and lawfully so as to enhance the honor reputation, and usefulness of the profession.

B2Z's key personnel have been identified, as marked, on the organization chart provided on the following page. Within each respective role, the key personnel will perform all duties required and as needed to successfully complete the project on schedule and within budget.

Mr. Reza Badiozzamani, PE, CFM will serve as **B2Z's Project Manager** for this contract. He brings ***over 23 years*** of experience. Mr. Badiozzamani is responsible for all engineering, geotechnical, and construction material testing laboratory projects. ***Mr. Mark McClelland, PE,*** will serve as the **QA/QC Manager** for this contract. He brings ***over 44 years*** of experience in construction material testing and geotechnical engineering services. ***Mr. Oliver Salgado, PE,*** will serve as the **Geotechnical & Construction Materials Testing Section Manager.** He brings ***over 23 years*** of experience in construction material testing and geotechnical engineering services. ***Mr. Hector Cantu*** is **B2Z's Corporate Laboratory Manager**. He brings ***over 43 years*** of experience – with over 26 years working as TxDOT Pharr District's Laboratory Supervisor. ***Mr. Jorge Solis*** is the **Mission Office Laboratory Manager** with ***over 16 years*** of experience.

Resumes with biographic summaries and project experience have been provided on the following pages for all key personnel.

Organizational Chart





Reza Badiozzamani, PE, CFM

Summary

Mr. Badiozzamani functions as B2Z's Senior Project Manager. Mr. Badiozzamani is responsible for all engineering, geotechnical and construction material testing laboratory projects in addition to managing various aspects of the engineering laboratory division. His duties also include overseeing personnel during the development and subsequent completion of the B2Z projects and providing QC/QA for all laboratory testing procedures (verifying laboratory compliance with ASTM, AASHTO, ACI, and TxDOT testing requirements as specified by the project). Mr. Badiozzamani is responsible for the review of all Commercial and Governmental Construction Material Testing Reports produced by B2Z Engineering. Additionally, Mr. Badiozzamani assists the Geotechnical Engineer with the development and analyses of Geotechnical Studies and Recommendations for various clients. Mr. Badiozzamani has a wealth of hands-on experience in Soil Classification, Soil Testing, Soil Specialty Testing (Vane-Shear, Unconfined Compression, One-Dimensional Consolidation), and Concrete Field and Laboratory Testing.

Title
Project Manager

Years of Experience
23

Years with Firm
17

Education
BS, Civil Engineering, University of Texas – Austin w/Honors

Training/Certifications
Professional Engineer: Texas/98862

Certified Floodplain Manager CFM/2187-11N

Areas of Expertise
- Geotechnical Engineering
- Construction Materials Testing
- Bridge & Roadway Design
- Hydrology & Hydraulics
- Bidding Procedures
- Report Development
- Project Planning

TxDOT Pre-Certifications

3.2.1	10.1.1	14.1.1
4.2.1	10.2.1	14.2.1
4.4.1	11.1.1	14.3.1
5.2.1	12.1.3	14.4.1
5.5.1	12.4.1	14.5.1
8.1.1	12.5.1	

Relevant Project Experience

Various Projects | Client: City of McAllen

Various On-Call CMT Contracts - Tests performed on these projects included Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing, and Compressive Strength Testing of Hardened Specimens. Performed construction observation and testing services on residential and commercial developments. Field experience included observations and testing of controlled fill, stormwater management facilities, subgrade stabilization, asphalt placement, concrete, pavement, retaining walls, roadway, and shallow building foundation construction. Ensure quality control and quality assurance were in accordance with local and project requirements.

On-Call CMT Contract | Client: Hidalgo County Drainage District

Various Projects throughout the Rio Grande Valley - Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. B2Z is performing embankment and backfill testing. Additional testing includes subgrade, 12" flexbase, asphalt concrete pavement, hydraulic cement concrete testing on wingwalls (Class C), and riprap/curb/sidewalk (Class A).

On-Call Geotechnical & CMT Contract | Client: South Texas College

B2Z was contracted to provide Geotechnical and CMT services for various campus-wide projects. He manages the construction materials testing and coordinates with the laboratory field technicians and inspectors to ensure that all materials testing functions are performed in accordance with industry standards and contract documents.

Mile 3 N Road Project | Client: Hidalgo County Precinct 3

General management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Additional Project Information Available Upon Request



Mark McClelland, PE

Title
QA/QC Manager

Years of Experience
44 (29 with TxDOT)

Years with Firm
8

Education
BS, Civil Engineering
University of Texas Austin

Training/Certifications
Professional Engineer:
Texas/60710

Areas of Expertise

- Geotechnical Engineering
- Geotechnical Drilling & Testing
- Retaining Wall Analysis & Design
- Deep Foundation Design
- Vessel Impact Analysis & Fender System Design
- Construction Materials Testing
- Laboratory/Field Operations
- Project Management
- Construction Support
- Quality Assurance/Quality Control
- Structural Engineering
- Roadway & Bridge Design

TxDOT Pre-Certifications

5.2.1	14.2.1
5.3.1	14.3.1
10.5.1	14.4.1
14.1.1	14.5.1

Summary

Mr. McClelland has 44 years of experience (29 years directly with TxDOT) in all aspects of Geotechnical Engineering. Most of his career was spent working in, and ultimately managing, the TxDOT Bridge Division Geotechnical Branch. He oversaw the update of the Geotechnical Manual, wrote all foundation and retaining wall Standard Specifications for the 2004 Spec Book, and oversaw the development of all current foundation and retaining wall design processes currently in use by TxDOT. He developed and oversaw the TxDOT Scour Management Program, and the program to manage structures on unknown foundations.

Relevant Experience

Structural Foundation Design
Oversaw foundation design for structures and personally designed foundations for 1000+ bridges ranging from simple off-system structures to complex, major bridge structures. Foundation types designed include drilled shafts, auger-cast piling, prestressed concrete piling, steel H-piling, steel pipe piling, steel and prestressed concrete sheet piling, and spread footings.

Slope and Retaining Wall Stability and Settlement
Oversaw evaluations for global stability and settlement of embankments, earth slopes, and retaining walls, and has analyzed 100+ slope and retaining wall projects. He is highly proficient and experienced in the external stability and global stability of slopes and wall systems and has used programs such as GSTABL to provide detailed models and analyses.

Geotechnical Exploration and Testing
Oversaw policies and methodologies for geotechnical exploration within TxDOT and developed 100+ soil exploration plans. This included determination of soil boring number, location and depth, appropriate in-situ, and laboratory testing, need for and installation of monitoring wells, inclinometers, and other field instrumentation, and final analysis and reporting of results.

Construction Support
Acted as primary construction and maintenance support within TxDOT for issues involving bridge foundations, retaining walls, slope and wall instabilities, river migration, and scour. Work included immediate resolution of time-sensitive construction problems, evaluation and remediation of ongoing maintenance issues, and training of TxDOT and contractor construction personnel.

Relevant Project Experience

Raymondville Drain – Hidalgo and Willacy County Main Outfall Project
This project consists of Geotechnical Exploration, Laboratory Testing and Value Engineering Recommendations for the placement of a new location Main County Outfall System in Hidalgo County and connection to & expansion of an existing Delta Region drain system in Willacy County approximately 60 Miles in length with the purpose of getting water from Hidalgo County to the Laguna Madre. The project includes: 20 Miles of New Location Outfall, 40 Miles of Existing Location Expansion to Outfall, 60 Bridge Crossings (including major crossings of US 281, US 77, SH 100 and Railroad), 1 Major Control Structure at North Main Drain (Interim Phase I Conditions), Potential Lake Detention Pond at La Sal Vieja Lake, Alternative for Diversion to Main Floodwater Channel in Willacy County. Geotechnical information has been primarily collected along all outfall stretches and various analyses were completed to verify adequacy of side slopes for proposed channel section (Slope Stability). Additionally, Foundation Design Analyses & Curves have been primarily generated for all crossings including investigation of Scourability based on D50-D90 parameters at the structure locations. This job is being let out in phases and as such is still currently underway.

Additional Project Information Available Upon Request



Oliver F. Salgado, PE

Title
Geotechnical/CMT Section Manager

Years of Experience
23

Years with Firm
9

Education
BS, Civil Engineering
University of Texas Austin, 2002

Training/Certifications
Professional Engineer: Texas/103749

Local Government Project Procedures Certified (LGPP)

Areas of Expertise
- Construction Materials
- Program/Project Management
- Geotechnical Testing
- Geotechnical Engineering
- Toll Plaza Design
- Bridge Design
- Foundation Design
- Pavement Design

TxDOT Pre-Certifications

3.2.1	8.1.1	14.2.1
4.2.1	10.1.1	14.3.1
5.2.1	10.2.1	14.5.1
5.3.1	12.1.3	
5.5.1	14.1.1	

Summary

Mr. Salgado has over 23 years of progressive experience in managing a wide range of diverse civil engineering projects. He is responsible for managing our laboratory division including all engineering, geotechnical and material testing projects. Mr. Salgado provides all QC/QA for testing procedures to ensure compliance with ASTM, A2LA, AASHTO, ACI, USACE and TxDOT. He has successfully delivered several multi-disciplinary and multi-office projects demonstrating his ability to increase and sustain efficiency in large scale projects, particularly within accelerated schedule environments.

Relevant Project Experience

Dicker Road Project / Hidalgo County, TX
Role: Materials Testing Manager
$16.5M Construction Cost. This reconstruction project consists of expanding the existing 2 twelve-foot lane rural roadway with shoulders and ditch drainage to a sixty-six-foot-wide divided urban roadway that will accommodate 4-lanes of traffic (two fourteen-foot shared travel lanes, two twelve-foot travel lanes, and one fourteen-foot left turn lane). The Project is funded through the Hidalgo County MPO (TxDOT Category 7 funds) and is being constructed in accordance with County's general specs, TxDOT's standards, and is subject to State oversight to qualify for allotted federal reimbursements. B2Z was contracted to provide inspection, material testing and construction management services.

Harvey Camp Area Improvements / Harris County, TX
Role: Materials Testing Manager
$500K Construction Cost. Full depth repairs of Concrete Pavements, Curbs, Driveways and Sidewalks in various locations throughout the Harvey Camp Area. Construction material testing includes Sampling of freshly mixed concrete, making and curing concrete test specimens in the field, Slump of hydraulic cement concrete, Air Content of concrete by pressure method, and Compressive Strength of cylindrical concrete specimens. Preparation of cement stabilized sand samples for test, Moisture-Density relations of sand-cement mixtures, Moisture-Density relations for laboratory compaction characteristics of cement stabilized sand using standard efforts, Compressive Strength of Molded Cement-Sand cylinders and In-Place density and moisture content of soil and soil-aggregate by Nuclear Method (Shallow Depth).

TxDOT On-System & Off-System Bridge Replacements / Statewide
Role: Senior Project Manager
Providing engineering services generally described as preparation of plans, specifications, and estimates (PS&E) and related documents, for a new overpass along FM 116 at SH 9, a bridge replacement at SH 6 over Lake Waco, a bridge replacement at SH 174 over Lake Whitney in Hill County and two on-system bridge replacements on SH 31. The services being provided include, but are not limited to, preparing roadway and bridge design, hydrologic and hydraulic design, traffic signal design, survey, geotechnical data collection, environmental documentation necessary to support the design process, and construction phase services.

Additional Project Information Available Upon Request



Hector Cantu

Title
Corporate Lab Manager

Years of Experience
43 (26 w/TxDOT)

Years with Firm
8

Certifications/ Training
- AASHTO Accreditation ATG No. 19-3730
- Certificate 103 – Radiation Safety Officer Portable Density/ Moisture Gauge
- USCE Construction Quality Management Certificate for Contractors – No. 784
- TxDOT Environmental Process for Local Governments ENV429
- Hazmat Certification
- OSHA General Industry Safety & Health Certified
- OSHA Construction Safety & Health Certified

Areas of Expertise
- Materials Engineering (Aggregate, Concrete & Asphalt)
- Soils & Subgrades
- Materials Testing
- Construction Inspection
- Highway Plan Review
- Knowledge of Federal and State Hwy Requirements

Summary

Mr. Cantu has over 43 years of experience in the field of Engineering. With over 26 years of TxDOT experience, Mr. Cantu brings a wealth of knowledge in material testing and has supervised the daily operations of laboratories which include staff training, development and performance reviews, utilization of equipment/ facilities, safety oversight, and quality of services/ work products. Mr. Cantu has served in supervisory roles and has monitored construction asphalt and concrete material testing as well as advanced geotechnical testing to support government and private sector work. Mr. Cantu supports engineers in functional areas of geotechnical design services, materials consulting, structure and roadway construction inspection, materials sampling, inspection, and testing. Mr. Cantu is well-versed in monitoring construction costs, writing and/ or supervising the preparation of proposals, reports, and correspondence, and communicating with contractors, supervisors, subordinates, local officials, and the public.

TxDOT Pre-Certifications: 11.3.1 – Construction Superintendent | 11.4.1 – Environmental Inspections 12.1.4 – Asphaltic Concrete Placement | 12.1.5 – Portland Cement Concrete Placement | 12.1.6 – Embankment/Subgrade/Backfill/Base Production | 12.1.7 – Embankment/Subgrade/Backfill/Base Placement | 18.3.1 – Utility Adjustment Coordination | 18.6.1 – Utility Management & Coordination Oversight

Relevant Project & Area Experience

Various Subdivision Projects | Cities of McAllen, Edinburg, Alamo, and Weslaco

General Management of Construction Materials Testing. Coordination with Mission Laboratory Manager, Field Manager and Field Technicians to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Reviewed all test reports pertaining to these projects. Tests performed on these projects included: Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens. Performed construction observation and testing services on residential and commercial developments. Field experience included observations and testing of controlled fill, stormwater management facilities, subgrade stabilization, asphalt placement, concrete, pavement, retaining walls, roadway, and shallow building foundation construction. Ensured quality control and quality assurance was in accordance with local and project requirements.

Regional Linear Park Project-Phase 2 / Hidalgo County

General Management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Dicker Road Project / Hidalgo County

General Management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Additional Project Information Available Upon Request



Title
Mission Laboratory Manager

Years of Experience
16

Years with Firm
8

Certifications/Training
- Local Government Project Procedures (LGPP) #70208
- Level 1A Plant Mix Specialist #3482
- Level 1B Roadway Specialist #8405
- AGG 101 Aggregate Specialist #111
- SB101 Properties Specialist #285
- SB102 Field Specialist #382
- SB103 Materials Analyst Specialist #144
- SB201 Strength Specialist #622
- SB202 Strength Specialist #373
- Concrete Field-Testing Technician – Grade I
- Concrete Strength Testing Technician
- 101 – Portable Nuclear Density / Moisture Gauge
- 102 – Portable Nuclear Gauge
- Hazmat Certification
- Radiation Safety Officer

Areas of Expertise
- Materials Engineering (Aggregate, Concrete & Asphalt)
- Soils & Subgrades
- Materials Testing

Jorge Solis

Summary

Mr. Solis has over 16 years of experience in the field of Engineering. Mr. Solis gained experience starting and finishing the Federal Retaining Wall Project Segment 6-A and performing concrete tests such as slump, air content, temperature, casting compressive strength cylinders and testing. For two years Mr. Solis concentrated in the asphalt field where he performed most of the quality control testing. Mr. Solis has monitored construction asphalt and concrete material testing as well as advanced geotechnical testing to support government and private sector work. Mr. Solis supports engineers in functional areas of geotechnical design services, materials consulting, structure and roadway construction inspection, materials sampling, inspection, and testing.

TxDOT Pre-Certifications: 12.1.1 – Asphaltic Concrete Production | 12.1.2 – Portland Cement Concrete | 12.1.4 – Asphaltic Concrete Placement | 12.1.5 – Portland Cement Concrete Placement
12.1.6 – Embankment/Subgrade/Backfill/Base Production
12.1.7 – Embankment/Subgrade/Backfill/Base Placement

Relevant Project & Area Experience

El Paraiso Health Clinic Improvements & CRC / Hidalgo County, TX
General management of Construction Materials Testing. Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Various Subdivision Projects / Cities of McAllen, Edinburg, Alamo, and Weslaco
Tests performed on these projects included: Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens. Performed construction observation and testing services on residential and commercial developments. Field experience included observations and testing of controlled fill, stormwater management facilities, subgrade stabilization, asphalt placement, concrete, pavement, retaining walls, roadway, and shallow building foundation construction. Ensured quality control and quality assurance was in accordance with local and project requirements.

Mile 3 N. Road Project / Hidalgo County, TX
Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Dicker Road Project / Hidalgo County, TX
Coordination with Laboratory Field Technicians and Inspectors to ensure that all materials testing functions are being performed in accordance with industry standards and contract documents. Review of all test reports pertaining to these projects. Tests performed on soils and base materials on these projects include Moisture-Density Determination, Atterberg Limits, Sieve Analysis, Fresh Concrete Testing and Compressive Strength Testing of Hardened Specimens, Asphalt Content, Sieve Analysis, Specific Gravity and Thickness of Asphaltic Pavements.

Additional Project Information Available Upon Request

FIRM & PE LICENSES

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

B2Z ENGINEERING, LLC
dba B2Z Engineering

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

Registration Number
F-11187

Expiration Date
07/31/2027

PE•LS
Texas Board of Professional Engineers and Land Surveyors

Number: **98862**
Status: **ACTIVE**
Expires: **7/31/2027**

ARON REZA BADIOZZAMANI

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE•LS
Texas Board of Professional Engineers and Land Surveyors

Number: **60710**
Status: **ACTIVE**
Expires: **9/30/2026**

MARK PATRICK MCCLELLAND

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE•LS
Texas Board of Professional Engineers and Land Surveyors

Number: **103749**
Status: **ACTIVE**
Expires: **7/31/2027**

OLIVER FRANCIS SALGADO

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

Tab IV – References

City of Weslaco
Mr. Peter Hermida, PE, City Engineer
(956) 969-1533

Geotechnical & CMT Project References:
Various Subdivisions & City Projects
Role: Geotechnical Engineering & Construction Material Testing Services
Services: Performing geotechnical engineering & testing on construction materials.

Hidalgo County Precinct No. 2
Commissioner Eduardo "Eddie" Cantu
(956) 787-1891

CMT Project References:
Nolana Loop Project (Hidalgo County)
Role: Construction Engineering & Inspection and Material Testing Services
Services: Performed all testing on construction materials for the project.

Dicker Road Expansion Project (Hidalgo County)
Role: Construction Engineering & Inspection and Material Testing Services
Services: Performed all testing on construction materials for the project.

Hidalgo County Drainage District No. 1
Mr. Raul Sesin, PE, CFM, District Manager
(956) 292-7080

Geotechnical & CMT Project References:
Mission Lateral- Sections I/II/III (2018 Bond Ref Project #26)
Role: Construction Material Testing Services and Construction Management & Inspection
Services: Performing all testing on construction materials for the project.

Hidalgo Drain Military Crossing (Project #13)
Role: Construction Material Testing Services
Services: Performing all testing on construction materials for the project.

Pharr McAllen Drain (2018 Bond Ref Project #31)
Role: Geotechnical Engineering & Testing Services
Services: Geotechnical Site Investigation, Boring Logs, and Geotechnical Engineering Analysis/Design

City of Edinburg Projects

On-Call Geotechnical & Construction Materials Testing 2024-2026	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	West Water Plant Generator CMT Lift Station No. 19 and Sanitary Sewer (Geo) Lift Station 19 CMT
On-Call Geotechnical & Construction Materials Testing 2022-2024	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	Crestwood Subdivision WWTP Septage Improvement Service Center Upgrades – Geotechnical Services Edinburg Airport Lift Station Project Service Center Upgrades – CMT Services Animal Care Facility
On-Call Geotechnical & Construction Materials Testing 2020-2022	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	Los Lagos Phase V Subdivision Carmen Avila Phase III Subdivision 2812 Estates Vela and Flores Subdivision The Heights on Trenton Subdivision Phase II Ingle Springs Subdivision Hyde Park Subdivision The Heights on Trenton Subdivision Phase I Municipal Park Sanitary Sewer Russell Village Subdivision Caledonia West Subdivision Atwood Village Subdivision Atwood Estates Subdivision Alberta Heights Subdivision Mariterry Estates Subdivision Water Treatment Plant Improvement Rehabilitation of Existing Filter Sugar Mill Estates Los Lagos Phase VII (A) Subdivision Los Lagos Phase VII (B) Subdivision Monarco Estates RG Estates Phase III Los Cielos Subdivision No. 2
On-Call Geotechnical & Construction Materials Testing 2018-2020	
Team Members: Reza Badiozzamani Mark McClelland Oliver Salgado Hector Cantu Jorge Solis	Carmen Avila Subdivision IV Restroom Facilities at Fountain, Apollo, Memorial, and Municipal Parks Las Olas Estates Subdivision

Tab V – Insurance

As part of its day-to-day business, B2Z carries Professional Liability insurance of $2 Million. Additionally, B2Z carries a General Liability of $2 Million (each claim) / $4 Million (aggregate), an Automobile Liability of $1 Million (combined), an Umbrella Liability of $5 Million (each claim) / $5 Million (aggregate), and a Workers' Compensation and Employers' Liability of $1 Million. B2Z has no pending or past insurance claims.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	**CONTACT NAME:** Candi Carpenter **PHONE (A/C, No, Ext):** 713-552-1900 **FAX (A/C, No):** 713-513-5411 **E-MAIL ADDRESS:** ccarpenter@riskspecialtygroup.com
INSURED B2ZENGI-01 B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Travelers Indemnity Compan — 25658 **INSURER B :** Travelers Property Casualty In — 25674 **INSURER C :** StarStone National Ins Co — 25496 **INSURER D :** The Charter Oak Fire Insurance — 25615 **INSURER E :** Siriuspoint Specialty Ins. Cor — 16820 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2064021205 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Incl. Unmanned Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			6807N737635	7/10/2026	7/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
D	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			BA9R235112	7/10/2026	7/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			CUP1P237416	7/10/2026	7/10/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB7N741163	7/10/2026	7/10/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Excess Liability Professional Liability including Pollution Liability (claims made)			CSX91247631P-02 PROVAE-0000597-00	7/10/2026 7/10/2026	7/10/2027 7/10/2027	Occurrence/Aggregate Per Claim/Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W. University Dr.
Edinburg TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Tab VI – Professional Services Agreement

B2Z ENGINEERING

July 14, 2026

Mr. Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ No. 2026-4
Geotechnical Engineering and Construction Materials Testing Services
Professional Services Agreement

Dear Mr. Hinojosa,

B2Z Engineering, LLC (B2Z) has thoroughly reviewed the City of Edinburg's Professional Services Agreement for Geotechnical Engineering Services cited in RFQ No. 2026-4. B2Z affirms that it satisfies, and plans to maintain, the insurance requirements outlined in the Agreement during the contract period. If chosen, B2Z agrees to sign such an agreement with the City of Edinburg.

Sincerely,

Aisha Gonzalez
President

900 S. Stewart Road, Ste. 2
Mission, TX 78572
(956) 585-3773

Tab VII – Contact Information

Mrs. Aisha Gonzalez, the President and Owner of B2Z Engineering, and Mr. Reza Badiozzamani, PE, CFM, the assigned Project Manager, will serve as the point of contact. Please find the requested contact information below.

Name	Title	Address	Phone Numbers	Email Address
Mrs. Aisha Gonzalez	President/Owner	900 S. Stewart Rd, Ste. 12 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 566-3421	Aisha@B2ZEng.com
Mr. Reza Badiozzamani, PE, CFM	Project Manager	900 S. Stewart Rd, Ste. 2 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 655-1995	Reza@B2ZEng.com

Appendix

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	**CONTACT NAME:** Candi Carpenter **PHONE (A/C, No, Ext):** 713-552-1900 **FAX (A/C, No):** 713-513-5411 **E-MAIL ADDRESS:** ccarpenter@riskspecialtygroup.com
INSURED B2ZENGI-01 B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Travelers Indemnity Compan — 25658 **INSURER B :** Travelers Property Casualty In — 25674 **INSURER C :** StarStone National Ins Co — 25496 **INSURER D :** The Charter Oak Fire Insurance — 25615 **INSURER E :** Siriuspoint Specialty Ins. Cor — 16820 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2064021205 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Incl. Unmanned [ ] Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			6807N737635	7/10/2026	7/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BA9R235112	7/10/2026	7/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CUP1P237416	7/10/2026	7/10/2027	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB7N741163	7/10/2026	7/10/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Excess Liability Professional Liability including Pollution Liability (claims made)			CSX91247631P-02 PROVAE-0000597-00	7/10/2026 7/10/2026	7/10/2027 7/10/2027	Occurrence/Aggregate Per Claim/Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W. University Dr.
Edinburg TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 07/10/2026

Company/Vendor Name: B2Z Engineering, LLC

Printed Name and Title: Aisha Gonzalez, President

Authorized Signatory: Aisha Gonzalez

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: B2Z Engineering, LLC
(Full, correct legal name)

- Address: 900 S. Stewart Road, Suite 2 | Mission, TX 78572
- Telephone/Fax: Phone: (956) 585-3773 | Fax: N/A
- Email address: Aisha@B2ZEng.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? 900 S. Stewart Road, Suite 12 Mission, TX 78572

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)
N/A
c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____
N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Mr. Reza Badiozzamani, PE, CFM
Address: 900 S. Stewart Road, Suite 2 | Mission, TX 78572
Telephone: (956) 585-3773
Fax: N/A
Email: Reza@B2ZEng.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

N/A

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Aisha Gonzalez, being first duly sworn, deposes and says that: *(Name)*

(1) She/He is President of B2Z Engineering, LLC (Company) the Bidder that has submitted the attached Bid;

(2) She/He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Aisha Gonzalez, President

Subscribed and sworn to me this 13th day of July 2026.

By: _____

Notary Public

ILEANA TREVINO NOTARY PUBLIC STATE OF TEXAS ID 132659283 EXP. 09-03-2028

My commission expires 09/03/2028

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

B2Z Engineering, LLC

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Aisha Gonzalez

Name of signatory

Signature

07/10/2026

Date









CITY OF EDINBURG

Request for Qualifications (RFQ) for
Geotechnical Engineering and Construction Materials Testing Services

RFQ 2026-4

July 14, 2026, 3:00 PM

CITY OF EDINBURG
Attn: Lorena Fuentes
Interim Purchasing Manager
415 W. University Drive
Edinburg, TX 78539

1. TRANSMITTAL LETTER

ECS Southwest, LLP
317 E Cedar Avenue, Suite E
McAllen, TX 78501
210.528.1430
ecslimited.com

July 14, 2026

City of Edinburg
Attn: Lorena Fuentes, Interim Purchasing Manager
415 W. University Drive Edinburg, TX 78539

RE: Response to Request for Qualifications (RFQ) 2026-4 — Geotechnical Engineering and Construction Materials Testing Services

Dear Lorena Fuentes, Interim Purchasing Manager,

The City of Edinburg is growing, and with that growth comes the responsibility to **build right the first time.** Roads, utilities, foundations and public facilities must perform reliably for decades, and the decisions made during geotechnical investigation and construction materials testing shape whether they do. ECS Southwest, LLP (ECS) understands that the City's Department of Engineering is not simply seeking a list of qualified firms. It is seeking a **trusted partner** that can respond quickly to task orders, lead engineering teams when needed and deliver technically sound work on schedule.

That is the kind of partner ECS has been for Texas municipalities for more than 25 years.

Edinburg's subsurface conditions present real challenges. **Expansive clay soils and hydrostatic pressure require careful engineering judgment and practical design solutions.** ECS engineers are well versed in addressing these conditions, and our South Texas project history reflects that depth of experience. When subsurface findings are understood early and communicated clearly, design teams can make informed decisions that protect project budgets and timelines. ***ECS brings that clarity to each task order, from initial field exploration through final laboratory reporting.***

ECS holds active or recently completed contracts with more than 30 Texas municipalities, including the cities of San Antonio, Seguin, New Braunfels, Baytown, Austin, Dallas, Houston and Fort Worth, among many others. This breadth of municipal experience means ECS arrives at each task order with institutional knowledge of how Texas cities operate and what their project teams need. Our field reporting technology supports rapid turnaround, with sealed reports typically distributed **within 24 to 36 hours of the performance date.** Non-compliances are tracked in real time so the City and its contractors can address issues before they affect the schedule.

ECS Southwest, LLP is a limited liability partnership between Engineering Consulting Services, Ltd and Lead Wolf Management, LLC. Matthew Robbins, PE, serves as the Subsidiary Regional Manager / Senior Vice President for ECS Southwest, LLP, with primary responsibility for the Central and South Texas Region.

ECS is well positioned to serve the City of Edinburg as a **reliable, technically capable and responsive partner** throughout the contract term. We appreciate the City's consideration and look forward to the opportunity to support Edinburg's continued growth.

Respectfully submitted,
ECS Southwest, LLP

Matthew Robbins, PE
Point of Contact, Sr. VP, Subsidiary Regional Manager, Authorized Officer
MRobbins@ecslimited.com
210.528.1430 (office)

Adam Heiman, PE
Assistant Office Manager
AHeiman@ecslimited.com
210.528.1430 (office)



FIRM'S EXPERIENCE AND HISTORY

ABOUT OUR COMPANY

Company: Founded in 1988, Engineering Consulting Services is a leader in geotechnical, construction materials, environmental consulting and building science + infrastructure services. More than 35 years ago, ECS' goal was to raise the standards of professional consulting engineering by hiring industry professionals who understood the complexities of building and maintaining modern infrastructures. That commitment continues to guide each project ECS undertakes. ECS is currently ranked #60 in Engineering News-Record's Top 500 Design Firms (April 2026), #148 in Engineering News-Record's Top 200 Environmental Firms (October 2025) and #38 in Zweig Group's Hot Firm List (June 2026).

ECS' steady growth comes from a deep belief in developing the people, systems and expertise required to focus on client needs. From a start in 1988 with 12 employees, ECS now employs over 3,200 staff and has grown to more than 100 offices and testing facilities spread across the Mid-Atlantic, Southeastern, Midwestern, Pacific and Southwestern states. While ECS has grown considerably and continues to expand, the firm adheres to its founding mission.

Local: ECS Southwest, LLP, one of the operating entities of the ECS Group of Companies, is a premier provider of environmental consulting, geotechnical, construction materials and building science + infrastructure services across Texas, Colorado, Arizona, Utah, Oklahoma, New Mexico and Nevada. With 400+ employees, ECS Southwest is equipped to support clients throughout the project cycle for both the private and public sectors. **ECS Southwest, LLP is a Texas registered engineering firm (No. F-8461).** ECS opened its first Texas office in 1999, reorganized into regional subsidiaries in 2005 as ECS Texas, LLP, and in 2017 the subsidiary name was legally changed to ECS Southwest, LLP.

OUR VALUE

ECS embodies its philosophy of *"Setting the Standard for Service"* by using technology and experience to assist clients in the development of cost-effective, practical solutions. For over three decades, our engineering consulting services have helped our clients meet project requirements.

SAFETY PROGRAM

The ECS Safety Program is built on care and concern for our people. Genuine care and concern is the cornerstone of all we do in the name of safety at ECS. Our goal is to implement practical solutions to continually improve our safety processes and demonstrate our commitment to a safe work environment. Processes including near miss reporting, safety observations and employee engagement + feedback sessions have all been created with the goal of sending our people home safely every day.

FIRM UNIQUENESS

ECS brings a combination of local presence, proprietary technology, credentialed staff and proven municipal experience that positions the firm as a uniquely capable partner for the City of Edinburg. Key differentiators include:

- **In-House, Dedicated Local Staff.** ECS maintains in-house, full-time geotechnical and construction materials testing staff based out of the McAllen office, with additional resources available from the San Antonio office. The City receives dedicated local personnel rather than outsourced or contract labor, supporting faster mobilization and more consistent service delivery across the contract term.
- **On-Call and Rotation List Contract Experience.** ECS has extensive experience performing under on-call, task-order and rotational contract structures with public utility and municipal clients across Texas, consistent with the City's intended two-year rotation list model. Active on-call contracts span more than 30 Texas municipalities, providing a proven operational framework that ECS applies from day one.
- **South Texas Field Experience.** ECS engineers and field staff have performed subsurface investigations, soil borings, test pits and in-situ testing across the Rio Grande Valley and South Texas region. The team is familiar with the alluvial clay, calcareous soil and coastal plain formations characteristic of the Edinburg area, including the expansive clay and hydrostatic pressure conditions specifically identified in this RFQ.
- **Proprietary Technology Suite.** ECS has developed an integrated, in-house software platform that manages each stage of a project from field data collection through report delivery and invoicing. Field technicians use ETHEL to record testing results and site observations on tablets in the field. Data flows automatically into FRED, where reports are assembled without transcription, reviewed by the Project Manager, sealed by the Principal Engineer and distributed, typically within 24 to 36 hours of the performance date. GEORGE manages laboratory data from input through final report generation. IVAN automates invoice assembly and ALF provides real-time project status visibility across the team. Few firms in this market have built and maintained a technology platform of this depth.
- **Full-Spectrum Laboratory Testing.** ECS laboratories provide construction materials testing for soils, concrete and asphalt during active construction, including nuclear density testing, Standard Proctor, Atterberg Limits, No. 200 Washed Sieve, permeability, sulfate analysis, corrosivity suite and compressive strength testing of concrete cylinders. Laboratories participate in proficiency sample testing programs administered by AASHTO, AMRL and CCRL, with accreditations reflecting compliance with ASTM Sections E-329, C-1077 and D-3740.
- **ECS University and Technician Training.** ECS University was developed in 1999 to deliver continuous training and certification programs to field and technical staff. Technicians hold certifications from ACI, NICET, ICC and applicable state transportation agencies. A formal quality system includes regular review of individual technical performance, producing field staff who arrive on site trained, certified and backed by a program that does not stop at the point of hire.
- **QA/QC and Compliance Programs.** ECS develops and implements QA/QC plans, materials testing programs and contractor compliance monitoring for public infrastructure projects. Non-compliances are tracked in real time and communicated to the City and its contractors, so issues are addressed before they affect the schedule.
- **Credentialed Technical Team.** Team members hold advanced degrees and professional registrations including Texas-licensed Professional Engineers and Professional Geoscientists, with a demonstrated record of supporting public clients with geotechnical and materials testing services that meet project schedules and regulatory requirements.
- **Subcontracting and Diversity Commitment.** ECS takes a strategic approach to subcontracting, identifying opportunities to engage Historically Underutilized Businesses and Small Minority Women and/or Veteran-Owned Business Enterprises for drilling, specialized laboratory services and other contract components. This approach supports the City's community and diversity goals while bringing specialized capabilities to the team.





GEOTECHNICAL ENGINEERING

ECS develops tailored geotechnical exploration programs in support of each client's specific project. We know what is below the surface can be as crucial and complex as the structure it supports. Our team approach to geotechnical engineering extends beyond simply providing engineering data. We educate our clients about the risks and benefits of the engineering recommendations we provide.

SERVICES INCLUDE:

SUBSURFACE EXPLORATIONS, ASSESSMENTS AND DESIGN - incorporating our extensive subsurface database for local geologies

GEOPHYSICAL SURVEYS - including seismic refraction, electrical resistivity, refraction microtremor, SASW and ground penetrating radar, as well as associated geotechnical engineering and design services

GEOTECHNICAL CONSTRUCTION CONSULTING - to support construction projects including value engineering review, sample testing, laboratory testing for soil modification and evaluation of foundation bearing conditions

SPECIALIZED IN-SITU (IN PLACE) SOIL/ROCK TESTING - utilizing the following methods: Pressuremeter (PMT), Cone Penetrometer (CPT), Dilatometer (DMT) to provide the project team with cost effective recommendations for foundations supporting buildings and infrastructure

REINFORCED EARTH STRUCTURES, SLOPES AND RETENTION DESIGN - based on specific site conditions utilizing industry-leading analysis and design software

DEEP FOUNDATION TESTING - services using industry-leading devices such as the Pile Driving Analyzer (PDA), Cross Hole Sonic Logging (CSL) for drilled shaft testing and low-strain integrity testing using the Pile Integrity Tester (PIT)

GEOTECHNICAL INSTRUMENTATION - for monitoring structure movement during construction including remote, automated total stations, scan stations, inclinometers, piezometers, extensometers, tilt meters, crack gauges and vibration monitoring

GEOSTRUCTURAL DESIGN - for building elements containing soil-structure interaction such as soil nail walls, ground anchor supported retention systems, excavation support systems, micropiles, underpinning and soil improvement (aggregate pier designs, stone columns, vibro densification, grouting)

WHY ECS:

- Expertise in each market
- Advanced exploration capability
- Industry-leading in-situ testing
- Advanced geotechnical laboratory testing capability
- Advanced proprietary geotechnical analysis systems
- Proven geotechnical value engineering experts



CONSTRUCTION MATERIALS TESTING

Construction Materials Testing (CMT) primarily involves testing structural materials used to build new projects from the ground up, materials and components used to construct new additions or new components being added to an existing facility. These include earthwork, shallow and deep foundations, destructive and non-destructive concrete testing, wood construction observations, structural masonry, structural steel, sprayed-on fireproofing, Exterior Insulation and Finish Systems (EIFS), roofing evaluation and testing and asphalt pavement evaluation and testing. Our unique electronic reporting system delivers field and laboratory reports rapidly, giving the construction team valuable information on a timely basis. The majority of test reports are reviewed by ECS engineers and delivered via email to the project team within 24 to 36 hours of the test and/or observation.

SERVICES INCLUDE:

OBSERVATION SERVICES - help document that construction materials within new elements meet the designer's intent

SPECIAL INSPECTIONS - test items that require a construction materials testing and inspection program to be conducted by a third party, specifically including new buildings

THIRD-PARTY CODE COMPLIANCE - is jurisdictionally approved evaluations performed in place of services usually conducted by a local building code inspector which can only be requested / approved by local municipal code inspectors

CIVIL CONSTRUCTION TESTING - observes and tests civil elements such as parking lots, utilities, stormwater ponds, drainage systems, asphalt, concrete curbs, pavement and some retaining walls

WHY ECS:

- Certified personnel
- Accredited facilities
- Industry-leading electronic reporting (compliance/ non-compliance reporting) within 24 to 36 hours
- Rapid providers of innovative solutions for earthwork and foundation construction
- Experienced construction materials testing/special inspection professional and technical staff
- Industry-leading project budget management systems
- Advanced soil and materials testing capability

EXPERIENCE WITH SIMILAR PROJECTS

ECS is a well-known provider of consulting engineering services to the local government sector. Whether working with a county, township or city, our multidisciplinary expertise in geotechnical engineering, construction materials testing, facilities engineering and environmental consulting services enables us to support many types of design, construction and renovation projects. **We currently hold active on-call / IDIQ contracts with over 30 municipalities throughout Texas, including the City of Austin, City of Burleson, City of Carrollton, City of Cedar Hill, City of College Station, City of Colleyville, City of Dallas, City of Denton, City of Euless, City of Fort Worth, City of Frisco, City of Galveston, City of Garland, City of Houston, City of Hutchins, City of Keller, City of Kyle, City of League City, City of McKinney, City of Mesquite, City of New Braunfels, City of Plano, City of Richardson, City of Rockwall, City of Rowlett, City of San Antonio, City of San Marcos, City of Sugar Land, City of Temple, City of The Colony, City of Waxahachie, City of Wylie, Dallas County, Harris County, Kaufman County, Kendall County, Town of Flower Mound and Town of Prosper.**

In the past five years, ECS has completed over 650 municipal projects in Texas and over 7,900 nationwide. A small sample of our experience with similar contracts is below.

ECS' EXPERIENCE WITH MUNICIPAL CONTRACTS

CONTRACT	BRIEF DESCRIPTION
CITY OF SAN ANTONIO 2023 - Ongoing	ECS was selected by the City of San Antonio to provide on-call geotechnical and material testing services. ECS is involved in numerous projects across various locations in San Antonio, including Summer Fest, Mystic Sunrise, Wyanoke Drive, E. Hathaway, Misty Springs, Sunrise Pass, Las Puertas, New Valley Hi Drive, Medford Drive, Tres Caminos, Fire Sun, W. Brandon, Concio and many others.
CITY OF AUSTIN 2017 - Ongoing	ECS is providing construction materials testing services for the City of Austin on their Rotation List Contract. Our services have included in-place density and moisture content testing during grading activities, masonry construction observation and testing services, structural steel observations, framing observations and pavement material testing and placement observations. ECS provided construction materials testing and observation services for the construction of the one-of-a-kind, award-winning Central Library in downtown Austin.
CITY OF DALLAS 2018 - Ongoing	We have worked on many City of Dallas projects and are currently working on several projects in conjunction with the City providing observation and testing services related to private development projects with public improvements. Our firm is presently on the City's IDIQ contract for construction materials testing and geotechnical services.
CITY OF FORT WORTH 2020 - Ongoing	Since becoming a pre-approved subconsultant for geotechnical engineering and construction materials testing services, our firm has been awarded multiple projects with the City of Fort Worth. Projects include a bridge rehabilitation, street and paving improvements, sanitary sewer main replacements, storm drain and water replacements.
CITY OF HOUSTON 2020 - Ongoing	We are currently on the City's IDIQ contract for geotechnical engineering and construction materials testing services. We have worked on pavement, waterline and wastewater projects for the City of Houston. We have also provided construction materials testing services for Linkwood Park and Squatty Lyons Park.
CITY OF CARROLLTON 2019 - Ongoing	Our firm has worked on multiple city projects with the City of Carrollton that include the Perry Museum, Golden Bear Pump Station, Furneaux Creek Trail, Northcrest Estates Streets and Duncan Heights Roadway Improvements. We are currently a pre-approved subconsultant for geotechnical and construction materials testing services.

OFFICE LOCATION PROVIDING SERVICES

ECS' geotechnical engineering and construction materials testing services for the City of Edinburg will be led by the **McAllen office, located at 317 E. Cedar Avenue, Suite E, McAllen, TX 78501.** This office is less than 15 miles and approximately 25 minutes from Edinburg City Hall, positioning ECS to mobilize field personnel quickly in response to task orders without the delays associated with firms operating from distant locations.

The McAllen office is staffed with in-house, full-time geotechnical engineers, construction materials testing technicians and laboratory personnel who hold Texas Professional Engineer licenses and the TxDOT certifications required to perform the services described in this RFQ. **The San Antonio office serves as a secondary resource**, providing additional technical personnel, laboratory support and surge capacity when task order volume increases or specialized services are needed. ECS is a registered engineering firm in the State of Texas, and the personnel assigned to this contract are licensed and certified to practice in Texas. ECS has previously performed geotechnical and construction materials testing services in the Rio Grande Valley, providing the team with familiarity with the local soil conditions, contractor community and municipal project environment.

ECS' broader network of Texas offices, including Austin, Dallas, El Paso, Fort Worth, Houston, McKinney, San Marcos and Sherman, can also be drawn upon as needed. This network allows the Principal Project Manager to pool resources and respond to concurrent task orders across the contract term without requiring the City to engage a separate firm or experience a reduction in service quality.

ECS TEXAS OFFICE LOCATIONS

McAllen
317 E. Cedar Avenue, Suite E
McAllen, TX 78501

Austin
14050 Summit Drive, Suite 101
Austin, TX 78728

Houston
1000 N Post Oak Road, Suite 240
Houston, TX 77055

San Antonio
431 Isom Road, Suite 114
San Antonio, TX 78216

McKinney
1600 Redbud Boulevard
McKinney, TX 75069

San Marcos
320 Barnes Drive, Suite 109
San Marcos, TX 78666

Dallas
3033 Kellway Drive, Suite 110
Carrollton, TX 75006

Sherman
1608 Texoma Parkway, Suite 200
Sherman, TX 75090

El Paso
8900 Pell Way, Suite A
El Paso, TX, 79928

Fort Worth
2621 White Settlement Road
Fort Worth, TX 76107



RIO GRANDE VALLEY PROJECT HISTORY

ECS has a robust history of project delivery throughout the Rio Grande Valley, with a portfolio of more than 300 projects spanning Hidalgo, Cameron, Starr and Willacy counties. This depth of local project history gives ECS' engineers a working familiarity with the subsurface conditions, contractor community and municipal project environment that cannot be replicated by firms entering the region for the first time.

ECS' geotechnical team has experience with the soil and geologic conditions encountered across central and South Texas. Across the region, ECS has encountered and developed design solutions for highly expansive clays, shallow limestone and caliche profiles that affect trench excavation and boring advancement, alluvial deposits along river corridors that introduce variable compressibility and groundwater conditions and elevated water-soluble sulfate concentrations that influence concrete and material selection. This regional familiarity allows ECS to scope investigations efficiently, anticipate subsurface variability and translate field findings into practical, construction-ready recommendations.

Representative Rio Grande Valley projects include:

- HCA Valley RMC ED Expansion, Brownsville, TX
- RGV Border Security, Segments 8A & 10A, Roma, TX
- Rio Hondo High School Sports Fields, Rio Hondo, TX
- Clean Fuels Complex, Brownsville, TX
- AutoZone Store #11096, Edinburg, TX
- AutoZone Store #11228, Mission, TX
- AutoZone Store #10951, Rio Grande City, TX
- Valvoline, Edinburg, TX
- Valvoline & 7 Brew, Harlingen, TX
- BlueWave Express, Mission, TX
- Church's Texas Chicken, Rio Grande City, TX
- Church's Texas Chicken, Raymondville, TX
- Church's Texas Chicken, Mercedes, TX
- Target T2224 Pavement Cores, McAllen, TX
- 7-Eleven East Chapin Street, Edinburg, TX
- 7-Eleven West Chapin Street, Edinburg, TX
- 7-Eleven Ware Road, McAllen, TX
- 7-Eleven Minnesota Road, Donna, TX
- 7-Eleven Sioux Road, San Juan, TX
- 7-Eleven Doffing Road, Mission, TX
- 7-Eleven N Conway Aveune & W Mile 2 Road, Mission, TX
- 7-Eleven Boca Chica, Brownsville, TX
- 7-Eleven, Brownsville, TX

> We challenge you and love the way you react to that. Giving us different options is really important to us and our business.
>
> *- Chris Urquhart*
> *KDC*





> Quality work, efficient and expeditious responses.
>
> *- Michael Martinez*
> *VLK Architects*





APPROACH TO PART-TIME STAFFING FOR SMALLER TASK ORDERS

No task order is too small to receive the same level of attention and responsiveness that ECS brings to larger assignments. The following describes how ECS manages staffing for smaller task orders from receipt through report delivery.

TASK ORDER RECEIPT AND ASSIGNMENT

When a task order is received, the designated Project Manager reviews the scope, determines the testing disciplines required and identifies the appropriate personnel. For smaller task orders, this review typically occurs within one business day of receipt. The Project Manager then assigns a site lead who serves as the primary field contact for the City and its contractors, performing daily testing services and coordinating with the office for additional staff as activity levels increase.

CROSS-TRAINED TECHNICIANS

ECS draws from a pool of cross-trained technicians who hold certifications across multiple disciplines including soils, concrete, asphalt and structural steel. On a given day, a single ECS technician can arrive on site and perform multiple testing and observation services, reducing the number of mobilizations required and lowering cost to the City. This model is particularly well suited to the smaller and varied task orders typical of a municipal rotation list contract.

MOBILIZATION TIMELINE

For construction materials testing task orders, ECS generally requests 24-hour advance notice to schedule technicians efficiently. For geotechnical services, ECS typically carries a backlog of approximately one to two weeks and has immediate availability to begin new work. Drill rigs accessible to the serving office are generally available within 72 hours of utility clearance.

REPORT DELIVERY

Field data is entered by the technician using ETHEL in real time on site. Upon departure, data and photos are uploaded wirelessly and flow automatically into FRED for Project Manager review and Principal Engineer seal. Reports are typically distributed within 24 to 36 hours of the performance date. For smaller task orders, this turnaround is often faster. Non-compliances are tracked on a running punch list and included with each report so the City and its contractors can address issues before additional work proceeds.

STAFFING DEPTH AND BENCH STRENGTH

ECS University produces a continuously trained bench of certified field personnel who can be deployed quickly as workload increases. ECS also maintains on-staff professional recruiters to address staffing needs rapidly when task order volume surges beyond the capacity of the local team.

The City can rely on ECS to treat a single-day density testing assignment with the same professionalism and urgency as a multi-phase geotechnical investigation. The systems, the staffing model and the reporting technology are the same regardless of task order size.

PROJECT APPROACH

Once a task order is initiated, ECS assigns two or more managers to the project regardless of size or complexity. The project leadership team typically includes a Project Manager and a Senior Associate or Principal Engineer. This layered management provides the City with more than one person who can be contacted immediately if needed. With the depth of talent on ECS' staff, if both managers of a project are unavailable, other project managers or principals become involved on short notice to address issues requiring immediate resolution.

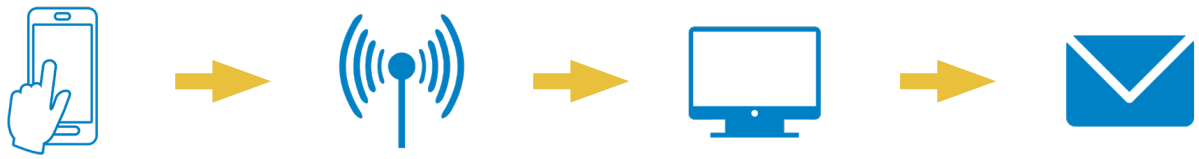
> ECS was extremely helpful throughout this whole process and thanks for helping to guide me along the way."
>
> *- Matt Patterson*
> *Jones Lang Lasalle*

Task orders are assumed to flow from the City's project manager to Matthew Robbins, PE, ECS' dedicated Point of Contact. Mr. Robbins has the regional capability to draw properly licensed individuals as needed, confirming that short-turnaround task orders can be staffed as they arise. ECS develops a scope based on the specific task being requested, communicates with the City and other design professionals to confirm the scope satisfies the needs of the project team, and develops a proposal using contract rates. Once the proposal is submitted and approved, ECS coordinates site access and other logistical needs prior to mobilization.

During the course of each task order, ECS generates reports documenting activities and providing recommendations tailored to each service line. For geotechnical projects, ECS delivers formal geotechnical investigation reports including boring logs, laboratory data and foundation recommendations, prepared by the project geotechnical engineer and reviewed by the Principal Engineer prior to submittal to the City. For CMT assignments, field and laboratory reports are sealed and distributed within **24 to 36 hours** of the performance date. Reports across service lines are filed using ECS' electronic filing system and are readily available for retrieval upon request. Invoices are generated monthly, providing the City with transparent billing throughout the life of the contract.

FULLY DIGITIZED CMT REPORTING AND DISTRIBUTION

Since 1988, ECS field technicians have been utilizing our proprietary Field Report and Electronic Distribution (FRED) system. This completely digital method of construction material testing information allows for a quick, efficient and accurate reporting process.



field technicians write reports on-site using a hand-held electronic device

reports are transmitted to the office

project manager / principal engineer review and approve reports

client receives report via email, within hours of completion

SPEED • ACCURACY • VALUE • EFFICIENCY

WHAT THIS MEANS FOR OUR CLIENTS

With FRED, finalized reports are typically delivered in two business days or less (often less than one day) from when the work was performed. The reports are written on-site, resulting in more precise data and observations. With the information gathered, everyday construction problems in the field can be resolved quickly by the project engineer, saving the client time and money.

Our paperless reporting system can be instantly forwarded to all parties involved.

> Quality work, efficient and expeditious responses.
>
> *- Michael Martinez*
> *VLK Architects*

> Great work as always. Will continue to use ECS.
>
> *- Timothy Engle*
> *City of Rowlett*

UNIQUE CAPABILITIES AND IN-PLACE PROCESSES

In addition to FRED, ECS utilizes the following seamless, digital, in-house developed suite of software. These internal management tools facilitate real-time data collection, reporting and budget tracking. These systems enable project managers to monitor tasks, staff hours and expenditures, supporting timely decision-making and correct billing. Project milestones and deliverables are tracked through a proprietary schedule management program, which allows ECS, subcontractors and clients to view project status and meet important deadlines.

GEORGE

GEORGE (Geotechnical Report Generator): Our geotechnical laboratory utilizes GEORGE to manage the input, processing and output of the results of our soils lab tests. From geotechnical subsurface investigations where a wide range of tests can be performed to gather physical properties of soils for design purposes to construction materials testing to get baseline values for comparative as-constructed evaluations, GEORGE is the one stop for the soil testing at ECS. Once data is entered and approved in the lab, it enters the FRED system for Project Manager review.

ETHEL

ETHEL (ECS Technician Handheld Electronic Logbook): Our field technicians are equipped with tablets or touch-screen laptops to store their field testing results, observations and communication. The ETHEL system is the platform for organizing this data into an easy-to-use interface that translates the entered information into our standard reports. There is a seamless transition and efficient workflow without transcription or time loss. As soon as the field data and field write-up are finalized, the field technician attaches digital photos and site location sketches, then uploads them wirelessly to our system. Upon completion of the upload, the automatically assembled reports are available in the FRED system for Project Manager review.

IVAN

IVAN (Invoice Verification and Notification): On a monthly basis, our invoices are automatically prepared and are made available to our management team in an easy-to-use platform. IVAN, synchronized with GEORGE, ETHEL and FRED, gathers the time and materials associated with our services and assembles the invoices for review. Following the initial setup of the project and execution of services, the invoice assembly process is simple and straight-forward requiring very little manipulation or modification making for a rapid review and finalization process. The Project Manager performs the initial review, then authorizes the Principal Engineer to do the same. Upon completion and approval by both the PM and the PE, the invoice is transmitted and copied to those set up to receive them. Being contained within the same electronic system, this process is simplified and operates with little complication.

ALF

ALF (Action Items, Letters, Follow-up): ALF serves as the central station for the above-noted systems. As the hub for the data movement, within ALF ECS staff can view the status of proposals, project contracts, document uploads, PTO for staff and much more. ALF is also smartphone formatted in order to facilitate our Project Managers and Principal Engineers and their mobile operations. Our professional staff are connected to their projects with ease and through ALF, should the client, contractor or project team need specific information or status, our ECS team can easily and quickly retrieve and provide it.

QUALITY-CONTROL PROCEDURES

ECS integrates quality throughout each phase of a project, from initial mobilization through final report delivery. Our quality control process involves each member of the project team, from field personnel to senior management, with oversight focused on preventive action rather than after-the-fact correction.

During active construction, ECS field personnel collect, review and document test results in real time using our proprietary FRED (Field Reporting and Electronic Documentation) and ETHEL (ECS Technician Handheld Electronic Logbook) systems. Field reports are reviewed, sealed and delivered within 24 to 36 hours of observation activities, supporting the client's documentation and quality oversight requirements. Deficiencies identified during testing are communicated promptly to the contractor and project team, with corrective actions tracked through resolution. These systems also support internal project management, allowing ECS project managers to monitor task progress, deliverable timing and cost expenditures across concurrent assignments.

Key elements of our quality control program include:

- Maintaining an active, ongoing quality control program to measure and verify field and laboratory performance
- Monitoring daily operational performance and providing timely corrective action for unforeseen conditions
- Tracking corrective actions through resolution and reviewing for appropriateness
- Reviewing data and reporting for correctness, detail and comprehensiveness
- Maintaining detailed records of field data and laboratory results throughout the project lifecycle
- Providing training to field personnel and team members prior to site arrival, covering site safety protocols, quality control measures, testing procedures and workmanship requirements

ECS maintains a corporate-sponsored quality assurance program that has been in place for more than 37 years, guided by evolving quality systems manuals for specific service lines. Our projects are directed by registered professional engineers or certified professional geologists. The program relies on internal and external audits, peer reviews and sample reference programs. For larger engagements, ECS develops project-specific quality assurance documentation. Equipment calibration records are maintained and verified on a scheduled basis, and adherence to current industry standards is a baseline requirement for the field and laboratory activities.

Our internal quality assurance review program reflects a commitment to continuous improvement. If requested, ECS will provide a copy of our Quality Control Manual and Quality Assurance Processes.

At ECS, it's not just about getting the job done. It's about getting the job done right.

ECS' PROJECT MANAGEMENT AND QUALITY CONTROL - CONSTRUCTION MATERIALS TESTING (CONSTRUCTION)

1. ECS Field Technician performs test on materials at job site
2. Enter test data into ETHEL
3. Transmitted via wireless technology called FRED
4. Reviewed by the Project Manager and the Principal Engineer
5. Electronic signatures and professional seal added to report
6. Client verbally notified of issues that require attention
7. ECS personnel assist in identifying the appropriate party involved in resolving issues
8. Laboratory results are reported to the client by Project Manager
9. Reports are forwarded to each party designated by the client

IN-HOUSE LABORATORY CAPABILITIES & ACCREDITATIONS

ECS maintains formal accreditations from the industry's leading standards bodies, including the American Association for Laboratory Accreditation (A2LA), the American Association of State Highway and Transportation Officials (AASHTO), the Materials Reference Laboratory (AMRL), the United States Army Corps of Engineers (USACE) and the Cement and Concrete Reference Laboratory (CCRL). These accreditations are maintained nationally and within our Texas operations, reflecting ECS' commitment to consistent, standards-based laboratory practice across our service area.

Supporting our McAllen office, ECS operates a full-service laboratory in San Antonio at 431 Isom Road, Suite 114, San Antonio, TX 78216. Additional full-service laboratories in our Austin, Houston, Dallas and Fort Worth offices provide the City with expanded capacity and geographic coverage. ECS laboratories conduct soil and concrete testing in support of our geotechnical consulting and construction materials engineering and testing services. Internal training and certification programs complement our external accreditations, administered by the agencies listed above, which are long recognized as leaders in setting consistent industry standards.

Laboratory Test Procedures Accredited by AMRL/AASHTO:

Quality Management System: R18, C1077 (Aggregate), C1077 (Concrete), D3740 (Soil), E329 (Aggregate), E329 (Concrete), E329 (Soil), E329 (Sprayed Fire-Resistive Material)

Soil: R58, R74, T88, T89, T90, T99, T180, T191, T265, T310, D421, D422, D698, D1140, D1556, D1557, D2216, D2487, D2488, D4318, D4718, D6938

Aggregate: R76, R90, T11, T21, T27, T84, T85, T255, C40, C117, C127, C128, C136, C566, C702, D75

Sprayed Fire-Resistive Material: E605, E736

Concrete: M201, R60, R100 (Beams), R100 (Cylinders), T22, T97, T119, T121, T152, T196, T231 (9000 psi and below), T309, C31 (Beams), C31 (Cylinders), C39, C78, C138, C143, C172, C173, C231, C511, C617 (9000 psi and below), C1064, C1231 (7000 psi and below)

Masonry: M201 / C511 (Moist Cabinets, Moist Rooms and Water Storage Tanks Used in the Testing of Hydraulic Cements and Concretes), C780 (Annex 1) (Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry - Consistency by Cone Penetration), C780 (Annex 6 - Cubes) (Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry - Compressive Strength of Cubes), C1019 (Sampling and Testing Grout)



EQUIPMENT

EQUIPMENT NAME	CALIBRATION FREQUENCY	CALIBRATION PROCEDURES
Concrete Compression Break Machines	Annual	Outside Agency (Recal)
Lab Scales	Annual	Outside Agency (Recal)
Drying Ovens	Annual	Outside Agency (Recal)
Atterberg Limits Equipment	Annual	Internal
Concrete Mixer	Prior to use	Check Physical Condition
R-Meter	Annual	Outside Agency (Recal)
Brass Mortar Cube Mold	Annual	Internal
Soil Mixing Machine	Prior to use	Internal
Sieve Shaker	Annual	Internal
Vacuum Pump	Prior to use	Internal
Sample Splitters	Prior to use	Check Physical Condition
Sieves	6 Months	Internal
Proctor Molds	Annual	Internal
Proctor Hammers	Annual	Internal
Automatic Proctor Machine	Annual	Internal
Resistivity Equipment	Annual	Internal
Load Cell-Unconfined	Annual	Outside Agency (Recal)
Pad Cap Retaining Rings	Each Use	Internal
Continuous Temp Recorders	6 Months	Outside Agency (Recal)
Concrete Pressure Air Meters	Quarterly	Internal
Pressure Air Meter	Quarterly	Internal
Cylinder Molds	Each Shipment	Internal
Unit Weight Measure	Annual	Internal
Slump Cone	Annual	Internal
Micrometer (Fire Proofing)	Annual	Internal
Swell Rings	Annual	Internal
Nuclear Density Gauges	Annual	Outside Agency (OSCS)
pH/Conductivity Meter	Annual	Internal
Sulfate Meter	Annual	Internal

Additional items including calipers, thermometers and field scales are annually calibrated by an outside agency. Equipment such as concrete saws, coring equipment and our generators are checked for physical condition before use.

TECHNICIAN QUALIFICATIONS

ECS employs multiple **International Code Council (ICC)** Reinforced Concrete certified technicians with extensive project experience. In addition, ECS has multiple technicians certified by the **American Concrete Institute (ACI)**. Our technicians are experienced and qualified to provide high-quality observation expertise. They are knowledgeable and adhere to project specifications, plan requirements and adopted versions of the building code, including IBC 1704 and ACI 318 standard reinforcing details. ECS' qualified and certified technicians routinely report and notify the contractor of non-conforming items through careful documentation and photographic records, and add these items to non-conformance logs to keep stakeholders informed.

STAFF CERTIFICATIONS

ECS field and laboratory staff assigned to this contract hold certifications from recognized industry organizations applicable to water and wastewater utility construction in Texas. Current certifications held across the McAllen and San Antonio field staff include:

CERTIFICATION	ISSUING ORGANIZATION	COUNT
Nuclear Density Gauge Operator	American Tech Institute (ATI)	20
Hot Mix Asphalt and Soils	Hot Mix Asphalt Center (HMAC)	9
Reinforced Concrete Special Inspector	International Code Council (ICC)	2
Concrete Field Testing Technician	American Concrete Institute (ACI)	11
Post-Tensioning Inspector	Post-Tensioning Institute (PTI)	3

AVAILABILITY AND CAPACITY

ECS is prepared to support the City's projects with a dedicated team of local professionals, supplemented by a regional pool of expert staff as needed. As task orders are requested, work orders flow to **Mr. Matthew Robbins, PE, ECS' designated point of contact.** Mr. Robbins evaluates each assignment and draws the appropriate licensed individuals to confirm that short-turnaround task orders can be staffed as they arise.

The McAllen and San Antonio operations are part of ECS' broader Southwest region, which comprises **over 400 professionals** across Texas and the surrounding states. Nationally, ECS employs **over 3,200 staff** across more than 100 offices, providing deep bench strength and surge capacity that few regional firms can match. The McAllen and San Antonio operations combined comprise:

- 5 Professional Engineers (senior professional staff licensed as Professional Engineers in Texas)
- 12 Project Managers (project-level managers and staff leads)
- 1 Team Leader (construction materials testing field technician staff lead)
- 32 Field and Laboratory Staff (technicians performing field and laboratory testing services)
- 23 Environmental Staff (principals, professional geoscientists, professional engineers, project managers, technicians and scientists)

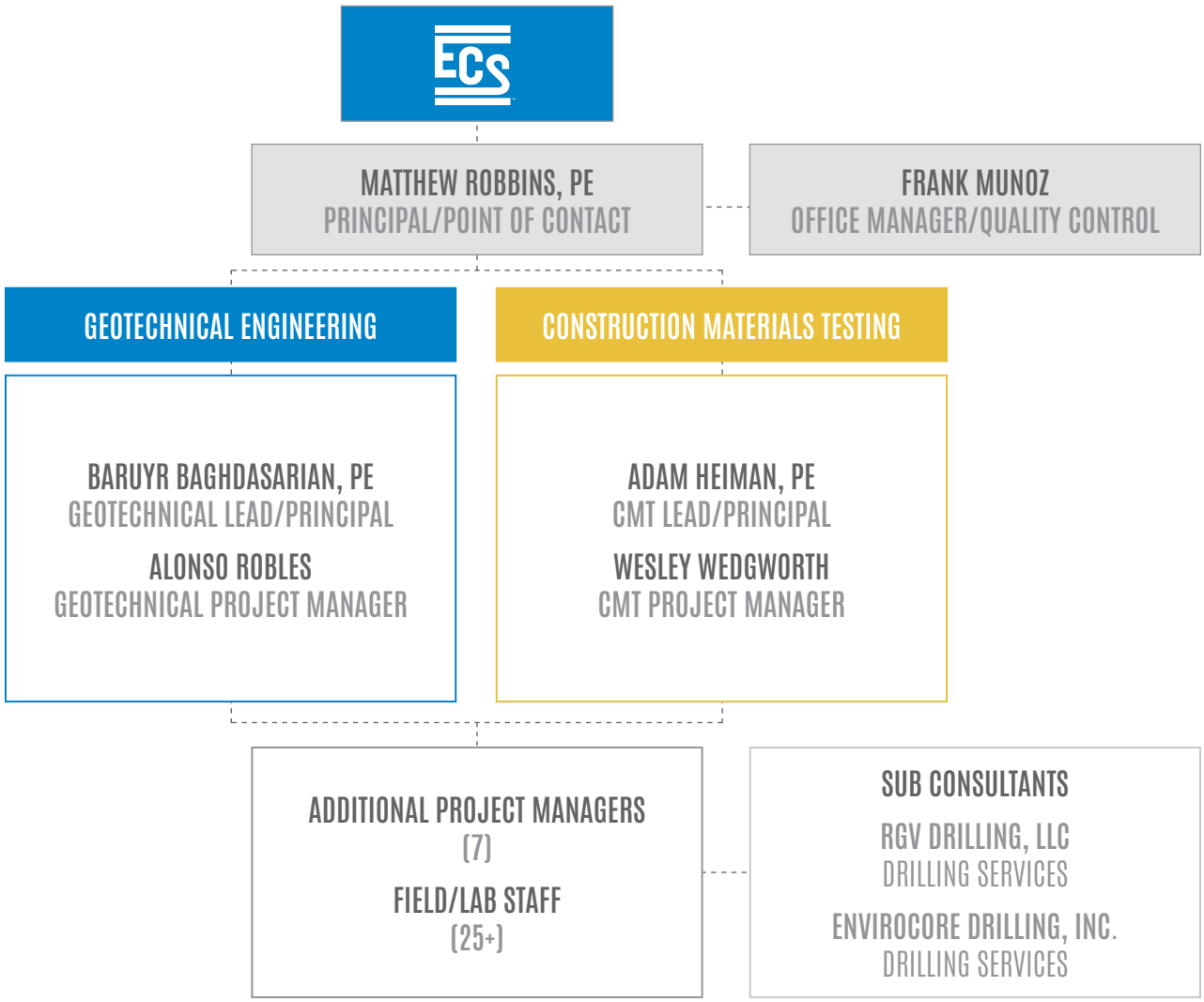
This staff base allows ECS to maintain momentum and service continuity across active projects, regardless of scale or complexity. When workload surges, the McAllen office draws additional personnel from nearby ECS offices in San Antonio, Austin and Houston, which are integrated into the team to maintain continuity of coverage. Each project is monitored by a Principal Engineer and Project Manager who coordinate resource assignments and maintain open lines of communication with the City throughout the contract duration.

ECS invests in ongoing recruitment and internal training initiatives, including ECS University, to sustain a steady pipeline of qualified personnel available to respond to evolving project needs. Backed by over 400 Southwest region professionals and a national network of more than 3,200 staff, ECS is positioned to deliver timely, high-quality services for the City across the range of geotechnical and construction materials testing assignments under this contract.

3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



ORGANIZATION CHART



MATTHEW ROBBINS, PE | PRINCIPAL/POINT OF CONTACT

PROFESSIONAL CREDENTIALS

Professional Engineer: TX
TX PE No. 119352

SKILLS

Slope Stability and Retaining Wall Analysis (Slide 6.0-Rocscience)

Settlement Analysis (Settle3D-Rocscience)

Boring Logs (gINT and AutoCAD)

PTI (Volflo 1.5)

Lateral Pier Analysis (LPile)

Pavement Design (Darwin and SpectraPave4 Pro)

Map Creation (ArcMap and Google Earth)

EDUCATION

Master of Science, 2014, Civil Engineering, University of Texas, San Antonio, TX

Bachelor of Science, 2011, Civil Engineering, Texas A&M University, College Station, TX

PROFESSIONAL PROFILE

Mr. Robbins is a Subsidiary Regional Manager serving our Central and South Texas Region. His experience includes managing geotechnical and construction materials testing operations, developing business development strategies, producing geotechnical reports, monitoring drilling operations and laboratory testing and managing construction materials testing projects. Mr. Robbins has been involved in a range of construction projects such as commercial, retail, residential, municipal, infrastructure, industrial and institutional facilities.

PROJECT EXPERIENCE

- City of Floresville, Floresville Roadway Reconstruction, Floresville, TX
- City of San Antonio, Summer Fest, San Antonio, TX
- City of San Antonio, Acme Road, San Antonio, TX
- City of San Antonio, Mystic Sunrise, San Antonio, TX
- City of San Antonio, Sol Trace Boulevard, San Antonio, TX
- City of San Antonio, Royston Avenue, San Antonio, TX
- City of San Antonio, Castle Hunt Drive, San Antonio, TX
- City of San Antonio, Threadneedle, San Antonio, TX
- City of San Antonio, Dannelly Field, San Antonio, TX
- City of San Antonio, Anton Drive, San Antonio, TX
- City of San Antonio, Hickory Trail, San Antonio, TX
- City of San Antonio, Jamaica Drive, San Antonio, TX
- City of San Antonio, Lark Valley, San Antonio, TX
- City of San Antonio, Threadneedle, San Antonio, TX
- San Antonio Water System, Echtle Offsite Sewer Extension, San Antonio, TX
- San Antonio Water System, DeZavala Elevated Water Storage Tank, San Antonio, TX
- San Antonio Water System, Randolph Pump Station Improvements, San Antonio, TX
- San Antonio Water System, Fox Falls Off-site Gravity Sewer, Boerne, TX
- San Antonio Water System, Water Loop 8” Line, San Antonio, TX
- Carrizo Springs Immigration Checkpoint, Carrizo Springs, TX
- CBP Sign Anzalduas, Mission, TX
- DCP-005 Texas Infrastructure for Del Rio Sector, Quemado, TX
- Eagle Pass Immigration Checkpoint, Eagle Pass, TX
- Karnes County Jail Limited Access Rig, Karnes City, TX
- Port O’Connor Coast Guard Station Rebuild, Port O’Connor, TX
- S. Llano River State Park HQ Bldg Reno and Expansion, Junction, TX

ADAM HEIMAN, PE | CMT LEAD/PRINCIPAL

PROFESSIONAL CREDENTIALS

Professional Engineer: TX, OK, NM, LA
TX PE No. 106047

TXDOT: 14.1.1 Soil Exploration

14.2.1 Geotechnical Testing

14.3.1 Transportation Foundation Studies

14.4.1 Building Foundation Studies

14.5.1 Evaluation and Design of Geotechnical Related Structures

SKILLS

Geotechnical Engineering

Pavement Engineering/Design

Deep and Shallow Foundations

Site Development

Expansive Soils

EDUCATION

Bachelor of Science, 2005, Civil Engineering, University of Texas at San Antonio, San Antonio, TX

PROFESSIONAL PROFILE

Mr. Heiman is the Assistant Office Manager at ECS' McAllen and San Antonio locations. He is tasked with managing operations in the McAllen and San Antonio regions. His role includes guiding the expansion of our practices in construction materials testing, geotechnical engineering and environmental consulting for agencies and private clients in the greater San Antonio area. With over 20 years of experience, Mr. Heiman has provided engineering services for various projects. These projects span education, municipal and government sectors, water and wastewater treatment facilities, elevated and ground-supported water storage tanks, lift stations and commercial, industrial and manufacturing facilities. His expertise extends to communication towers, transmission lines, substations, schools, residential subdivisions, apartment complexes, bridges, railroad sidings, streets and pavements.

PROJECT EXPERIENCE

- City of Seguin, Geronimo Creek WWTP Expansion, Walnut Branch WWTP Abandonment, Seguin, TX
- City of Seguin, New Animal Services Building, Seguin, TX
- City of Selma, Lockout Road Reconstruction, Selma, TX
- City of New Braunfels, Castell Avenue Water and Sewer Rehabilitation, New Braunfels, TX
- City of San Antonio, Hy-Lyons Project (Guyed Tower), San Antonio, TX
- City of San Antonio, N. New Braunfels - Phase 2 (E. Houston-Paso Hondo), San Antonio, TX
- City of San Antonio, Castle Hunt Dr. (Castle Cross to Castle Stream), San Antonio, TX
- City of San Antonio, Castle Stream (Midcrown Dr. to E. Castle Hunt), San Antonio, TX
- City of San Antonio, Castle Bell (Castle Hunt to Castle Queen), San Antonio, TX
- City of San Antonio, Royston Avenue (at S. Zarzamora Street), San Antonio, TX
- City of San Antonio, Aina Lane Material Testing, San Antonio, TX
- City of San Antonio, Enrique Barrera Pkwy. (Eldridge to SW 37th St.), San Antonio, TX
- City of San Antonio, Fire Station #19, San Antonio, TX
- San Antonio Water System, DeZavala Elevated Water Storage Tank, San Antonio, TX
- SAWS King Street Pump Station & ASR Lime System Improvements, San Antonio, TX
- Foster Road Drainage Basin, San Antonio, TX

BARUYR BAGHDASARIAN, PE | GEOTECHNICAL LEAD/PRINCIPAL

PROFESSIONAL CREDENTIALS

Professional Engineer: TX, Ontario
TX PE No. 141375

TxDOT: 11.1.1, 12.1.3, 12.4.1, 12.5.1, 14.1.1, 14.2.1, 14.3.1, 14.4.1, 14.5.1

TxDOT LGP101 and LGP102 Qualifications

NRMCA Approved Inspector #862443

CoSA Special Inspector – Engineer
SIE-24-00772

SKILLS

Report Authoring

Foundation Analysis and Design

Settlement Analysis

Slope Stability Analysis

Retaining Wall Analysis and Design

Pavement Analysis and Design

PVR Analysis

Embankment Analysis and Design

Footing Inspection

Drilled Shaft Inspection

Pile Driving Inspection

Lime and Cement Treatment

Wick Drain Installation Inspection

Concrete Testing

Concrete Plant Inspection

EDUCATION

Master of Engineering, 2010, Civil Engineering, University of Toronto, Toronto, Ontario, Canada

Bachelor of Applied Science, 2008, Civil Engineering and Bachelor of Science, Computing Technology (Double Degree Program), University of Ottawa, Ottawa, Ontario, Canada

PROFESSIONAL PROFILE

Mr. Baghdasarian currently serves as the Geotechnical Department Manager for the McAllen and San Antonio offices of ECS. His role involves managing the group, with a focus on reviewing and issuing final geotechnical and construction materials testing reports and certifications. His duties also encompass coordinating subsurface exploration and preparing geotechnical engineering analysis reports for diverse projects, such as single-family residential buildings, commercial and industrial buildings, high-rise buildings with multiple below-grade levels and residential land development.

PROJECT EXPERIENCE

- City of San Antonio, Public Safety Warehouse, San Antonio, TX
- City of San Antonio, Enrique Barrera Parkway, San Antonio, TX
- City of San Antonio, Capitol from Fredericksburg Road, San Antonio, TX
- City of San Antonio, Enrique Barrera Parkway, San Antonio, TX
- City of San Antonio, Public Safety Warehouse, San Antonio, TX
- City of San Antonio, Ironside, San Antonio, TX
- City of San Antonio, Roanoke Avenue, San Antonio, TX
- City of San Antonio, Oakwood Drive, San Antonio, TX
- City of San Antonio, Babcock Road, San Antonio, TX
- City of San Antonio, Kampmann to Thomas Jefferson, San Antonio, TX
- City of San Antonio, Greater Love Church Sidewalks, San Antonio, TX
- City of Seguin, Geronimo Creek WWTP Expansion, Walnut Branch WWTP Abandonment, Seguin, TX
- Geronimo Creek Interceptor Sewer Replacement Project, Seguin, TX
- TX21 Slope Stability Analysis, San Antonio, TX
- Southwest ISD, Juan M Alvarado Elementary School, Von Ormy, TX
- Flour Bluff ISD, Baseball, Softball and Soccer Fields, Devine, TX
- Texas Cavaliers Education Center, San Antonio, TX
- Corpus Christi Police Athletics Fields, Corpus Christi, TX
- Alamo Heights Residence, San Antonio, TX
- Hope Center Church, San Antonio, TX
- Marbach and Micron Pumping Station, San Antonio, TX
- First United Bank, Seguin, TX
- Corpus Christi Police Athletics Fields, Corpus Christi, TX

FRANK MUNOZ | OFFICE MANAGER/QUALITY CONTROL

PROFESSIONAL CREDENTIALS

ICC Spray Applied Fire Proofing Special Inspector

PT Level I and II Unbonded Inspector

FACE Certified Floor Profiler

ACI Certified Field Grade I

Nuclear Density Gauge Operator

Project Manager Certification

SKILLS

CMT Field and Laboratory Testing

Special Inspection Observations

Project Management

EDUCATION

Master of Business Administration, 2021, Texas A&M University, San Antonio, TX

Bachelor of Business Administration, 2019, Texas A&M University, San Antonio, TX

PROFESSIONAL PROFILE

Mr. Munoz serves as the Office Manager for the ECS McAllen and San Antonio offices. He has 25 years of laboratory and field experience in the construction materials testing industry. His current responsibilities include project oversight, specification conformance and attending pre-construction meetings to facilitate a cost-effective testing program. In addition, he reviews project budgetary tracking and performs new project bid reviews.

PROJECT EXPERIENCE

- City of New Braunfels, Union Avenue Road and Utility Project, New Braunfels, TX
- City of New Braunfels, Citywide Pedestrian Improvements Phase 1, New Braunfels, TX
- City of San Antonio, East Commerce (East Houston to Spriggsdale), San Antonio, TX
- City of San Antonio, Royston Avenue, San Antonio, TX
- City of San Antonio, Castle Hunt Drive, San Antonio, TX
- City of San Antonio, Sol Trace Boulevard, San Antonio, TX
- City of San Antonio, Mystic Sunrise, San Antonio, TX
- City of San Antonio, East Hathaway, San Antonio, TX
- City of San Antonio, Threadneedle, San Antonio, TX
- City of San Antonio, Chipinque (South Gen McMullen to Escuela), San Antonio, TX
- City of San Antonio, Medford Drive (Burr Road to East Hathaway), San Antonio, TX
- City of San Antonio, Wyanoke Drive (Burr Road to Raphail Drive), San Antonio, TX
- City of San Antonio, Summer Fest, San Antonio, TX
- City of San Antonio, Aina Lane Material Testing, San Antonio, TX
- City of San Antonio, South Hamilton (West Martin to West Travis), San Antonio, TX
- City of Floresville, Roadway Reconstruction of Peach Street and F-Street, Floresville, TX
- USCIS Field Office, Edinburg, TX
- Hidalgo County RMA, Pharr, TX
- San Antonio Water System DeZavala Elevated Water Storage Tank, San Antonio, TX
- SAWS 8” Public Water Main Loop, San Antonio, TX
- SAWS South Laredo Lift Station Rehab Phase V, San Antonio, TX
- SAWS Northwest Operations Center, San Antonio, TX

WESLEY WEDGWORTH | CMT PROJECT MANAGER

SKILLS

Construction Specifications, Testing Standards and Quality Systems

Construction Materials Testing

Process Improvement and Quality Control

Team Leadership and Staff Development

Budgeting and Financial Management

Project Planning and Execution

Multi-Site Operations Management

Technical Communication and Reporting

Safety Compliance

ASTM/ASHTO/TXDOT Compliance

EDUCATION

Master of Business Administration, 2014, University of the Incarnate Word, San Antonio, TX

Bachelor of Business Administration, 2010, University of the Incarnate Word, San Antonio, TX

PROFESSIONAL PROFILE

Mr. Wedgworth serves as a CMT Group Manager with more than 15 years of experience, leading field and laboratory operations, construction observations and quality monitoring programs. He has a proven track record of managing engineers, project managers and technicians while verifying compliance with industry standards, safety protocols and client specifications. Mr. Wedgworth is skilled in CMT operations, financial management, staff development and business growth. He is a trusted leader known for operational excellence, client engagement and building high-performing teams.

PROJECT EXPERIENCE

- Steven M Clouse WRC Primary Clarifier Rehabilitation, San Antonio, TX
- Randolph Pump Station, San Antonio, TX
- University Ground Storage Tank, San Antonio, TX
- Salado Creek Greenway, San Antonio, TX
- GLF at San Antonio International Airport, San Antonio, TX
- SRON, San Antonio, TX
- North Lake Pass Structural Inspection, Universal City, TX
- Schertz Station Lot 3, Schertz, TX
- DVS, Laredo, TX
- JBTX Added Racking, San Antonio, TX
- Indoor Vertical Farms, San Antonio, TX
- Fredericksburg Middle School, Fredericksburg, TX
- Canyon Campsite Shelters, Potters Creek, Canyon Lake, TX
- Pathways at Rosewood Courts, Austin, TX
- Avilla Berry Creek Apartments, San Antonio, TX
- Manor Town Homes, Manor, TX
- Manchaca Town Homes, Austin, TX
- Refuel Store, San Antonio, TX
- CEFCO, Marble Falls, TX
- Tommy Car Wash, San Antonio, TX
- Lamborghini, San Antonio, TX
- AutoZone, San Antonio, TX

ALONSO ROBLES | GEOTECHNICAL PROJECT MANAGER

PROFESSIONAL CREDENTIALS

ACI Concrete Field Level 1

Nuclear Density Gauge Certification

Soils Specialist Certification (SB102)

SKILLS

Soils Field & Lab Testing

Boring Logs (Tablogs & AutoCAD)

Map Creation (QGIS & Google Earth Pro)

Proficient with Microsoft Office Products

Scheduling & Planning

Budgeting & Cost Control

Risk Management

Problem Solving

EDUCATION

Bachelor of Science, 2021, Civil Engineering, University of Texas at El Paso, El Paso, TX

PROFESSIONAL PROFILE

Mr. Robles serves as a Geotechnical Staff Project Manager and his responsibilities include managing geotechnical field operations, such as observing drilling operations, soil sample collection and logging, rock core logging, slope stability and fracture analysis, scheduling subcontractors and coordinating operations, managing construction observations and materials testing during land development and building construction phases to verify that they follow project drawings, specifications and local regulations.

PROJECT EXPERIENCE

- LRT-2 River Patrol Rd, Vertical Barriers & Border Fence, Laredo, TX
- Border Patrol Vertical Barriers and Patrol Road Bridges, Laredo, TX
- RGV Barrier - Starr County, Rio Grande City, TX
- TX Border Wall - MATOC #1 - Hughes Ranch, Quemado, TX
- TX Border Wall - Las Moras Ranch, Quemado, TX
- RGV - Border Security - Segments 8A and 10A, Roma, TX
- RGV Barrier Gates - MOD 001, Weslaco, TX
- RGV Barrier - Starr County (Segments 1–14 and 3A), Rio Grande City, TX
- N. Padre Island Tower Foundations, Corpus Christi, TX
- JBSA B2225 FSS Sprinklers, San Antonio, TX
- Fort Sam ACFT Field Cover, Fort Sam Houston, TX
- Chapman Dog Kennels, San Antonio, TX
- HCA Valley RMC ED Expansion GEO, Brownsville, TX
- Methodist Hospital - Proposed Parking Garage, San Antonio, TX
- Freestanding ED at Laredo Medical Center, Laredo, TX
- Port Authority of San Antonio - Proposed Clinic, San Antonio, TX
- Laredo MOB Preliminary Evaluation, Laredo, TX
- Elementary School #12, San Antonio, TX
- Carrizo Springs ISD Baseball/Softball Field Upgrades, Carrizo Springs, TX
- Rio Hondo High School - Sports Fields, Rio Hondo, TX
- Eagle Pass MS Tennis Courts, Eagle Pass, TX
- London HS Tennis Court, Corpus Christi, TX
- Kinney County Park - Baseball Fields, Brackettville, TX
- El Progreso Memorial Library Expansion, Uvalde, TX
- Ingram Road Intersection Improvements, San Antonio, TX
- TX2 Lightspeed VoltaGrid Crane Road, San Antonio, TX
- TX2 Lightspeed VoltaGrid Pilot Holes, San Antonio, TX



SUB CONSULTANTS

RGV Drilling, LLC

Drilling Services

RGV Drilling LLC, based in Texas, provides dependable, high-quality drilling services throughout the Rio Grande Valley. With more than seven years of industry experience, the company has built a reputation for precision, a strong safety culture and consistent performance. RGV Drilling LLC combines skilled personnel, well-maintained equipment and disciplined project execution to deliver efficient, cost-effective solutions tailored to each client's operational requirements.

EnviroCore Drilling, Inc.

Drilling Services

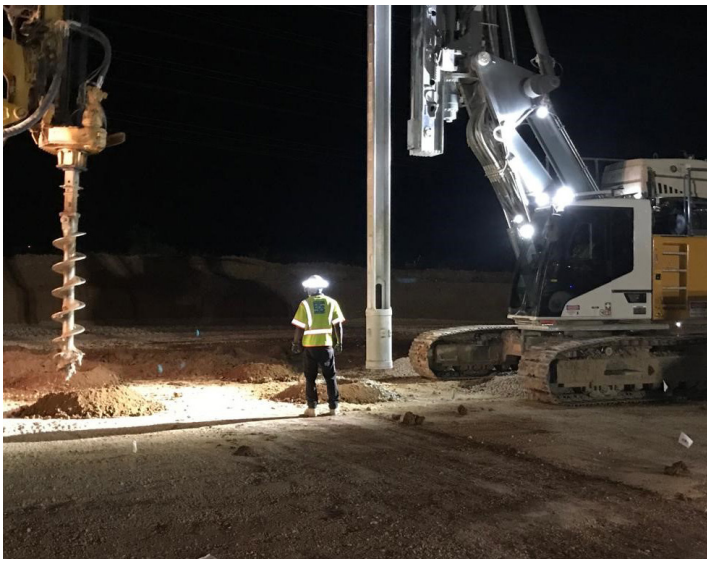
EnviroCore Drilling, Inc. is a Texas-based environmental and geotechnical drilling company equipped with a comprehensive fleet of CME drilling rigs, providing drilling services for environmental consultants and geotechnical engineers throughout the state of Texas.

USCIS Field Office, Edinburg, TX

Client: NTC Mazzuca Contracting; Dennis McClimans; 410.251.2198; dmcclimans@ntcmd.com
Project Description: For the Port of San Antonio, ECS provided construction materials observation services for the U.S. Citizenship and Immigration Services (USCIS) Field Office located at 2800 W Trenton Road, Edinburg, Texas 78539. ECS' scope of services consisted of providing a Certified Welding Inspector (CWI) to perform structural steel observations for the subject building. The CWI's services included visual welding observations, photo documentation and preparation of a summary report.
Dates: 07.2023 - 12.2023
Relevance to City of Edinburg: ECS has performed services within Edinburg city limits, and the proposed team members who delivered this project are the same professionals proposed for this contract.

Hidalgo County 365 Tollway - MSE Wall Investigation, Pharr, TX

Client: Hidalgo County Regional Mobility Authority; Ramon Navarro; 78577; 956.402.4762; ramon.navarro@hcrma.net
Project Description: ECS delivers construction materials testing services for the Hidalgo County 365 Tollway MSE Retaining Wall Compliance Investigation, supporting the Hidalgo County Regional Mobility Authority (HCRMA) in Pharr, Texas. The team establishes a TxDOT-accredited laboratory for the project, develops an engineering approach to evaluate compliance with the existing work and prepares a project material certification for submission to the FHWA. The work plan features a preliminary site visit and a comprehensive review of plans and specifications for the precast MSE wall panels. ECS observes and tests a portion of the precast panels, with the quantity and frequency of testing based on the number of non-compliant panels identified. The team documents installed panels with a general sketch and conducts a non-destructive evaluation using a handheld portable Ground Penetrating Radar (GPR) device to scan for reinforcing steel and spacing according to project details. ECS prepares daily field-testing reports and performs weekly 3-D scans on randomly selected panels. Destructive testing is conducted on uninstalled yard panels after GPR scanning to confirm rebar type and size, and concrete coring is performed periodically to extract test specimens. Deliverables include identification of compliant panels, reporting of drilled core compressive strength lab results, submission of photo documentation, 3-D scans, installed panel map sketches and a summary report at the conclusion of the panel investigation. For the MSE wall embankment, ECS reviews plans and specifications, performs embankment sampling and transport and conducts laboratory testing per Tex 104E, 105E, 106E, Tex 116E and Tex 117E, as well as in-place field densities per Tex 115E. Laboratory results are reported electronically and additional testing is performed to support the project's compliance objectives.
Dates: 07.2025 - Ongoing
Relevance to City of Edinburg: This active Hidalgo County project demonstrates ECS' CMT capabilities for a neighboring public agency, delivering the same concrete, density and earthwork testing services the City's Engineering Department would draw on under this contract.







City of Floresville, Floresville City Streets Reconstruction Project, Floresville, TX

Client: Triun, LLC; Stuart Anderson; 979.820.5194; sanderson@triunco.com.
Project Description: ECS performed geotechnical engineering and construction materials testing for the Floresville City Streets Reconstruction Project for the City of Floresville, TX. The purpose of this study was to provide geotechnical information for the design and reconstruction of two city streets (Peach Street and F Street). Our geotechnical scope of work included drilling seven borings to an approximate depth of 10 feet beneath the existing ground surface. Four borings were drilled on F Street and three borings were drilled on Peach Street. The borings were advanced using relatively dry techniques to their target depths, enabling the potential detection of the presence of groundwater during exploration operations. Samples were transported to the ECS laboratory where they were reviewed and visually classified by an ECS geotechnical engineer using the Unified Soil Classification System (USCS) in general accordance with ASTM D2488. ECS provided a final report containing the results of our subsurface explorations and geotechnical laboratory testing programs, site characterization and engineering analyses and recommendations for the design and construction of the proposed improvements. Recommendations for site preparation, grading, drainage and thickness design of pavements were provided. The materials testing scope of work included earthwork and asphalt.
Dates: 05.2022 - 08.2022
Relevance to City of Edinburg: ECS managed the geotechnical and CMT scope for a Texas municipal street reconstruction project from a single contract, reflecting the integrated, end-to-end service delivery the City of Edinburg can expect on its own infrastructure assignments.

San Antonio Water System, DeZavala Elevated Water Storage Tank, San Antonio, TX

Client: CB&I Storage Tank Solutions, LLC; Manda Davenport; 713.896.3821; manda.davenport@mcdermott.com
Project Description: ECS provided geotechnical engineering services to install an elevated water storage tank. The SAWS team requested confirmation of the foundation-bearing capacity of the in-situ rock subgrade before the concrete foundation was placed. The tank foundation was designed using a net allowable bearing pressure of 10,000 psf (13,300 psf with wind loading and 13,300 psf with seismic loading). ECS' scope of services included field exploration and testing and soil/rock laboratory testing to confirm the design bearing pressure of the limestone supporting the tank foundation before the concrete placement. ECS also conducted construction materials testing and observation for the proposed San Antonio Water System Elevated Water Storage Tank. ECS provided experienced and qualified technical personnel to perform the testing services as requested for the 2,500 MG elevated water storage tank.
Dates: 04.2022 - 12.2022
Relevance to City of Edinburg: ECS delivered geotechnical and CMT services under a single contract for one of Texas' largest public water utilities, demonstrating the coordinated, multi-discipline project delivery the City of Edinburg can rely on for its utility and infrastructure projects.

RGV Barrier, Starr County, TX

Client: The Haskell Company; Scott Foster; 918.492.1600; Scott.Foster@haskell.com
Project Description: ECS provided subsurface exploration and geotechnical engineering services to support understanding of the project. The project site was generally near the border between the United States and Mexico, between the Falcon Dam Port-of-Entry (POE) and the Los Ebanos POE. The design-build project involved the installation of approximately 17 miles of temporary barrier floating fence, power distribution facilities, light pole foundations and FC-2 patrol and maintenance roads along the border. This temporary barrier fence was anticipated to bear on shallow foundations, was approximately 18 to 21 feet tall, and consisted of prefabricated tilt-up wall panels supported on isolated rectangular spread footings. ECS' scope included drilling 185 soil borings to depths of 15 feet below the existing grade using a hollow-stem auger and air rotary drilling techniques. Laboratory services included testing for moisture content, Atterberg Limits Tests, grain size analysis, hydrometer, one-dimensional swell or collapse potential, sulfate and chloride test, unconfined compressive strength, moisture-density relationship and California bearing ratio. ECS provided a separate report to address each border wall segment.
Dates: 03.2024 - 06.2024
Relevance to City of Edinburg: This project reflects ECS' firsthand knowledge of Rio Grande Valley soil conditions, including the expansive clays and high-plasticity subgrades the City's Engineering Department encounters on its own infrastructure projects.

Laredo Border Patrol Checkpoint, Laredo, TX

Client: Villagomez Engineering Company; Jose Villagomez; 210.724.0816; jlvillagomez@villagomezengineering.com
Project Description: ECS completed the subsurface exploration, laboratory testing and geotechnical engineering analyses for the Laredo Checkpoint facility upgrade project for the US Customs and Border Protection. The primary focus of this project is to enhance the existing Laredo Checkpoint facility. Proposed improvements include upgrading and maintaining the on-site administration facility and widening existing concrete pavements at the off-ramps and on-ramps to IH-35. Additionally, the existing canopy system is planned to be extended to accommodate new traffic lanes, aligning with the existing construction. Further enhancements involve the creation of new site parking and a secure impound parking lot for improved operational efficiency. Our comprehensive report details the procedures and findings from our subsurface exploration and laboratory testing initiatives. The report provides strategic recommendations for the development of foundations, earthworks and parking/drive areas tailored to the proposed upgrades. Key elements of the report include:

- A concise overview and description of our field and laboratory test procedures and the outcomes
- Analyses of surface features and site conditions to confirm compatibility with proposed improvements
- Investigations into area and site-specific geologic conditions
- Examination of subsurface soil stratigraphy with relevant physical properties highlighted in our soil exploration boring logs
- Recommendations for site preparation, grading and drainage to enhance the site's utility and sustainability
- Guidelines for the design and construction of foundations and structural pavements to support the new developments effectively

Dates: 09.2021 - 12.2021
Relevance to City of Edinburg: This South Texas public facility project combined foundation analysis, pavement design and site preparation recommendations, closely mirroring the building and infrastructure project types the City of Edinburg's Engineering Department typically assigns.

ECS was cooperative in every way. On every occasion, no matter the short notice, ECS made every effort to accommodate the situation and make a technician available...In my lifetime, I have worked with hundreds of labs and never experienced the desire to make things happen as ECS displayed.

- Stephyn Holland
City of Austin

ECSSOUT-03 AEVERSOLE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/12/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	PHONE (A/C, No, Ext): (703) 827-2277	FAX (A/C, No): (703) 827-2279
	E-MAIL ADDRESS: admin@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Continental Casualty Company (CNA) A+, XV	20443
INSURED ECS Southwest, LLP 3033 Kellway Drive Suite 110 Carrollton, TX 75006	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liab.			AEH254030538	6/15/2026	6/15/2027	Per Claim/Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

EVIDENCE OF COVERAGE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 14026 Thunderbolt Pl Chantilly VA 20151	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 703-988-0900 **FAX (A/C, No):** 703-988-9498 **E-MAIL ADDRESS:** Randi_Swisher@ajg.com
INSURED ECS Southwest, LLP 3033 Kellway Drive Suite 110 Carrolton TX 75006	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Cincinnati Indemnity Company 23280 **INSURER B :** Bankers Standard Insurance Company 18279 **INSURER C :** Federal Insurance Company 20281 **INSURER D :** ACE American Insurance Company 22667 **INSURER E :** The Cincinnati Insurance Company 10677 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1648920961 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
E	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Contractual Liab X X C U GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			ENP 0219990	12/1/2025	12/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			EBA 0463057	12/1/2025	12/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
E	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $ 0			ENP 0219990	12/1/2025	12/1/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		71764164	12/1/2025	12/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C D	Excess Umbrella Pollution Liability			56719442 CPMG28192289	12/1/2025 12/1/2025	12/1/2026 12/1/2026	Occurrence/Aggregate Occurrence/Aggregate	$5,000,000 $15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Proof Of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Frank Anderson

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6. PROFESSIONAL SERVICES AGREEMENT

ECS Southwest, LLP has reviewed the City of Edinburg's Professional Services Agreement included in RFQ 2026-4, meets the prerequisite insurance requirements outlined therein and agrees to enter into such agreement if selected.

ECS: EVERY STEP OF THE WAY

DUE DILIGENCE/ PLANNING

- Phase I + II Environmental Site Assessments
- Hazardous Materials Assessments
- Wetlands + Endangered Species Assessments
- Environmental Impact Screening Form (EISF) Coordination
- Preliminary Geotechnical Studies
- Pavement Asset Management
- Property Condition Assessments
- Preconstruction Surveys
- Accessibility Compliance Surveys
- Structural Forensics Studies
- Building Envelope Commissioning

DESIGN

- Environmental Remedial Planning + Design
- Environmental Assessments
- Site Characterization Assessments
- Groundwater Treatment System Design
- National Pollutant Discharge Elimination System (NPDES)Local Water Discharge Permit
- Geotechnical Studies
- Geophysical Studies
- Soil Remediation Design
- Geostructural Design
- Third Party Plan Review
- Document Peer Review
- Structural Design Building Envelope Design

CONSTRUCTION

PRE-CONSTRUCTION

- Abatement Monitoring
- Excavation Monitoring for Environmental Compliance
- Soil Cement Mix Design
- Lime Stabilization Design
- Full Depth Reclamation (FDR) Mix Design
- Vibration Monitoring
- Adjacent Structure Movement Monitoring
- Concrete Mix Design
- Construction Materials Testing
- Special Inspections
- Building Code Inspections
- Load Testing of Anchors
- Analysis of Low Strength Concrete
- Bank Draw Reviews
- Building Envelope Inspections
- AAMA Window Testing
- Forensic Investigations
- WPS/PQR/WPQ

POST-CONSTRUCTION

- Load Testing
- Pre-Occupancy Indoor Air Quality Testing
- Air + Water Leakage Testing
- Field Performance Testing
- Voluntary Remediation Case Closure Consulting
- Building Envelope Commissioning

OPERATIONS + MAINTENANCE

- Environmental Management Plans
- Structural Inspection + Repair Design
- Building Envelope Investigations
- Fall Protection + Suspended Access Load Testing + Certification
- Parking Structure Assessments
- Groundwater Treatment System
- NPDES Groundwater Sampling + Reporting
- Facility Condition Assessments



7. CONTACT INFORMATION



CONTACT 1

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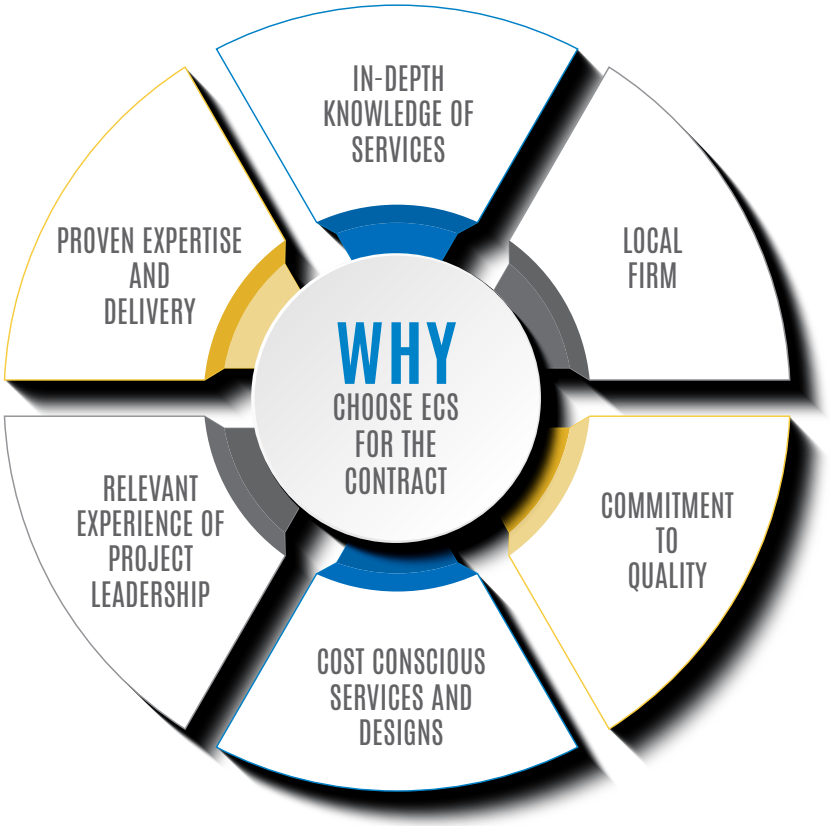



SOQ to City of Edinburg for Geotechnical Engineering and Construction Materials Testing Services - #RFQ 2026-4

Your Trusted Partner for Geotechnical Engineering and Construction Materials Testing...

HVJ ASSOCIATES®

Syed Jafar, PE
HVJ South Central Texas - M&J, Inc.
21320 Ricardo Street, Suite C, Weslaco, TX 78596
210-372-8596
SJafar@hvj.com
www.hvj.com



1. Transmittal letter

City of Edinburg
Lorena Fuentes, Finance Manager
415 W. University Drive, Edinburg, TX 78539

Re: Statement of Qualifications to City of Edinburg for Geotechnical Engineering and Construction Materials Testing Services - RFQ 2026-4

Dear Lorena Fuentes,
HVJ South Central Texas – M&J, Inc. (HVJ) is pleased to submit our Statement of Qualifications to the City of Edinburg for **geotechnical engineering, construction materials testing Services (CMT) and environmental engineering services.** HVJ has extensive experience serving municipal projects in South and Central Texas and in-depth understanding of the South Texas region. HVJ, a certified SBE/DBE/MBE firm, is registered by the Texas Board of Professional Engineers (Registration No. F-18091) with three offices (Austin, San Antonio, and Weslaco) and two additional project offices/lab (Pharr and Corpus Christi). HVJ's Austin and San Antonio laboratories are accredited by the American Association of State Highway and Transportation Officials (AASHTO) in the fields of soils, aggregates and concrete. Our San Antonio lab is also AASHTO Accredited for asphalt testing. Both facilities are accredited by TxDOT for various soils, aggregates, asphalt and concrete test procedures. HVJ's team can quickly mobilize for geotechnical and construction materials testing needs. We have also added to our team **Baer Engineering and Environmental Consulting, Inc. (Baer Engineering)**, woman-owned and minority-owned small business with more than 33 years of experience providing environmental consulting, permitting, and regulatory compliance services for public infrastructure projects throughout Texas.
Benefits of our Team:

- We have conducted CMT on over 2000 infrastructure projects and 1200 geotechnical projects in South Central Texas and have in-depth understanding of local conditions. These services are for streets and roadways, drainage and stormwater systems, water/wastewater utilities, municipal facilities, parks, and other public works-related infrastructure projects.
- HVJ has more than 40 years of complying with the regulations, standards and specifications of federal, state and local authorities during project phases.
- Our personnel are TxDOT Pre-Certified in drilling, lab testing, foundation studies, soils, concrete, asphalt, and plant inspections and testing.
- HVJ employs lean and efficient engineering and management practices.
- **Customer Focused:** As part of our corporate culture, we bring elevated and satisfactory experiences to our clients on how we deliver our services. This commitment shows up in our professional *standard of care* applied to every infrastructure project we undertake. This means **being consistent in meeting the needs of our clients *- on their terms - within their deadlines - providing thoroughly reliable data* – all of which serves as the foundation for building sound design**.

We look forward to partnering with the City of Edinburg and the City's Engineering and Public Works Departments and other departments as required, to support projects in various stages of development and achieve outstanding results.

Sincerely,

Syed Jafar, PE, Executive Vice President, HVJ South Central Texas – M&J, Inc.
4201 Freidrich Ln #110, Austin, TX 78744 • 210.372.8596 • (832) 282-1551 (mobile)• sjafar@hvj.com
Local office address: 1320 Ricardo Street, Suite C, Weslaco, TX 78596



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2. Firm Qualification and Experience

Firm's Experience and History

Qualifications

- ✓ Over 24 years of experience in South/Central Texas
- ✓ Completed 2,000+ projects in South/Central Texas
- ✓ Ability to respond on short notice
- ✓ Experienced Geotechnical & CMT Engineers

HVJ South Central Texas – M&J, Inc. (HVJ) provides a range of geotechnical and construction materials engineering services. HVJ, a certified SBE/DBE/MBE firm is registered by the Texas Board of Professional Engineers (Registration No. F-18091) with three (3) offices (Austin, San Antonio and Weslaco) and two (2) additional project offices/lab (Pharr and Corpus Christi). Our Austin and San Antonio labs have been inspected and accredited by AASHTO/CCRL and TxDOT and is fully accredited for soils, aggregates, concrete, and asphalt testing.

History of Firm| HVJ South Central Texas – M&J, Inc. (HVJ) started its operations in South Central Texas in October of 2016 by acquiring the assets of HVJ Associates Inc. (HVJ-A) in Austin Texas. HVJ-A was founded in Houston in 1985 and started its Austin operations in 2001. Both Principals of HVJ South Central, Mr. Muhammad Mustafa, PE and Syed Jafar, PE are former employees of HVJ-A. HVJ has been working in the Valley on the transportation project since its inception. We are currently providing materials testing services on IH-2/IH-69 interchange which is one of the biggest highway project in the region. Additional active assignments in the region include FM1925, SH4 and SH107. Some of the projects in South Texas where HVJ provided geotechnical engineering and/or materials testing services include:

- TxDOT CEI for SH 107 from FM 493 to US 281 (CMT)
- TxDOT CEI for FM 1925 at East of FM 907 (Alamo Rd) to East of Sharp Rd. (CMT)
- TxDOT OVTI Services for IH-2/IH-69C- Pharr District (CMT)
- TxDOT Pharr District Materials Testing Contract (CMT)
- TxDOT CEI for Traffic Signals in S Texas (CMT)
- TxDOT PS&E for Bridge Replacements in Pharr Texas (GEO)
- TxDOT SPE for 20-mile US281 Corridor for Pharr District (GEO)
- TxDOT Pharr District US 281, Hidalgo and Brooks Counties, WA #1 (GEO)
- TxDOT Pharr District US 281 in Brooks County (GEO)

For past 24 years, HVJ has conducted hundreds of geotechnical and materials testing projects for cities, municipalities, and local governments throughout South-Central Texas. We have worked for several cities, many the same size as City of Edinburg. We have provided services for San Marcos, New Braunfels, Seguin, Round Rock, Leander, Cedar Park, Taylor, Pflugerville, Buda, Kyle and the local counties of Bexar, Comal, Williamson, Hays and Travis, in addition to projects for San Antonio and Austin.

Focused on providing quality driven and cost-effective engineering and testing solutions in the infrastructure market, HVJ operations started with 14 employees in October of 2016. However, as a result of our commitment to high quality and client driven service, firm has organically grown every year and currently employs 65 engineers, geologist, technicians, and administrative staff.

Professional Engineers	**12**
Engineers in Training	**13**
Certified Technicians	**30**
Administrative Staff	**10**
TOTAL	**65**



HVJ provides the following professional engineering services:

Geotechnical

Geotechnical Engineering including site exploration and drilling, soil laboratory testing, high-rise building foundation, school buildings, earth retaining structures, slope failures, tunnels, dams, bridges, overpasses, ports, airports, dredging, utilities, retention and detention ponds, pump and lift stations, intake structures, water and wastewater treatment plants, parks and pavement design recommendations.

Material Testing

Construction Materials Engineering including construction materials testing, construction management and inspection services, construction management assistance, quality assurance and quality control functions and failure studies

Civil/Pavement

Civil/Pavement Engineering services include pavement design/ evaluation/ rehabilitation/reconstruction, permanent and temporary construction phase traffic control plans (TCP), construction cost estimating and erosion control.

Geotechnical Engineering and Materials Testing Capabilities

Geotechnical Engineering

- Foundation Design
- Retaining Walls
- Slope Stability
- Slope Failure Repair
- Settlement Analysis/Design
- Shrink-Swell Soils
- Fault Studies
- Pavement Design
- Pavement Rehabilitation
- Subgrade Stabilization

Construction Materials Testing

- Fill Suitability/ Compaction Control
- Portland Cement Concrete Testing
- Asphaltic Concrete Testing
- Aggregate Testing
- Mix Design Review
- In Place Concrete Testing
- Shrink-Swell Mix Design
- Subgrade Stabilization Mix Design
- Deep Foundation Observation
- Shallow Foundations Observation
- Other Building Material Testing

Subcontractor

HVJ will be partnering with Baer Engineering & Environmental Consulting, Inc. (Baer Engineering) for Environmental Services including environmental assessment, sampling, permitting, and compliance services. Baer Engineering provides comprehensive environmental assessment, sampling, permitting, and compliance services to support infrastructure, transportation, utility, water and wastewater, land development, and public-sector projects throughout Texas. Their multidisciplinary team assists clients from early project planning through construction and project closeout by identifying environmental constraints, evaluating regulatory requirements, obtaining necessary permits and approvals, and supporting ongoing compliance obligations. Their experience also includes work in streams, major Texas Rivers, transportation corridors throughout Texas, hike and bike trails, and in wetlands and riparian zones throughout. Their team is experienced in developing erosion and sedimentation control plans (ESCs) and tree protection plans, preparing and certifying Stormwater Pollution Prevention Plans (SWPPP), Spill Prevention Control and Countermeasure plans, and designing planting and restoration plans. We also have experience with construction-phase services including monitoring for SWPPP compliance, archeological resources, ESC compliance, air monitoring, and water and soil sampling and testing.



Representative Experience (Last Five Years)

TxDOT Pharr District US 281, Hidalgo and Brooks Counties

HVJ conducted a geotechnical investigation along US Highway 281 in Brooks and Hidalgo Counties for TxDOT. The project involved upgrading the highway to interstate standards, including six overpasses, two wildlife crossings, and retaining walls to accommodate grade changes. The subsurface exploration included 79 borings: bridge borings were drilled up to 80 feet deep and retaining wall borings up to 35 feet. Cone Penetrometer Tests (CPTs) were conducted at 5-foot intervals to assess in-situ soil strength. Samples were collected using falling-weight and undisturbed methods, then tested in the lab to determine soil and rock properties. Field observations and CPT data, along with lab results, were used to calculate skin friction and end bearing for the recommended drilled pier foundations. HVJ also collected geotechnical samples at both ends of each of the three proposed bridge structures, totaling six (6) [LA1.1]bridge borings for schematic design. Under a supplemental agreement, an additional 10 bridge borings (to 80 feet) were completed for two overpasses, two wildlife crossings, and one stream crossing, along with 46 retaining wall (RW) borings (to 25 feet) for 22 proposed wall covers 16.7 miles of US 281, from 0.906 miles south of FM 3066 to 3.158 miles north of FM 755. CSJ 0255-05-043 continues from 3.158 miles north of FM 755 to 0.682 miles north of FM 755.

Role in Project | Geotechnical Engineering **Name of Client |** TxDOT Pharr District

TxDOT Pharr District GEC and OVTI for IH 2/IH 69C

HVJ is performing Owner Verification Testing and Inspection (OVTI) services during construction of the Pharr District for Interstate Highway (IH) 2/Interstate Highway (IH) 69C Interchange from 2nd Street to Fm 2557 (Steward Road) and from Nolana Loop to IH-2 CSH: 0039-17-1755 and CSJ: 0255-8-107 in Hidalgo County. The project will provide two lane direct connectors, reconfigure on and off ramps to optimize mobility, prioritize operational improvements to mainlanes, and remove Sugar Road/Polk Road Overpass. Scope of HVJ services include compliance and adherence of materials management and testing program with design build QAP and preparing a Quarterly materials report for federal approval which is a key to success of DB build projects. For this project, HVJ provided owners oversight on testing performed by the IQF by performing level 1, II and II analysis on construction materials incorporated into the project. HVJ also maintained and tracked all noncompliance and their resolutions for the project.

Role in Project | CMT **Name of Client Owner |** TxDOT Pharr District

TXDOT PS&E for Bridge Replacements in Pharr Texas

HVJ Associates, Inc. was retained by PGAL to provide engineering services for the replacement of the bridge on North Browne Road near Houston Road in Brownsville, Cameron County, Texas. HVJ Associates, Inc. assigned HVJ South Central Texas – M&J, Inc. to conduct field investigation, laboratory testing, and engineering analysis for the project. Our team evaluated surface and subsurface conditions at the bridge location and provided foundation design recommendations. We drilled two borings, each 100 feet deep, on opposite shoulders of the existing bridge to establish subsurface stratigraphy and collect samples. We performed laboratory tests on selected soil samples to determine physical and engineering properties. Our engineers prepared design and construction recommendations to support foundation design. Our report included descriptions of field exploration, lab testing, subsurface conditions, bridge design considerations, construction guidance, and project limitations. All findings were documented clearly and aligned with the project's scope. We delivered the report to support informed decision-making for the bridge replacement.

Role in Project | Geotechnical Engineering **Name of Client |** TxDOT Pharr District



TxDOT Pharr District Materials Testing Contract

HVJ is providing sampling, testing, inspection work, and related services for Asphaltic, Soils/Flex Base, and Concrete construction for the Pharr District for various highways and locations. As part of the TxDOT Quality Assurance Plan for the Design Bid Build projects, HVJ is responsible for conducting asphalt quality assurance testing for various ongoing projects These tests include sieve analysis, asphalt content, stability, molding and compaction. One of the challenges associated with this project is the uncertainty associated with the contractor schedule. Our team works closely with the District personnel and accommodates and adjust schedule even on short notices and often during off peak hours to minimize cancellations and cost for TxDOT. Another noteworthy feature of the project is the quick dissemination of test results to TxDOT. Our testers are proficient with the TxDOT QC/QA forms and share test results with the project in real time.

Role in Project | CMT **Name of Client |** TxDOT Pharr District



Goliad Road - CMT

City of San Antonio Professional Services Agreement for On-Call Geotechnical & CMT

In 2018, HVJ was selected to provide on-call Geotechnical and Materials Testing services for infrastructure projects undertaken by the City of San Antonio Transportation and Capital Improvement (TCI) Department now known as Public Works Department. HVJ was able to establish trust with the City of San Antonio staff and as a result, HVJ has been assigned over 500 Work Order projects in past 4 years. In a most recent performance review survey conducted by City staff, HVJ was ranked the highest of all the firms providing testing services to the City.



ZerNona Community Center - CMT

HVJ's primary role as a QA lab is providing timely, accurate and reliable testing and reporting to the City of San Antonio. The Scope of testing includes compaction testing for base/subgrade, concrete testing for paving, sidewalks and driveways, asphalt testing for pavements. HVJ provides Geotechnical Engineering services for several projects under this contract which include foundation and pavement recommendations. Some recent task orders include TO-8005 Southwick (Marshwood - Fairhill St.) (CMT); TO-8006 Scales (Greenhaven - IH-10 W Access Rd) (CMT); TO-8007 Stratford Ct (Presa St - Dead End (CMT); TO-8008 W Agarita from IH 10 Access Rd to Dead End) (CMT); COSA Full Depth Reclamation 4 Streets (GEO); and COSA Full Depth Reclamation- 3 Streets (GEO).

Role in Project | On call GEO and CMT Services **Name of Client |** City of San Antonio

City of Austin – Multi-year Rotation List Contracts for Construction Materials Testing and Geotechnical



Over a period of 22 years, HVJ has performed the following construction materials testing for variety of infrastructure projects: drilled pier inspection, rebar inspection, concrete sampling and testing for compressive and flexural strength, mortar cubes, in-place densities, proctors, lime series, lime compressive strength, in-place lime gradations, Texas triaxials, proofrolling operations, non-destructive concrete testing, nondestructive steel testing, and flexible membrane liner testing services. HVJ has conducted geotechnical investigations and managed the geotechnical services of subconsultants including drillers, analytical testing agencies, and tunnel designers for the City of Austin for multiple assignments stemming from these Rotation Lists issued by the City. Geotechnical services provided include report recommendations for pipe bedding, pipe backfill, trench safety, bore and jack design parameters, foundations for associated pipe structures, retaining wall design, bridge design, and pavement design.

Role in Project | On call CMT and geotechnical Services **Name of Client Owner |** City of Austin



Approach - Geotechnical:

A. Slab on Grade Foundation Evaluation and Recommendation

Slab on Grade Foundation is typically used to support lightly loaded structure. HVJ Engineers will coordinate with the Project Structural Engineer to evaluate the structural loading, geology formation and evaluate the feasibility of using a slab on grade foundations for the proposed structure. HVJ will evaluate Potential Vertical Rise (PVR) performing Atterberg Limits and swell tests when expansive soil is present at the site. The geological formation of Edinburg shows presence of sandy soils and soft clay. If these materials are encountered, then bearing capacity and settlement criteria will be analyzed. After evaluation of PVR, bearing capacity and settlement criteria, slab on grade foundation design parameters will be generated using BRAB (Building Research Board No. 33 guideline), Wire Reinforcement Institute, Inc. (WRI-August 1981) or Post Tension Institute (PTI) guidelines. Excavation of existing soil and replacement with select fill will be recommended as necessary to minimize heave and settlement.

B. Special Construction Details for Removal of Ground or Surface Water, Existence of Expansive Clay, Hydrostatic Pressure, etc.

The depth of groundwater will be measured during drilling geotechnical borings. Where groundwater can be problematic during construction, piezometers will be installed and recharge tests will be performed to determine amount of groundwater that may encounter during drilling.

HVJ will provide recommendations to properly grade the site to enhance drainage of precipitation away from the excavation. It is important to note that “bathtubs” conditions shall not be allowed to happen within trenches and other excavation in the project. Surface water, underground water and precipitation that enters and ponds in the excavation(s) will need to be removed immediately using a pump and sump method or equivalent. Groundwater or surface water can impose hydrostatic pressure and induce heave in expansive soil conditions. Control of surface water or groundwater should be accomplished in a manner that will preserve the strength of the foundation soils, will not cause instability of the excavation; and will not result in damage to existing structures. The prolonged water head (behind the wall) could conceivably result in a certain amount of seepage through small shrinkage or settlement cracks within the concrete walls. If foundations are not surrounded by pavement or impermeable cover, HVJ will recommend clay cap surrounding the foundation and installation of French Drain or groundwater interceptor as needed.

C. Site Work

HVJ will perform geotechnical borings and provided recommendations for site work such as site pavement, curb/gutter, recommendations for trench backfill and compaction for utilities. For on site pavement, HVJ will perform Dynamic Cone Penetration (DCP) and California Bearing Ratio (CBR) testing; and design pavement for the adequate traffic. Cement or lime stabilization will be recommended when necessary. Compaction testing will be performed on utility trench backfill based on the Lab Density test results on collected sample.

D. Retention Systems

Earth retaining walls are often required in geotechnical projects. For retaining walls, HVJ will perform geotechnical borings to determine external stability and global stability. In addition, settlement and bearing capacities will be analyzed to develop recommendations.

E. Field Exploration

After receiving an assignment, HVJ will perform desktop review and site visits. HVJ will evaluate if borings are located within environmentally sensitive (wetland) areas, private properties (ROE required), uneven terrain (ATV rig required), wooded area (site clearing required), and/or archaeological sites. Based on the site visit,



appropriate drilling rig will be employe. HVJ will call Texas 811 and review available utility maps prior to Field exploration will be performed by experienced geologists/engineers who will keep detailed records of the drilling method, samples or cores taken, pavement section, groundwater, subsurface material, location, and other pertinent information. If needed, HVJ will install piezometers for long term groundwater monitoring and perform advanced in-situ testing such as Cone Penetration Test, Pressuremeter Test, Vane Shear Test.

F. Laboratory Testing

Laboratory testing will be performed according to ASTM standards, where applicable, or with other industry's accepted procedures. The laboratory testing program is intended to provide confirmation of the field visual soil classifications and establish properties of the subsurface materials required for design.

After completion of field work, HVJ will coordinate laboratory testing program appropriate for the project. The laboratory testing may include, but not limited to, moisture contents, Atterberg Limits, % passing # 200 sieve, gradation analysis, unconfined compressive strength, triaxial tests, Texas triaxial tests, unit weight, direct shear, consolidation tests, lime/cement series, sulfates, and chlorides as needed for the project. Once all the tests have been conducted, proper QA/QC procedures are employed to ensure the robustness of the laboratory test results.

G. Analysis and Reports

Upon completion of the laboratory testing, HVJ will develop the boring logs and perform engineering analysis to provide geotechnical related design parameters and construction considerations. Typically, following items will be included in the report as applicable for the project

- Spread and continuous footings, mat foundation, piles, drilled and under-reamed piers,
- Slab on grade foundation recommendations,
- The shrink/swell movement and settlement analysis for tank/slab on grade foundation,
- PVR analysis for expansive soils and determine removal and replacement depths
- Slope and retaining wall stability analysis
- Trench backfill and trenchless installation recommendations,
- Special considerations for construction for dewatering and excavation, and
- Pavement design

H. Other Geotechnical Evaluation

HVJ can assist with geotechnical evaluation for specialty projects like tunnel/trenchless installation, Non Destructive testing for pavement and subsurface conditions, Cone Penetration/Pressuremeter tests for soft soil conditions and forensic investigations for foundation movement, retaining wall failure etc.

In order to ensure timely completion with regards to schedule and/or for schedule recovery, HVJ has the capability to utilize multiple drill rigs, expedite laboratory test results, and provide preliminary interim recommendations to the Design Team to allow them to keep moving forward, while the Final Reports are being prepared. At any time during design or construction of the project, HVJ Engineers would be available to meet with the Design Team, City and Other Agencies to answer questions, provide input, information, and interim recommendations.

I. Environmental Reports

Baer Engineering environmental assessment services include Environmental Records Reviews (ERRs), National Environmental Protection Act (NEPA) documentation, Hazmat Initial Site Assessments (ISAs), Phase I and II ESAs,



and hazardous materials assessments. Their services also include biological evaluations, threatened and endangered species assessments, WOTUS delineations, cultural resource services and surveys, geologic and hydrogeologic evaluations, noise and air quality analyses, and other technical studies used to inform project planning and environmental decision-making to ensure a project is in compliance.

Baer Engineering routinely conducts well monitoring sampling, wastewater and groundwater monitoring and sampling, soil sampling and remediation of contaminated soils, geophysical surveys, and geologic assessments. Their staff has years of experience working with the Texas Commission on Environmental Quality (TCEQ), the Texas Water Development Board (TWDB), FEMA, and local municipalities to ensure regulatory compliance for every project. Their staff also has design and construction-phase experience working on water and wastewater pipeline and treatment plants for municipal projects. Their sampling and monitoring services also include methane, arsenic, asbestos, lead-based paint, mold, and indoor air quality.

Baer Engineering has managed several long-term site remediation projects to remove lead-contaminated soils at former shooting ranges. For these projects, Their team worked with landowners and the TCEQ through the Voluntary Cleanup Program (VCP) to remediate the sites in accordance with TCEQ Texas Risk Reduction Program residential standards. We collected soil samples to be tested for analytes including Volatile Organic Compounds, Polycyclic Aromatic Hydrocarbons, antimony, the Resource Conservation and Recovery Act eight metals, and XRF screening. Samples were collected from surface soils, on-site ponds, and installed monitoring wells. Their team prepared the VCP application, the remediation specification documents, an Affected Property Assessment Report, and an Ecological Risk Assessment for these projects. Baer Engineering staff conducted daily monitoring during remedial activities.

Their permitting team has more than 30 years of experience securing environmental approvals and coordinating with local, state, and federal agencies, including TxDOT, TCEQ, USACE, USFWS, Housing and Urban Development (HUD), U.S. Department of Agriculture (USDA), and municipal jurisdictions throughout Texas. We prepare permit applications, technical reports, and supporting documentation for NEPA compliance, Section 404 permitting, Nationwide Permits, Section 106 coordination, stormwater permitting, TCEQ Water Pollution Abatement Plans, water and wastewater projects, and other environmental regulatory requirements. Their staff regularly coordinate with regulatory agencies to facilitate project delivery in order to minimize schedule and permitting risks.

For Ph I ESAs the following tasks are typically performed:

- Environmental regulatory agency summary records are obtained for regulated environmental sites near the project. Following initial review, additional information is obtained through file reviews, field observations, and interviews
- Available city directories, historical maps, aerial photographs, a chain-of-title and Sanborn fire insurance maps are obtained and reviewed to determine if current or prior land owners/occupants may have engaged in activities on adjacent properties that may have been an environmental concern
- Available geologic literature is reviewed to characterize the geologic, physiographic, and hydrogeologic setting to determine potential release pathways
- A site reconnaissance is performed with knowledgeable party interviews
- Environmental and historical records are verified
- Current land-use activities and potential areas of environmental concern based on current conditions are determined
- A report is prepared summarizing our findings, conclusions and recommendations.



Approach - Construction Materials Testing

A. Plans Review

A copy of the construction plans, specifications and the construction schedule for the project will be requested and reviewed prior to start of construction. Based on our experience and required specified testing, a detailed testing plan and budget will be prepared in accordance with the project specifications. This plan will serve as a road map for implementation of required testing and inspection services during the construction phase and will also serve as a tracking tool for compliance of projects specifications. This plan will be shared with the construction management team to ensure that all key stakeholders are aligned with the testing and inspection requirements and that everyone clearly understands the required testing and compliance for successful project completion.

B. Earthwork Services

Earthwork observation and inspection services may include but not limited site clearing, removal of vegetation and deleterious materials, proof rolling, chemical stabilization, depth checks, compaction testing, foundation inspections. HVJ certified testers routinely provide these services and when faced with site challenges, our geotechnical engineers provide guidance to our testers on corrective actions.

C. Density Testing

Density testing is one of the most important and critical tests performed onsite to confirm compliance and ensure long term durability and performance of the structure. All HVJ testers are TxAPA AB-102 certified and licensed to operate a Nuclear Gauge. All testers are also trained specifically to identify and classify onsite soils for appropriate application of laboratory Proctors. All tests are performed in accordance with applicable ASTM/TxDOT procedures.

D. Post Construction Services

HVJ utilizes an industry leading laboratory information management system called SpectraQest for scheduling, documenting, reporting and invoicing for all materials testing related activities. SpectraQest is designed to track construction materials testing projects from initiation through completion. The program records project data on testing requirements, field service request data, field test results, and lab test results, and then the system quickly creates accurate project reports and invoices based on the data. Once reviewed and approved by the materials manager, reports are posted online at Construction Hive for easy viewing access or can be emailed directly to the client's representative.

Notifying Owner of Failed Test Results

As with all construction projects, time is of the essence, and sometimes reports are needed immediately. We will provide our reports electronically via email or Construction Hive and followed up with originals by mail. HVJ uploads reports to **Construction Hive**, a cloud based platform that enables the distribution and analysis of information via a centralized repository of documents and data (testing and inspection) to make analytical reporting and integration readily accessible. If any item fails to meet the requirements of the contract documents, HVJ's Project Manager will first notify the contractor onsite. If contractor does not or cannot remedy the deficiency, the CMT Project Manager will notify the owner before the completion of that phase of work. HVJ will submit interim reports and the final report of inspections will certify that all of the required inspections and tests have been completed and that all identified deficiencies have been corrected, resolved, or remain unresolved.



Suggesting Remedial Recommendations

In order to keep the project on schedule and avoid unnecessary delays, our approach is to try to resolve non-compliant issues in the field. Our testers are skilled and experienced to provide onsite recommendations that can facilitate acceptance of construction materials. For example, if subgrade densities are not passing, our testers can assess if problem resides in the material or equipment and can suggest accordingly to bring the material in compliance. However, if the problem persists and there are non-compliance issues at the conclusion of testing, the testing project manager is immediately notified who then notifies the project team within 24 hours with remedial recommendations if possible. The recommendations will depend on the nature of non-compliance. It may be as simple as retesting the material on the next scheduled visit or may involve additional investigation and testing.

Deliverable: During the substantial completion phase of the project, a Final Report summarizing the compliance status of construction materials and pertinent inspection items within materials testing scope will be issued to the project team for project close out.

Quality Assurance

Our Quality Assurance Program is centered on ISO requirements for testing laboratories (ISO/IEC17025) and includes provisions for employee technical competency evaluation and equipment calibration at routine intervals. HVJ also has provisions for review of all deliverables that include independent internal review of technical documents prior to submittal. Part of the independent review is to check that complete, accurate, and quality work has been provided as assured in the scope of work. Our quality system is internally audited on an annual basis and externally audited on a bi-annual basis to ensure that our quality policy complies with current ISO requirements and that our system execution complies with our quality policy.

E. Foundation Inspection Services

HVJ utilizes senior inspectors and testers to inspect foundation system and verify project compliance. Our inspectors/testers are well versed to read and interpret plans and conduct onsite foundation inspections such as shallow footings, deep foundations, building pad inspections and testing.

F. Concrete Services

All field concrete is provided by ACI Field 1 certified tech and laboratory testing by ACI strength tech. All concrete testing field or lab follows strict adherence with applicable ASTM procedures. Only calibrated equipment is used to perform concrete testing. If needed, HVJ also has the capability to set up onsite concrete lab to cure and test concrete onsite.

G. Structural Steel Services

HVJ will conduct structures/ steel inspection using CWI certified inspector. Primary visual steel inspection will be performed on all structural steel members. Inspection of structural bolt connection and welding inspection will be performed in conformance with AWS D1.1 (2010). UT tests will be performed on full penetration welds and moment connections. Any flaw found in structural member connection will be analyzed by an NTD level III Technician and results will be reported.

H. Other Laboratory Construction Testing for Infrastructure and/or Building Project

Other tests that HVJ routinely performs include field and lab asphalt testing; concrete/asphalt coring; mix design reviews, post tension observations, pull test, soil nail tests, masonry testing; fireproofing; floor flatness and consultations.



Firm's Uniqueness

Strategic Advantages

- Integrated Field & Lab Services – Seamless coordination reduces delays and improves communication
- Rapid Response Times – Quick mobilization and efficient turnaround of test results
- Experienced Personnel – Certified technicians with extensive municipal project experience
- Quality Assurance – Strict adherence to industry standards and internal QA/QC procedures

Our Four Point Delivery Program and PMP Process

HVJ's strategy to manage any assigned projects and meet all interim and final milestones through our Four-Point Project Delivery Program.



HVJ's approach to providing services has been standardized and documented in our firm's Operation Manual with the intent that each client receives the same consistent, high-quality experience.

Our Project Management Plans (PMP) is the primary document guiding quality delivery of all project products. During project planning, our leadership will develop an effective PMP that complies with City of Edinburg PMP. Key to the successful implementation of our PMP is the establishment of auditable project controls. Key Control Elements of our PMP are as follows:

- **Planning**: Hours are planned, and usage monitored, per deliverable, per discipline, to shape design success.
- **Performance Management and Reporting**: Discussion between the Project Delivery Team (PDT) occurs regularly with formal reporting to City of Edinburg and within the PDT per the PMP.
- **Risk Management:** The PDT and City of Edinburg representatives collaborate to identify, prioritize, and adopt counter measures to mitigate the effects of discovering "unknowns" during design.
- **Schedule Control**: Project Managers continuously evaluate and adjust workloads to avoid schedule variances and work with City of Edinburg to make their project management easier.
- **Change Control**: Modifications are reviewed and coordinated with the PDT to understand what City of Edinburg needs and deliver it, with quality, in a timely fashion.
- **Resource Management:** Resources and tasks for multiple simultaneous projects are managed with a variety of internal tools and through the development and sustainment of the "Insight," our PDT-shared, common operational picture.

In addition to above, another key document that serves as the backbone of materials testing services is a customized **Quality Assurance Plan (QAP)** developed for each project. This document includes minimum requirements for personnel certification, equipment, calibration records, frequency of testing, acceptance criteria, communication protocol, report distribution and safety requirements.

What sets us apart:

Commitment to Quality! | We are committed to delivering quality deliverables. This means maintaining a track record of quality deliverables so that our clients can have confidence in results as well as trust in doing repeat



business. We are consistent in meeting the needs of our clients - on their terms - within their deadlines - providing thoroughly reliable data – all of which serves as the foundation for sound design. Our Project Managers are trained in our quality procedures and are ultimately responsible for strict adherence to their implementation.

Cost Effectiveness | HVJ employs lean and efficient engineering and management practices so we can deliver cost-effective and safe solutions to our clients for their project needs.

Responsive Culture | We have current municipal contracts for several long-term "on-call" projects for Counties and Cities in South-Central Texas. We have the resources, structure, systems and processes to successfully manage on-call, IDIQ type contracts and mobilize quickly to provide quality services. We are available to provide emergency response services, as required, by the City. We are able to mobilize quickly to provide resources and professionals as needed.

Unique or Specialized Processes

HVJ utilizes SpectraQest software for materials testing service requests. The program documents technician assignments for each service request and produces work orders with detailed descriptions of the services required at a project site. Included with the work order is the background information required to perform those services such as relevant mix designs, proctor values, testing frequencies, and other relevant specification data. The assigned technician uses the work order to record and document all field activities. All documentation recorded in the field is then entered into the SpectraQest system for use in generating project reports.

Failed Test Tracking and Corrective Action Procedures

HVJ implements a structured and proactive process for the identification, reporting, and resolution of failed test results to ensure strict compliance with project specifications and Owner requirements. Our quality management procedures are designed to meet or exceed contractual obligations, including 24-hour notification requirements.



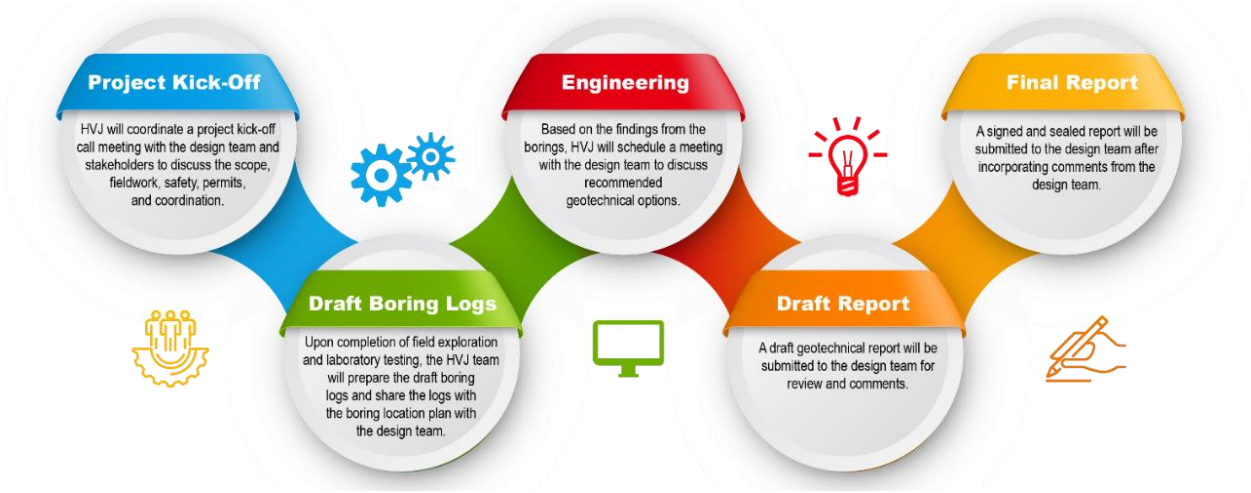
Certified field technicians immediately verify any non-conforming test result by reviewing procedures, equipment calibration, and calculations. Upon confirmation, the technician promptly notifies the onsite inspector and communicates the findings to the HVJ Project Management team. All test results are uploaded into our portal (Spectra Qest) which helps in real time monitoring of test results, providing immediate visibility to HVJ project management team. HVJ will implement randomness in sampling by avoiding patterned sampling. HVJ will follow best sampling practices. For Example, HVJ will vary sampling between stockpiling operations, completed stockpile, windrow, and the time-of-day sampling is performed for soils/flexible base and aggregates. will sample aggregates at the nearest point of incorporation into the work.

Critical Milestone for on Time Geotechnical Project Delivery

For geotechnical engineering services, we follow our Quality Assurance plan to ensure work is checked and verified at each phase of development. HVJ has a history of meeting project schedules on similar projects. HVJ, our clients, and the entities we serve achieve success through the coordinated efforts of many people. HVJ anticipates completing project scopes by reaching several critical milestones, as shown in the following table.



These milestones are strategically established throughout the project timeline and serve as a measure of progress and accomplishment. Through diligent project management and a commitment to excellence, HVJ is poised to demonstrate a systematic and practical approach, leading to the successful completion of the project objectives within the designated timeframe. Generally, HVJ completes a small to mid-size geotechnical project in 6-8 weeks.

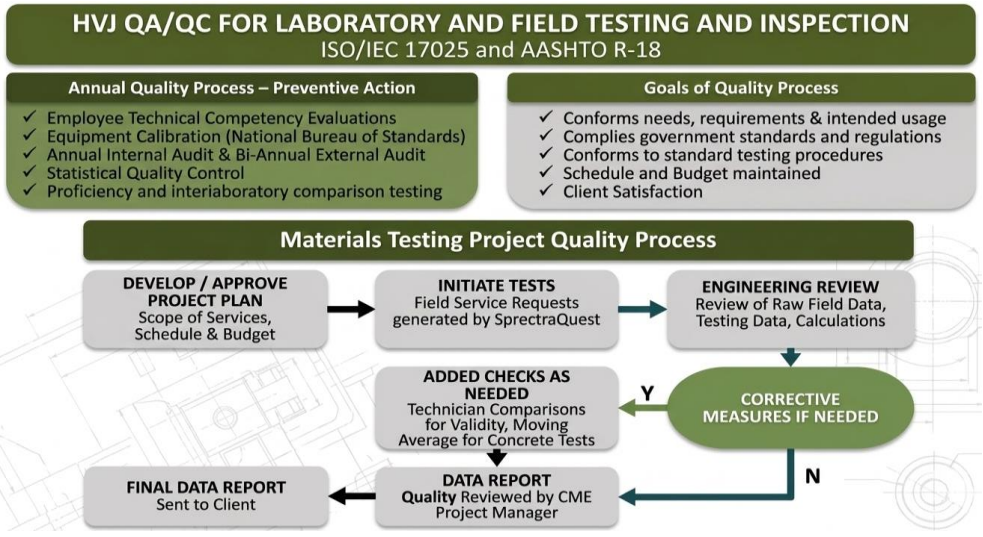


Rigorous Quality, Schedule and Cost Control

HVJ has a rigorous quality, schedule and cost control program that is used on all projects. HVJ employs lean and efficient engineering and management practices so we can deliver cost-effective and safe solutions to our clients for their project needs. We understand that over-designed foundation or pavement recommendations provided by the Geotechnical Engineer can have substantial cost implications to a project. Thus, our engineers with their years of experience and familiarity with soil conditions in Central Texas consciously offer solutions that are cost effective, practical and safe for public usage. Our "Best Practices" for policy and operating standards include:

- "Management System" - which has sections covering operations, financial records, human resources, facilities, and branch management. In summary it provides the Project Manager with policies and procedures that must be followed.
- "A Quality System for Use During Execution of Laboratory and Field Testing and Inspection"

For materials testing services, HVJ personnel uses field software that has the specification pre-loaded into HVJ testing templates. This allows the field technicians to assess if the materials being tested passes or does not pass the specifications. Upon completion of the testing in the field and as soon as test results are submitted, these results are immediately available in our QEST database system for the project engineers to review in the office. Once reviewed by the project





engineers for completeness, accuracy and compliance, PMs are notified that the test reports are pending approval. PM then reviews the report for conformance, approves and publishes the report to the project team. This whole process is completed within 3 business days where failure notifications are provided within 24 hrs.

Office Location

Our office at Weslaco Office 1320 Ricardo Street, Suite C, Weslaco, TX 78596 will be the main office for this contract. This office will be supported by our office in San Antonio at 206 W Rhapsody Drive, San Antonio, TX 78216.

Part-Time Staffing Needs

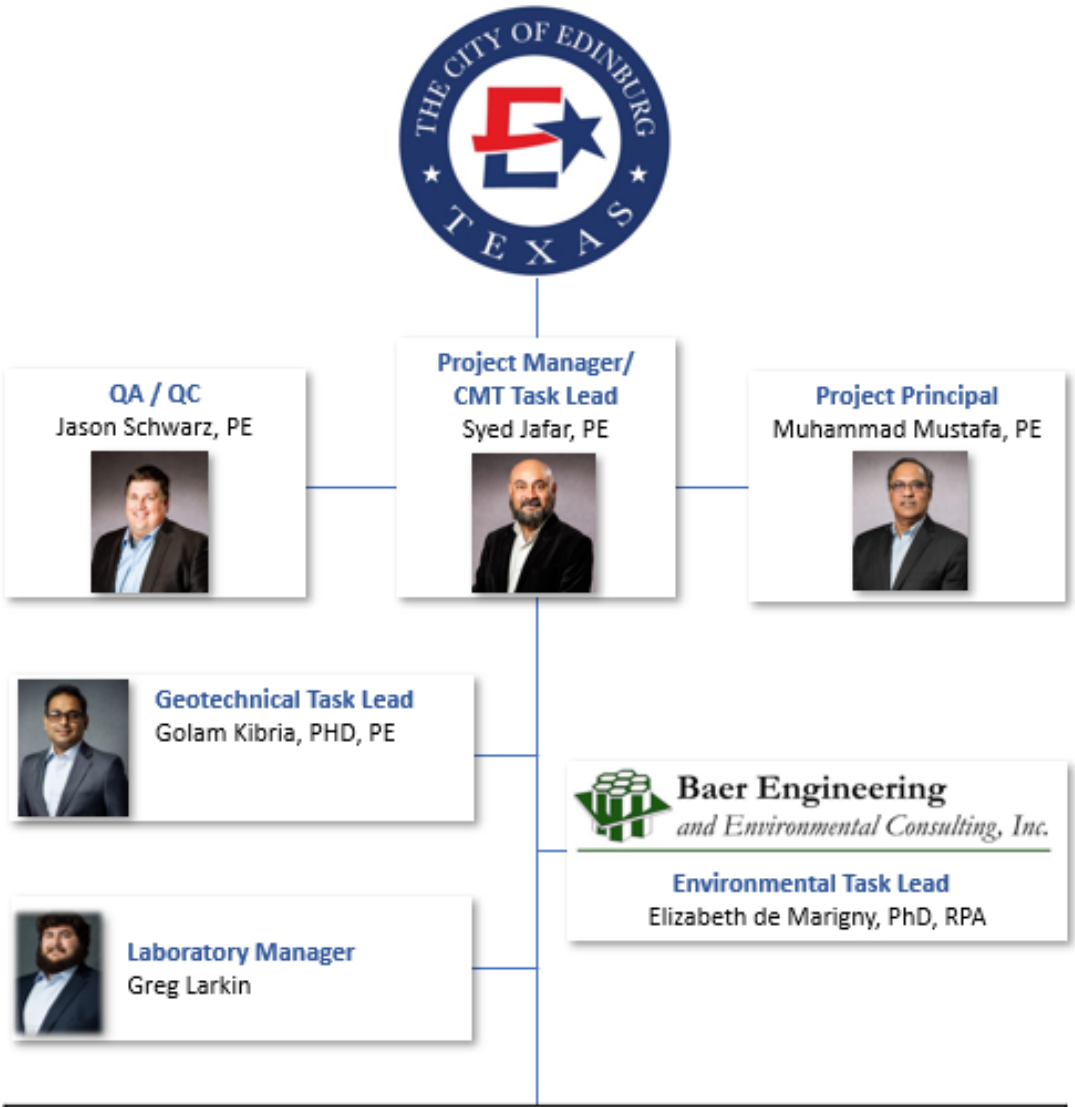


HVJ can handle small to large on-call jobs. We are able to handle part-time, smaller jobs, as needed to help the City with their needs. To handle our overall workload, we have a deep bench of 37 certified technicians. HVJ can assign multiple technicians on as needed basis. Our turnaround time for test results is 3 days or less. Any non-compliances are notified immediately onsite and followed up with draft report or email within 24 hrs. HVJ field technicians are cross trained in lab testing and most of the material testing technicians are cross trained in geotechnical field investigations, which allows us to utilize all of our technicians in the event of a labor shortage. We also utilize our young engineers-in-training for field testing, which also provides them with invaluable field experience vital to their professional development. We always maintain a pool of potential candidates through our hiring system for immediate hiring needs. We continuously recruit talent and promote a culture of networking within the firm for future hires.



3. Team Member Qualifications and Experience

We have assembled a strong team led by our project Manager Syed Jafar, PE, who has over 25 years of experience with Geotechnical and materials testing projects. His management philosophy emphasizes clear deliverables, skilled staff deployment, schedule and budget adherence, and a proactive, solutions-oriented mindset. This approach is complemented by a rigorous quality assurance program, safety protocols, and strong stakeholder engagement. He has a proven record of building high-performing teams, streamlining data management, and ensuring quality assurance. Mr. Jafar regularly mentors HVJ's testing staff and develops project-specific tools to enhance reporting and compliance.

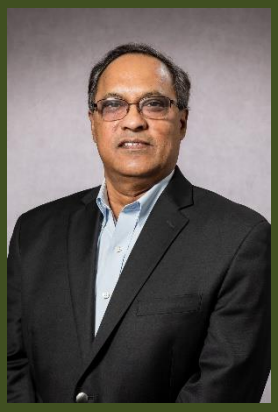


HVJ Technical Field Support & Certifications – 37 Total Technicians

	Nuclear		Concrete			Hot Mix			TxDOT				
	Nuclear (Lifetime)	HazMat	ACI Field	ACI Strength	AGG 101	TxAPA 1A	TxAPA 1B	TxAPA Level 2	SB-101	SB-102	SB-103	SB-201	SB-202
# of Techs	19	20	21	12	5	16	18	4	14	19	8	4	4



Muhammad Mustafa, PE | Project Principal



EDUCATION
MS, Civil Engineering, University of Houston

BS, Civil Engineering, University of Houston

LICENSE
Professional (Civil) Engineer TX – 73803

TxDOT PRECERTIFICATIONS
2.13.1; 12.1.1; 12.1.2; 12.2.1; 14.1.1; 14.3.1; 14.4.1; 14.5.1

Mr. Mustafa's professional career extends more than 30 years across a wide range of experience in Geotechnical Engineering, Construction Material Testing, and Environmental Site Assessment projects. He has coordinated and managed projects during various phases, conducted field investigations, lab testing, engineering analyses, and prepared final reports. He has also provided engineering services for various construction material testing projects both on project sites and in the laboratory where he helped implement our firm's laboratory quality management system. As a seasoned project manager, Mr. Mustafa has planned and executed numerous geotechnical investigations for utility projects, buildings, highways, treatment plants, parks and recreation facilities, streets and parking lots, and tunnel projects.

Relevant Project Experience

TxDOT Pharr CEI for SH364 in Mission, Hidalgo Counties, Mission, Texas | Role Project Principal for CMT for reconstruction of 2.2 miles of existing SH364 from SH495 to FM1924 into a 4-lane divided roadway.

TxDOT Pharr District US 281, Hidalgo and Brooks Counties, WA #1 | Role Project Principal for geotechnical investigation along US Highway 281 in Brooks and Hidalgo Counties for TxDOT. The project involved upgrading the highway to interstate standards, including six overpasses, two wildlife crossings, and retaining walls to accommodate grade changes.

TxDOT IH-35 from Shiloh Dr to US59/69W in Webb County, Laredo, Texas | Role: Project Principal. TxDOT replaced the IH 35 underpass at Union Pacific Railroad (UPRR) with IH 35, adding North and South bound frontage roads, turnarounds and connecting roadways in the Laredo District, roughly 1.3 miles in length.

City of Leander Benbrook Ranch Subdivision, Leander, Texas | Role Project Principal for residential streets at the Benbrook Ranch Subdivision were experiencing distress at various locations due to possible expansive soils below the pavement.

Williamson County RM 620 Widening and Reconstruction, Williamson County, Texas | Role: Project Principal for construction materials engineering and testing services.

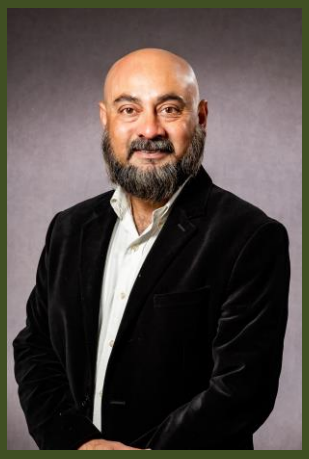
City of Kyle - Miscellaneous Testing | Role: Project Principal for construction materials engineering and testing services.

City of Kyle CR 158 Elevated, Ground Storage Tanks and Pump Station | Role: Project Principal for construction materials engineering and testing services.

City of Taylor Roadway Rehabilitation 2022 | Role: Project Principal for construction materials engineering and testing services.



Syed Jafar, PE | Project Manager / CMT Task Lead



Education
BS, Civil Engineering, University of Houston

License
Professional (Civil) Engineer, Texas (98288)

Mr. Jafar's experience encompasses more than 25 years of service in the construction industry. He specializes in Construction Materials including Portland Cement Concrete, Soils, Aggregates and Asphalt and has spent the last 14 years providing consulting testing and inspection services on numerous transportation projects of large and small scale.

Relevant Project Experience

TxDOT Pharr CEI for SH364 in Mission, Hidalgo Counties, Mission, Texas | Role Project Supervisor for CMT for reconstruction of 2.2 miles of existing SH364 from SH495 to FM1924 into a 4-lane divided roadway.

TxDOT Pharr District GEC and OVTI for IH 2/IH 69C | Role: Lab Principal for Owner Verification Testing and Inspection (OVTI) services, HVJ provided owners oversight on testing performed by the IQF by performing level 1, II and II analysis on construction materials incorporated into the project. HVJ also maintained and tracked all noncompliance and their resolutions for the project

TxDOT Laredo CEI for SH359 #3301, Webb County, Texas | Role: Project Principal. On this project, TxDOT resurfaced the existing highway with a Type B, D and Superpave asphalt mix. Project length was almost 60 miles from SL20 to Duval County Line. Our client, HW Lochner was selected by TxDOT to provide the Construction Engineering and Inspection (CEI) services on a section of SH359 from SL20 to Duval County Line. HVJ provided continuous testing and inspection services for the project often assisting the CEI in resolving asphalt related issues.

TxDOT Laredo CEI for FM3338 in LRD with AIA | Role: Project Principal. Construction of the rehabilitation of existing road consisting of grading, base, structures, surfacing, signing and pavement markings (8.181 mi). HVJ provided services of testing and sampling.

City of Leander Street Rehabilitation 2021 CMT | Role: Project Manager for construction materials engineering and testing services.

City of Fredericksburg Llano Shared-Use Bridge Fredericksburg CMT | Role: Project Manager for construction materials engineering and testing services.

City of Leander Roadway Rehabilitation 2022 CMT | Role: Project Manager for construction materials engineering and testing services.

Travis County IDIQ - CMT| Role: Project Manager for construction materials engineering and testing services.

City of Kyle - Miscellaneous Testing | Role: Project Manager for construction materials engineering and testing services.

City of Leander Roadway Rehabilitation FY 2023 HVJ #15 | Role: Project Manager for construction materials engineering and testing services.

Travis County Travis Co. Springdale Road Sidewalk Project | Role: Project Manager for construction materials engineering and testing services.



Golam Kibria, PhD, PE | Geotechnical Task Lead



Education
Ph.D., Geotechnical Engineering, University of TX at Arlington, 2014

MS, Geotechnical Engineering, University of TX at Arlington, 2011

BS, Civil Engineering, Bangladesh University of Engineering and Technology, 2009

License
Professional (Civil) Engineer, Texas #122090

Mr. Kibria's experience encompasses more than 10 years working on various infrastructure projects and providing geotechnical engineering services. His vast project list includes roads, bridges, retaining walls, pavements, tunnels, pump stations, treatment plants, water and sewer mains, aviation facilities, dams, landfills, and vertical structures. He has led a team of geotechnical engineers and provided project management, coordination, scheduling, and task assignments for several projects.

Relevant Projects

TxDOT Laredo SL 480 from US 57 to US 277 North Intersection_1353 | Role: Project Supervisor. TxDOT is extending State Loop 480 from US 57 extending up the US 277 North Intersection in Maverick County. HVJ performed a geotechnical investigation for the roadway, retaining wall and bridge construction for the extension. The investigation called for drilling 12 borings for pavement, retaining wall, and bridge design for a total of 540 feet. The soil borings were tested in the lab and that data was used for performing global stability analysis, bearing capacity, sliding resistance, lateral earth pressures, and drainage and settlement analysis.

Cibolo Valley Drive, City of Cibolo, Texas. Served as a project engineer. Coordinated geotechnical drilling and laboratory testing, assisted Project Manager with the engineering analyses, and preparation of boring logs. Both flexible pavement recommendations were provided. Based on the subgrade condition, PVR mitigation, root barrier and pavement drainage redocumentations were provided.

Commerce St. Improvements, CoSA Bond 2017, San Antonio | Project Engineer for geotechnical drilling and laboratory testing, performed engineering analyses, and developed geotechnical engineering report. Both flexible and rigid pavement recommendations were provided. Based on the subgrade condition, and traffic loading; rigid pavement section was considered for the project.

North St. Mary Street Improvements, CoSA Bond 2017, San Antonio | Project Engineer for geotechnical drilling and laboratory testing, performed engineering analyses, and developed geotechnical engineering report. PVR analyses were performed due to the presence of expansive soils, and lime treated subgrade was recommended for the pavement.

Talley Road Phase I and II Improvements, San Antonio | Project Engineer for the design and construction of pavements, retaining walls and bridges. As a project manager and geotechnical engineer of record, Mr. Kibria was involved in the project management, budget and fee monitoring, engineering and reports. Flexible pavement recommendations were provided for the improvements.



Jason Schwarz, PE | QA/QC



EDUCATION
BS, Civil Engineering, The University of Texas at Austin

LICENSE
Professional (Civil) Engineer, TX – 99343

TxDOT PRECERTIFICATIONS
12.1.1; 12.1.2; 12.1.3; 12.2.1; 12.2.5; 14.1.1; 14.3.1; 14.5.1; 22.1.1; 22.3.1; 22.4.1

Mr. Schwarz has more than 20 years of experience and is a project manager for both geotechnical and CMT projects. He has experience performing soil analysis testing as part of geotechnical field investigations and laboratory analyses. He has detailed analyses from investigations into final reports used during design and construction phases for hundreds of projects. Mr. Schwarz has performed and is knowledgeable of conducting laboratory and field testing in accordance with ASTM, TxDOT, NICET, and AASHTO specifications. As the Geotechnical project manager on the following city projects, Mr. Schwarz was responsible for administration, supervision of technical activities, and other related management duties. He directed the project was responsible for committing the necessary resources to the project and ensuring that the HVJ Project Team was responsive to the client/owner. He performed quality review of all work and maintained project budgets.

Relevant Project Experience

TxDOT Pharr CEI for SH364 in Mission, Hidalgo Counties, Mission, Texas | Role: QA/QC for CMT for reconstruction of 2.2 miles of existing SH364 from SH495 to FM1924 into a 4 lane divided roadway.

TxDOT Pharr District GEC and OVTI for IH 2/IH 69C | Role: QA/QC for Owner Verification Testing and Inspection (OVTI) services, HVJ provided owners oversight on testing performed by the IQF by performing level 1, II and II analysis on construction materials incorporated into the project. HVJ also maintained and tracked all noncompliance and their resolutions for the project

TxDOT Harbor Bridge OVT GEC, Corpus Christi, Texas | Role: Project Manager for construction materials engineering and testing services.

City of Pflugerville Water Treatment Plant Expansion to 30 MG | Role: Project Manager for construction materials engineering and testing services.

Travis County: Tandem Boulevard Substandard Road | Role: Project Manager for construction materials engineering and testing services.

City of Seguin Strempel Road Street Reconstruction | Role: Project Manager for construction materials engineering and testing services.

City of Leander Street Rehab 2019 CME Services (CMT) | Role: Project Manager for construction materials engineering and testing services.

City of Austin CMT and Geo Rotation 2005-2013, Austin| Role: Project Principal for construction materials engineering and testing services.

Heatherwilde Boulevard and Wells Branch Parkway, Austin | Role: Project Manager for construction materials engineering and testing services.



Greg Larkin | Dispatch/Lab Manager



EDUCATION

University of North Dakota
Civil Engineering
2019 - 2022

Laurel Ridge Community College
Associate of Science, Business Administration
2012 - 2014

CERTIFICATIONS

Certifications

ACI Concrete Field Technician Grade I
TXAPA AGG 101; TXAPA SB101 – TxDOT; TXAPA SB102 – TxDOT; TXAPA SB201 – TxDOT;
NICET Asphalt, Concrete, Soils, Level II; NICET High Materials, Level I
Nuclear Gauge Operator Certified

TxDOT Pre-certifications

12.1.1; 12.1.2; 12.1.5; 12.1.6; 12.1.7

Mr. Larkin has more than 10 years of broad experience in field and laboratory testing for construction materials. He has successfully inspected and tested materials for numerous municipal, private and commercial projects. Mr. Larkin serves as the Laboratory Manager for HVJ San Antonio Lab and is responsible for maintaining calibration of testing equipment along with laboratory and field equipment certifications per TxDOT, AMRL, CCRL standards. He is also responsible for ensuring that all technicians performing tests are trained and competent in the respective test procedures. In addition to serving as the lab manager, Mr. Larkin also handles the day-to-day scheduling for materials testing projects and often receives praise from clients due to his vast experience and knowledge in materials testing.

Relevant Projects

TxDOT Pharr CEI for SH364 in Mission, Hidalgo Counties, Mission, Texas | Role: Lab Manager for CMT for reconstruction of 2.2 miles of existing SH364 from SH495 to FM1924 into a 4-lane divided roadway.

TxDOT Pharr District GEC and OVTI for IH 2/IH 69C | Role: Lab Manager for Owner Verification Testing and Inspection (OVTI) services, HVJ provided owners oversight on testing performed by the IQF by performing level 1, II and II analysis on construction materials incorporated into the project. HVJ also maintained and tracked all noncompliance and their resolutions for the project.

TxDOT IH 35 in Webb County from mile marker (MM) 20 to MM 30, Laredo, Texas | Role: Lab Manager. HVJ prepared a geotechnical investigation for the IH-35 Project located between mile marker 20 and mile marker 30 in Webb County, Texas.

City of Fredericksburg Llano Shared-Use Bridge Fredericksburg CMT | Role: Lab Manager for construction materials engineering and testing services.

City of Leander Roadway Rehabilitation 2022 CMT | Role: Lab Manager for construction materials engineering and testing services.

City of Pflugerville Water Treatment Plant Expansion to 30 MG | Role: Lab Manager for construction materials engineering and testing services.

Travis County IDIQ - CMT| Role: Lab Manager for construction materials engineering and testing services.

City of Pflugerville Water Treatment Plant Expansion to 30 MG CMT | Role: Lab Manager for construction materials engineering and testing services.

City of Kyle - Miscellaneous Testing | Role: Project Manager for construction materials engineering and testing services.

City of Leander Roadway Rehabilitation FY 2023 HVJ #15 | Role: Lab Manager for construction materials engineering and testing services.



4. References

Organization | City of San Antonio
Project | Professional Services Agreement for On-Call Geotechnical & CMT
Name | LeAnn Lindquist
Current Phone Number | 210-207-4359, LeAnn.Lindquist-Thome@sanantonio.gov

Organization | City of Leander
Project | City of Leander Benbrook Ranch Subdivision, Leander, Texas (Geotechnical)
Name | Roman Poudyal
Current Phone Number | 512-259-2640, rpoudyal@leandertx.gov

Organization | San Antonio Water Systems (SAWS)
Project | 2021 Geotechnical and Materials Testing Services IDIQ
Name | William Guzman
Current Phone Number | 210-233-3084, william.guzmanjr@saws.org

Organization | City of Austin
Project | Multi-year Rotation List Contracts for Construction Materials Testing and Geotechnical
Name | Kristie Sandoval
Current Phone Number | 512-974-7992, kristie.sandoval@austintexas.gov

Organization | Alliance Regional Water Authority (ARWA)
Project | Phase 1B Program (On-Call CMT)
Name | Graham Moore
Current Phone Number | 512-294-3214, gmoore@alliancewater.org

Organization | TxDOT Pharr District
Project | TxDOT Pharr District Materials Testing Contract
Name | Sergio Cantu, PE
Current Phone Number | (956) 702-6262, Sergio.Cantu@txdot.gov

Projects with the City of Edinburg

HVJ has not completed any projects for City of Edinburg.



5. Insurance

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	BKZ68139598	10/14/2025	10/14/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
C	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	Y	988016371	10/14/2025	10/14/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
D	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	GSL102610	10/14/2025	10/14/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	0002100915	10/14/2025	10/14/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E	$3M x $5M Umbrella			XSL-446928F-01	10/14/2025	10/14/2026	Occurrence/Agg.	$ 3,000,000
D	Contractors Pollution			L74986243AEM	01/13/2026	01/13/2027	Occurrence/Agg.	$ 5,000,000
E	Professional Liability			EO000067356-01	10/25/2025	10/25/2026	Each Claim	$ 5,000,000

Insurance Claims

Please see attached letter in the Appendix on our claim status/history. There are no past or pending claims filed against HVJSCTX that would affect our performance under this contract.

6. Professional Services Agreement

HVJ South Central Texas – M&J, Inc. hereby affirms that all provisions of the Professional Services Agreement have been carefully reviewed and understood. The firm commits to maintaining the requisite insurance coverage as specified in the Agreement, and should it be selected for contract performance, it agrees unconditionally to enter into the Professional Services Agreement in full compliance with its terms and conditions.



7. Contact Information

Syed Jafar, PE, Executive Vice President, HVJ South Central Texas – M&J, Inc.
4201 Freidrich Ln #110, Austin, TX 78744 • 210.372.8596 • (832) 282-1551 (mobile) • sjafar@hvj.com

Golam Kibria, Ph.D., P.E., Vice President of Operations, HVJ South Central Texas – M&J, Inc.
206 W Rhapsody, San Antonio, TX 78216 • 210.372.8596 • 682-203-7611 (mobile) • gkibria@hvj.com

Appendix

206 W Rhapsody
San Antonio, Texas 78216
210-372-8593

HVJ South Central Texas – M&J, Inc. (HVJSCTX) 10 Year Claim / Litigation Report:

Garver v. HVJ South Central Texas And The Rios Group
Date Initiated: April 28, 2023
Allegation: Water line damaged during drilling operations at ABIA.
Status: Claim Mediated March 2025
Disposition: Settled

San Antonio Water System v. HVJ South Central Texas
Date Initiated: October 14, 2025
Allegation: Water line damaged during drilling operations along Buena Vista Street, San Antonio
Status: Claim Letter Received
Disposition: Inquiry in Progress

There are no past or pending claims or litigation filed against HVJSCTX that would affect our performance under this contract.

Sincerely,

HVJ SOUTH CENTRAL TEXAS– M&J, Inc.



Muhammad Mustafa., P.E.
Managing Owner/President



Syed Jafar, PE
HVJ South Central Texas - M&J, Inc.
1320 Ricardo Street, Suite C
Weslaco, TX 78596
210.372.8596
SJafar@hvj.com
www.hvj.com

July 13, 2026
City of Edinburg
415 W. University Drive
Edinburg, TX 78541

MEG ENGINEERS

Pharr
San Benito
Laredo
Austin
Odessa
Houston
San Antonio
Eagle Pass
San Marcos
Corpus Christi

RFQ

Request for Qualifications
"Geotechnical Engineering and Construction Materials Testing Services"
RFQ# 2026-4

Dear City of Edinburg,

The City of Edinburg is looking for the most qualified engineering firm to provide Geotechnical Engineering and Construction Materials Testing Services for the City of Edinburg. Millennium Engineers Group, Inc. (MEG) is that firm. We believe that MEG is the right choice for the City of Edinburg based on the following:

History of Stability and Strong Texas Presence

MEG is a locally owned corporation that has never been sold, acquired, or merged with other entities. We are confident that the people and company you see today will be the people and company you see for the life of your projects. Furthermore, Mr. Raul Palma, P.E. CEO and Project Manager of MEG has 39 years of engineering experience in the State of Texas and is a former TxDOT Pharr Materials Engineer. MEG has offices in Pharr, Laredo, San Benito, Odessa, Houston, San Antonio, and Austin Texas with fully functional and accredited testing labs. MEG is stable and we have invested in the future. We are consistent and we are not going anywhere. We believe MEG has placed together a team that is the most highly qualified to perform the services requested by the City of Edinburg. Our firm is a certified Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE) and Historically Underutilized Business (HUB).

Experienced Project Manager

As your project manager, I have spent over 39 years working on Texas projects including 21 years as the CEO and Chief Engineer of MEG completing various successful projects within all of Texas.

Pride in Execution

MEG is acutely aware of the financial and management challenges facing most entities these days.

We are committed to:

- Working to identify and implement projects in the most cost-effective manner.
- Communicating closely with the client to meet your requirements and schedule.
- Knowledge and geotechnical solutions for cost effective construction methods.
- Dedicated to quality: AASHTO and USACE accredited laboratory.
- The most AASHTO accreditations of any laboratory in Texas.

Our team is thrilled about the opportunity to serve the City of Edinburg and we are ready to start immediately upon selection. If you have any questions or would like to discuss our approach or team capabilities in greater detail, please contact me at any time at apalma@megengineers.com. Thank you for your consideration.

Respectfully,
MILLENNIUM ENGINEERS GROUP, INC TBPELS Firm No. F-3913

7/13/26

STATE OF TEXAS
ANDRES PALMA
115936
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
RAUL PALMA
65656
LICENSED
PROFESSIONAL ENGINEER

ABOUT MEG ENGINEERS

Government and municipal agencies, educational institutions, architects, engineers, real estate developers, constructors, and private sector clients. Our strength is our people; combining their experience and collaborating as a unit enables us to quickly identify our roles and deliver accurate cost-effective deliverables. Whether defining a new working relationship or continuing to the next project our mission remains the same: to achieve yours.



MEG Corporate Headquarters – Pharr, Texas

History

MEG was founded in 2001 by Mr. Raul Palma, P.E. on the principles of honesty, integrity, and service. The goal to provide innovative geotechnical and material testing services, continue to raise the level of quality in the local profession, and make a difference in the community. Today,MEG provides a full range of integrated geotechnical engineering and consulting services, construction material engineering and testing, environmental engineering, forensic testing, and consulting services. Our philosophy and practices have been positively reflected in both client and employee loyalty and contribute to a steady growth in a diversity of projects.

MEG is accredited by the American Association of State Highway and Transportation Officials (AASHTO) and the United States Army Corps of Engineers (USACE). MEG is audited by an independent AASHTO & USACE auditor, as part of our accreditation process.

MEG meets the requirements for ASTME329 Standard of Recommend Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.







Certifications
HUB
DBE
AASHTO

MEG COMPANY OBJECTIVE



MEG is a minority owned and operated business certified as:

- Historically Under-utilized Business (HUB)
- Small Business Enterprise (SBE)
- Minority Business Enterprise (MBE)
- Emerging Small Bus. Enterprise (ESBE)
- Hispanic American Bus. Enterprise (HABE)
- Disadvantaged Business Enterprise (DBE)

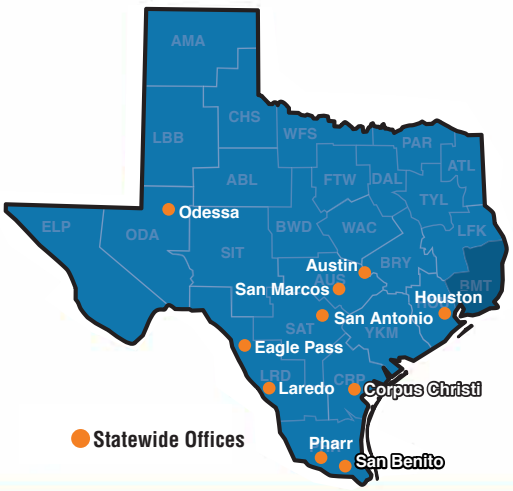
MEG has the most AASHTO accreditations of any laboratory in the State of Texas.



LABORATORY EQUIPMENT

MEG meets the requirements for ASTME329 Standard of Recommend Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.

- Atterberg Limits
- 4-Sieve Analysis Shakers
- 3-Sample Splitters Moisture Contents
- Minus No.200 Sieve Analysis
- Dry Sieve Analysis
- Moisture Density Relationships
- Density Testing
- California Bearing Ratio (CBR)
- Optimum Cement or Lime Contentfor
- Stabilization of Soils
- Classification of Soils
- Hydrometer
- Consolidation
- Triaxial Testing
- Unconfined Compression
- Deleterious Material Determination
- Decantation of Aggregates
- Wet Ball Mill
- Ph Testing
- Aggregate Resistivity Testing
- Aggregate Soundness
- Concrete Testing
- Asphalt Testing
- Mortar and Grout Testing
- Concrete Material Designs
- Hot Mix Asphaltic Concrete Designs
- 2-Concrete Compression Machines
- 1-Three Point Conc. Beam Compression
- 5-Ovens
- 6-Measuring Scales
- 1-Concrete Curing Room
- 2-Concrete Saws
- 1-Asphalt Ignition Oven
- 1-Asphalt Gyratory Press
- 5-Manual Proctor Hammer
- 1-Automatic Proctor Hammer
- 1-Hveem Stability
- 1-Gilson 50 Gallon Sample Shaker
- 1-Sand Equivalent
- 2-Computerized One-Dimensional
- Consolidation Frames
- 1-Computerized Triaxial Load Frame



Pharr Office
Point of Contact: Andres Palma, P.E.
5804 N. Gumwood Ave
Pharr, Texas 78577
O 956-702-8500 F 956-702-4180
E. apalma@megengineers.com

San Benito Office
Point of Contact: Raul Palma, P.E.
30745 E. Expressway 83
San Benito, Texas 78586
O 956-300-2500 F 956-702-4180
E. rpalma@megengineers.com

Our Project Team



MEG proposes to utilize the latest measurement techniques to effectively perform the services of this agreement with our current staff as proposed in our organizational chart. We understand that we need to respond quickly to some service requests, and we are practiced in having staff available on short notice, if necessary. Our current and projected workloads are such that we are confident of our ability to the City of Edinburg expectations in terms of having appropriate staff resources available when they are needed. The organization chart below reflects the staff we anticipate using for the proposed projects; however, we have additional personnel that can also be utilized if needed.

> "I count of the experience and expertise that Millennium Engineers provides- just as a good foundation is critical to a structure, a good geotechnical study is critical to a good foundation design."
> George Mendoza, P.E., Mendoza Engineering

City of Edinburg

TEAM PROJECT LEAD
President / Chief Engineer
Andres Palma P.E.

MANAGING ENGINEER
Principal Engineer
Raul Palma P.E.

Construction Material Service Manager
Juan Borjon, P.E.

Geotechnical Services Manager
Juan Palma, R.S.O.

Environmental Services Manager & GeoScientist
Oscar Bounds

Geo-Structural Services Manager
Dr. Thang Pham, PhD, P.E.

Facilities Specialist
Humberto Palma
NICET, CWI

Facilities Division Manager
Javier Solis

Director of Administration and Project Manager
Sergio Tovar

Facilities Project Manager
Robert Estrada

Graduate Engineers
Cronos Oros EIT
Mario Suarez EIT
Leticia Puentes
Raul A. Palma

Facilities
Specialists
Architects
Engineers
Scientists
Contractors

Accounts Administrative Staff
Receivables Administrative Staff
Dispatching and Logistics

Construction Materials Inspectors
Construction Materials Technicians
Material Testing Laboratory and Field Staff

Facilities Administration

Material Testing Specialist
Adolfo Vela

Material Testing Specialist
Adolfo Vela
Project Manager



OUR PROJECT TEAM



Andres Palma, P.E. (bilingual)
President
17 years with firm
Areas of Expertise:
Geotechnical Engineering &
Construction Materials Testing
Professional License: Registered
Professional Engineer,
17 years experience



Raul Palma, P.E. (bilingual) CGE
Geotechnical Engineer
Principal, 21 years with firm
Areas of Expertise:
Geotechnical Engineering &
Construction Materials Testing
Professional License: Registered
Professional Engineer, 38 years
Experience

Joel Warriner P.E. Sr. (bilingual)
Geotechnical Engineer
1 year with firm
Areas of Expertise: Construction
Materials Testing, Construction, Project
Inspection
Professional Licenses: Registered
40 year of experience, 8 years of
Experience in the Dallas-Fort Worth



Amos Emerson, P.E (bilingual)
Geotechnical Engineer
5 years with firm
Areas of Expertise:
Construction Materials Testing,
Geotechnical Engineering,
Construction, Project Inspection
Professional Licenses:
Engineer in Training License,
5 years experience



Juan Borjon, P.E. (bilingual
Director of Engineering
3 years with firm
Areas of Expertise:
Construction Materials Testing,
Geotechnical Engineering, Construction,
Project Inspection
Professional Licenses:
Registered Professional Engineer,
10 years experience, ACI



Dr. Thang Pham, Ph.D, P.E. Sr.
Geotechnical/CMT
Materials Engineer
2 years with firm
Areas of Expertise:
Geotechnical Engineering & Construction
Materials Testing
Professional Licenses: Registered
Professional Engineer, 20 years exp.

Sergio Tovar
Director of Operations & Finance
12 years with firm
Areas of Expertise: Pre-Construction
Documentation, Project Budget Analysis,
Technical Report Review, Project Billing
Professional Affiliations:
American Concrete Institute
• ACI Aggregate Testing Technician – Level I, ACI
Concrete Strength Testing Technician, ACI



Humberto Palma, NICET, CWI
(bilingual)
Materials Manager
21 years with firm
Areas of Expertise:
Construction Materials Testing, Steel
Construction and Welding
Professional Licenses: Certified Welding
Inspector, CWI, TxHMAC Level 1 A&B,
NICET, 21 years experience



Robert Estrada
Business Development
4 years with firm
Areas of Expertise:
Architectural Services Monitor expenditures,
Quality Control, Staff and Contractor
Coordination and Schedules
Professional Affiliations:
American Institute of Architects
Texas Society of Architects



ANDRES PALMA P.E.

PRESIDENT

Phone 956-702-8500

Email apalma@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute
Deep Foundation Institute

EDUCATION

Graduate of Edinburg High School, Edinburg, Texas – 2002
Bachelors of Science in Civil Engineering
University of Texas San Antonio, San Antonio–2006

WORK HISTORY

MEG Engineers, Texas
President, 2023
MEG Engineers, Texas
Managing Engineer, 2009-2022
Professional Service Industries, San Antonio, Texas
Staff Engineer, 2007-2009
MEG Engineers, Pharr, Texas
Engineering Staff, 2001-2006

REGISTRATIONS

Texas Board of Professional Engineers: Registration Number 115936 is Current

PROFILE

Mr. Palma serves as office manager of MEG's Pharr, Texas office. He has over 17 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the Texas. Geotechnical projects that Mr. Palma has been involved with including mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, parking garages, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement design projects that Mr. Palma has been involved with include highways, industrial parks, heavy-duty brick paving, freight centers and industrial applications.

As President, Mr. Palma's responsibilities include coordination of field personnel, communication with the client, generation of geotechnical engineering reports, evaluating laboratory soil testing, and scheduling and managing field personnel. Palma's responsibilities as a Construction Materials Engineer include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Jaime Escalante Middle School, PSJA ISD – Pharr
- La Joya ISD Stadium Improvements, La Joya ISD - La Joya
- 6 Story Student Dorms, University of Incarnate Word, San Antonio
- 9 Story Parking Garage, University of Incarnate Word San Antonio
- Edinburg CISD Stadium Improvements – Edinburg

HEAVY INDUSTRIAL

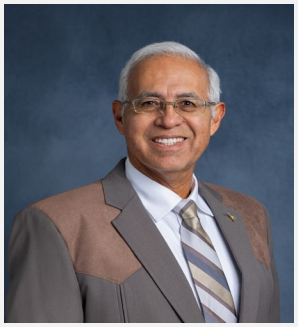
- Royal Technologies 320,000 sf – Mission
- Don Hugo Produce 270,000 sf – Edinburg
- Santana Textiles 500,000 sf combined Edinburg
- Loop Cold Storage Expansion – McAllen
- Brownsville Oil Storage Facility, Port of Brownsville, Brownsville

PAVEMENTS

- SH 365 Hidalgo County Regional Mobility Authority Hidalgo County
- IBTC Corridor Hidalgo County Regional Mobility Authority Hidalgo County,
- Pharr Produce District Industrial Subdivision City of Pharr – Pharr
- McIntyre Streetscape Brick Paving, City of Edinburg Edinburg
- FedEX Freight Facility – Harlingen
- North Edinburg Industrial Park – Edinburg

PUBLIC

- NAWSC Regional Water Treatment Plant, Weslaco
- City of Hidalgo WWTP Improvements – Hidalgo
- Hidalgo County Precinct No. 2 Office – Pharr
- San Antonio International Airport Parking Garage San Antonio
- Harlingen Water Works Elevated Water Storage Tank, Harlingen
- PSJA ISD Stadium Improvements – Pharr



RAUL PALMA P.E.

CHIEF GEOTECHNICAL ENGINEER

Phone 956-300-2500

Email rpalma@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
1978

Bachelors of Science in Civil Engineering
Princeton University, Princeton, New Jersey
1982, Cum Laude

WORK HISTORY

MEG Engineers, Austin, Texas
President / Chief Geotechnical Engineer
2001- Present

Texas Department of Transportation
Pharr, Texas
District Materials Engineer
1990-2001

Texas Department of Transportation
Pharr, Texas
Design Engineer
1983-1989

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 65656 is Current

PROFILE

Mr. Palma is a licensed Professional Engineer with over 43 years of experience in geotechnical engineering, construction materials testing, management, and engineering design of highways, streets, and utilities. Mr. Palma has directed and completed a wide variety of geotechnical projects throughout the Central Texas region. As Chief Geotechnical Engineer of the San Benito, Texas office he is responsible for overall operations management of the San Benito Office.

As geotechnical project manager, he is responsible for coordination and completion of geotechnical engineering projects. His experience includes subsurface explorations, laboratory testing, foundation investigation and design; slope stability assessments and remediation design, pre-load fill design; geotechnical plans and specifications preparation; and construction monitoring. Client relationships have included city and county agencies; engineering and architectural firms; municipal and utility districts, as well as private developers and constructors.

During Mr. Palma's employment with the Texas Department of Transportation (TxDOT), Mr. Palma gained an extensive background in the area of geotechnical and materials engineering serving as the District Materials Engineer for a centralized laboratory for TxDOT in the Pharr District located in Pharr, Texas. As the District Materials Engineer he was responsible for overseeing the testing and approval of materials for all construction projects in the Cameron, Hidalgo Starr, Zapata, Jim Hogg, Brooks, Willacy and Kennedy counties. At the end of his tenure with TxDOT, the Pharr District had a construction program of approximately $170 million dollars of construction per year. He oversaw all the geotechnical exploration and soil testing for all bridge and retaining wall structures in these same counties. Mr. Palma also served as the assistant to the State Concrete and Physical Testing Engineer at the Materials & Tests Division of TxDOT and during this period he gained extensive experience in concrete, concrete admixtures, reinforcing steel, and pre-stressed steel. Mr. Palma's extensive experience in the area of materials and geotechnical engineering gives our firm a unique ability to provide services of the highest professional caliber.

PROJECT EXPERIENCE – TEXAS

HIGHWAY AND BRIDGES

- US Highway 83 – FM 494 to Bus 83, Texas Department of Transportation – Mission, Texas
- US 83 Highway – FM 1426 to FM 493, Texas Department of Transportation – Alamo, Texas
- US Highway 83/77 Interchange, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83 – US 83 S. to LP 499, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83, Texas Department of Transportation – Brownsville, Texas

HEAVY INDUSTRIAL

- North Edinburg Industrial Park Phase 1, Edinburg EDC – Edinburg, Texas
- North Edinburg Industrial Park Phase 2, Edinburg EDC – Edinburg, Texas
- Pharr Produce District Subdivision Industrial Park, City of Pharr – Pharr, Texas
- Weslaco Industrial Park, Weslaco EDC – Weslaco, Texas
- IBTC Corridor, Hidalgo County Regional Mobility Authority – Hidalgo County, Texas

PUBLIC

- Edinburg Public Safety Building, City of Edinburg – Edinburg, Texas
- Daniel Sekula Memorial Library, City of Edinburg – Edinburg, Texas
- Pharr International Bridge Improvements, City of Pharr – Pharr, Texas
- Edinburg City Hall, City of Edinburg – Edinburg, Texas
- Hidalgo Wastewater Treatment Plant, City of Hidalgo – Hidalgo, Texas



JUAN M. BORJON P.E.

DIRECTOR OF ENGINEERING

Phone 956-702-8500

Email jborjon@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
Construction Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
2005
Bachelor of Science in Civil Engineering
University of Texas at Austin,
Austin
2009

WORK HISTORY

MEG Engineers, Texas
Director of Engineering, 2023
MEG Engineers, Pharr, Austin Texas
Materials Engineer/CMT Technical Manager, 2018-2022
Terracon Consultants, Pharr, Texas
Senior Staff Engineer, 2014-2018
Halff Associates, McAllen, Texas
Civil Engineer, 2012-2013
SWG Engineering, Weslaco, Texas
Project Engineer, 2010-2012

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 121570 is Current

PROFILE

Mr. Borjon serves as Director of Engineering of MEG's Pharr, Texas offices. He has over 13 years' experience in the engineering industry and vast knowledge in civil engineering and construction materials testing in the Texas area. Projects that Mr. Borjon has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Borjon has been involved with include highways, industrial parks, heavy duty concrete/asphalt paving, freight centers, and industrial applications.

Mr. Borjon's responsibilities as a Director of Engineering include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Carmen Anaya Elementary School Paving Improvements, PSJA ISD – Pharr, Texas
- Bulldog Drive Improvements, McAllen ISD - McAllen, Texas
- Robert Vela High School Performing Arts Center – ECISD – Edinburg, Texas

PAVEMENTS

- Hidalgo County Regional Mobility Authority BSIF Connector – Hidalgo County, Texas
- Texas A&M University Kingsville Campus Pavements – Kleberg County, Texas

AIRPORT

- Valley International Airport Improvements – Harlingen, Texas
- McAllen International Airport Concrete Cores – McAllen, Texas

COMMERCIAL

- Love's Travel Stop – Donna, Texas
- Pharr Town Center – Pharr, Texas
- At Home Store – Pharr, Texas

PUBLIC

- McAllen NWWTP Pump Station Improvements – McAllen, Texas
- Hidalgo County County-Wide Mechanic Shop – Pharr, Texas
- SWSC Elevated Water Storage Tank – Mission, Texas
- McAllen ISD Homer J. Morris Middle School Paving Improvements – McAllen, Texas
- McAllen ISD Ben Milam Elementary School Pavilion – McAllen, Texas
- South Texas/UTRGV Medical Academic Building – Edinburg, Texas
- Chick-fil-A – McAllen, Edinburg, Pharr, Texas
- Raising Cane's – Edinburg, Weslaco, Pharr, Harlingen, Texas



AFFILIATIONS

American Society of Civil Engineers
Board Member
Associated General Contractors of America Committee member
Geo Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Sharyland High School
Mission, Texas
2006
Bachelor of Science in Civil Engineering
University of Texas at Rio Grande Valley, Edinburg
2016

WORK HISTORY

MEG Engineers, Austin, Texas
Geotechnical Engineer P.E,
2017-present

Geotechnical Research Lead, 2013-2016

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 58314 is Current

AMOS

EMERSON P.E.

GEOTECHNICAL ENGINEER PE

Phone: 956-702-8500
Email: aemerson@megengineers.com

PROFILE

Mr. Emerson serves as Geotechnical Engineer PE of MEG's Pharr, Texas office. He has over 6 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the South Texas area. Projects that Mr. Emerson has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Emerson has been involved with include highways, Municipal Roadways, industrial parks, heavy duty concrete/asphalt paving, freight centers, industrial applications.

Mr. Emerson's responsibilities as a Geotechnical Engineer EIT include coordination of field personnel, communication with the clients, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field testing data, Performing and oversight of Advanced Testing, Managing Advanced Testing Lab Certifications, scheduling and managing field personnel, Report Generation, Proposal Estimations, Design Considerations, in-house IT Solutions, Technical Presentations, Research oriented projects, Geotechnical Research and development, Conducting and conception of in-house Marketing efforts, Intern training program, and Community Outreach.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- La Grulla Elementary School Retaining Wall Reconstruction, La Grulla ISD – La Grulla, Texas
- W.A. Todd Jr. High School Additions and Pavement Design, Donna ISD - Donna, Texas
- Jubilee Charter School – Jubilee Academies– Harlingen, Texas

PAVEMENTS

- Military Highway 1601 TxDOT – McAllen, Texas
- Mercedes Roadway Improvements – Mercedes, Texas

AIRPORT

- Stinson Airport Hanger and Interior Pavement Design – San Antonio, Texas

COMMERCIAL

- Edinburg Splash Park – Edinburg, Texas
- City of San Juan Public Safety Building– San Juan, Texas

PUBLIC

- 2.5 MGD WWTP CITY OF ALAMO– Alamo, Texas
- Donna Drainage improvement – Donna, Texas
- La Villa Elevated Water Storage Tank – La Villa, Texas
- Salineno Ground Storage Tank – Salineno, Texas
- North System 12" Waterline Loop Project– Cameron County, Texas
- South Texas College Nursing & Allied Health Center – Mcallen, Texas

RESTAURANTS

- Smoking Moon – Pharr, Texas
- Fazoli's – McAllen, Texas
- Bar-B-Cutie – Harlingen, Texas

HEAVY INDUSTRIAL

- Mid Valley Industrial Park – Weslaco, Texas
- Warehouse Kingdom Condominiums – McAllen, Texas
- Malpica Cold Storage – Pharr, Texas

DR. THANG

PHAM, PH. D P.E.

GEOTECHNICAL ENGINEER

Phone
956-702-8500

Email
tpham@megengineers.com



AFFILIATIONS

American Society of Civil Engineers
Geo Institute

EDUCATION

Doctor of Philosophy in Geotechnical Engineering, University of Colorado, Colorado – 2009
Masters of Science in Civil Engineering, National University of Civil Engineering, Vietnam – 2001
Bachelor of Science in Civil Engineering, National University of Civil Engineering, Vietnam – 1993

WORK HISTORY

MEG Engineers, Austin, Texas
Geotechnical Engineer, 2019-present
Vietnam Institute for Building Science and Technology (IBST) 2013-2016

REGISTRATIONS

Texas Board of Professional Engineers: Registration Number 131836 is Current

PROFESSIONAL EXPERIENCE

Dr. Pham serves as Geotechnical Engineer of MEG's Pharr, Texas office. He has over 21 years of experience in the engineering industry and vast knowledge in geotechnical engineering. Projects that Dr. Pham has been involved with include urban High-rise buildings, urban mid-rise buildings, commercial low-rise to mid-rise buildings, water and wastewater Pipelines, Advanced In-situ testing, Deep Foundation Design, Retaining Walls, and Braced Excavations/ Deep Excavations/ Tunnels.

Dr. Pham's responsibilities as a Geotechnical Engineer include geotechnical report generation and review, foundation design, review of lab and in-situ testing, and oversight of advanced in-situ.



PROJECT EXPERIENCE

URBAN HIGH-RISE BUILDINGS

- 30-40 story The hotel, office, trade center, education center, and apartment complex – Hanoi, Vietnam
- 40 story Ngan Binh high-rise buildings (Golden Hill-Alpha 4) - District 1, Ho Chi Minh City
- 25 story office building of Vietinbank Da Nang Hai Chau, Da Nang
- 20 story Office and Trade Center high-rise building Lang Ha, Hanoi
- 9 story Hanoi National University's office building, stadium, classroom, and student union – Hanoi, Vietnam

DEEP FOUNDATIONS

-in-situ pile load test and bearing capacity characteristics of steel piles with wings – Hanoi, Vietnam
-high-rise building of Vietinbank Da Nang – Hai Chau, Da Nang-Crashing House of Nghi Son Cement Plant – Thanh Hoa Province
-hyper-mega drilled shafts in Vietnam – Hanoi, Vietnam
-Control Building and Power Building at Thi Vai Liquified Natural Gas import terminal – Vung Tau Province, Vietnam

RETAINING WALLS

-Federal Highway Administration Composite behavior of geosynthetic-reinforced soil mass
Report No. FHWA-HRT-10-077

BRACED EXCAVATIONS/ DEEP EXCAVATIONS/ TUNNELS

-Lateral Movement measurements and minimizing damage of existing buildings due to construction of underground tunnel Phase 1 – Ho Chi Minh City
-Excavation and soil improvement under the wastewater pipes along the Quan Truong River – Nha Trang, Vietnam
-Design and Construction of Excavations in Complex Soil Condition – Ministry of Construction project
-Design of diaphragm walls of basements at Royal City: The hotel, office, trade center, education center, and apartment complex – Hanoi, Vietnam
-Technical Problems for underground construction projects in Urban Areas – Vietnam National Project

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

June 9, 2022

TO: Whom it may Concern

This is in reference to construction materials testing and geotechnical services performed for the City of Weslaco by MEG Engineers between the period of May of 2020 and May of 2022.

During this timeframe, MEG Engineers has met our expectations completing all work in a timely and professional manner. MEG has been very responsive to all our work requests and provided the services in timing and sequence with project expectations. As a matter of fact, due to the success of their work, the city has recently approved a one-year extension to their existing contract.

We are pleased to offer this letter of recommendation for their great work with the city.

If you have any questions or would like additional information concerning MEG's work with the City of Weslaco, please do not hesitate to contact me at (956)969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana, P.E.
City Engineer

c: Mr. Martin Garza, Interim City Manager

BROWNSVILLE
PUBLIC UTILITIES BOARD

January 7, 2020

RE: Letter of Recommendation – Millennium Engineers Group, Inc.

To Whom It May Concern:

On behalf of the Brownsville Public Utilities Board (BPUB) Special Projects Department and Water/Wastewater Engineering Department, the BPUB submits this letter of recommendation for Millennium Engineers Group, Inc. (MEG).

MEG has assisted the Special Projects department and the Water/Wastewater Engineering Department with geotechnical reports and materials testing services for the past several years. They have been involved with numerous projects such as Wastewater Lift Stations Rehabilitation projects and the Odor Control Improvement project. MEG is also one of our on-call material testing laboratory for all subdivision construction materials testing.
Currently, MEG is performing all material testing for the BPUB Annex Building project, an approximate 70,000 sf building project development currently under construction.
Millennium Engineers Group continues to provide accurate results in a timely manner, with the utmost professionalism and within budget.

The BPUB will continue to engage Millennium Engineers Group on future projects and confidently recommend MEG for your geotechnical and materials testing needs.

Sincerely,

Marie C. Leal, P.E.

Marie C. Leal, P.E.
Director of Special Projects

Dr. Armando O'caña, Mayor
Jessica Ortega, Mayor Pro Tem
Abiel Flores, Councilman

Ruben Plata, Councilman
Alberto Vela, Councilman
Randy Perez, City Manager

June 16, 2022

CITY OF MISSION

"Home of the Grapefruit"

To Whom It May Concern,

I am writing this letter of recommendation for MEG Engineers.

MEG has been under contract with the City of Mission for the last four years and has provided exceptional Lab services in numerous subdivisions and projects throughout the City. They have always exhibited with integrity, ethics, reliability and fairness. Despite any troubles that could arise at the time of construction, MEG would and will deliver the testing and results on time and with quality. I believe you would be very pleased with their work, attention to detail and customer service.

Should you have any questions, please feel free to contact me at (956) 585-3275.

Sincerely,

Juan Pablo Terrazas, P.E., CPM
Assistant City Manager/City Engineer City of Mission

City of Pharr Engineering Department
118 S. Cage Blvd. – 4th Floor, Pharr, Texas 78577
January 6th, 2020

To whom it may concern.

Re: Millennium Engineers Group, Inc.

Our City has contracted Millennium Engineers Group, Inc. to perform Construction Material Testing and Geotechnical Engineering On-Call Services for the past three years. Mr. Andres Palma and his firm are very professional and have an excellent service response. We are very satisfied with their work. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous project they have work on for the City of Pharr.

I would give Millennium Engineers Group, Inc. and his team my highest recommendation.

Sincerely,

Omar Anzaldua Jr., PE, CFM, PMP, CCM | City Engineer
City of Pharr
956-402-4000, ext 1414

June 10, 2022

Re: Letter of Recommendation

To Whom It May Concern:

Raul Palma is being nominated for Engineer of the Year. I have had the pleasure of knowing Raul for many years. He has impressed me with his exceptional leadership, spirit, and commitment to this profession. His professional character has excelled in his field of engineering and has given back to his community in countless volunteer efforts. I can attest not only to Raul's ability to explain and instruct, but also to his deep commitment to helping others.

Considering his extensive knowledge in engineering and achievements, he has been named the Engineer of the Year by the local Engineer's Chapter and I highly recommend his naming as Engineer of the Year.

Please feel free to contact me if you have any questions at (956) 572-3191.

Sincerely,

Patrick McNulty
Mayor
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597

CITY OF ALTON
TEXAS
509 S Alton Blvd. Alton, TX 78573 • Tel (956) 432-0760 • Fax (956) 432-0766 • www.alton-tx.gov

Salvador Vela
Mayor

Arturo Galvan Jr.
Mayor Pro Tem
Ricardo Garza
Commissioner
Richard Arevalo
Commissioner
Emilio Cantu, Jr.
Commissioner

Jeff Underwood
City Manager

June 13, 2022

Mr. Andres Palma, P.E.
Engineering Manager
Millennium Engineers Group, Inc,
5804 N. Gumwood
Pharr, TX 78577

Re: Letter of Recommendation

Dear Mr. Palma,

I would like to take this opportunity to express to you Alton's satisfaction and appreciation with the work product and professionalism exhibited by your company's employees since the outset of the engagement of your firm. The professionalism and dedication to their trade, your staff has shown, sets Millennium Engineers Group apart from the competition.

The City of Alton has enjoyed its relationship with MEG Engineers and looks forward to working with your company in the future.

If we may be of service to you in anyway, please do not hesitate to contact me at (956) 432-0760.

Sincerely,

Jeff Underwood,
City Manager

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

January 9, 2023

To whom it may concern:

Melden & Hunt has contracted MEG Engineers to perform Construction Material Testing and Geotechnical Engineering Services for the past decade. Mr. Andres Palma, PE and his firm are very professional and have an excellent service response. We are very satisfied with their work and have recommended them on many occasions. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous projects they have work on in South Texas.

I would give MEG Engineers, Andres Palma, PE and his team my highest recommendation.

Mario A. Reyna, PE

Past Projects with the City of Edinburg

Sam Houston Public Service Building for a 19,400 sqft facility
Citrus Village Subdivision No. 2
Edinburg Stadium and Dawson Dr. Drainage Improvements
Santa Cruz Section 1 Phase I – IV
Sonador Subdivision
Union Square Apt.
Fire Station No. 5
City of Edinburg Auditorium Basement
24th Street Drainage Improvements
City of Edinburg Water Treatment Plant
Jackson Pointe Subdivision Sanitary Sewer Drainage Project McIntyre Streetscape and Drainage Improvements Edinburg City Hall Dustin Sekula Edinburg Library
Joe Ochoa Road
North Edinburg Industrial Park Phase 1 & 2.
Various Roadways, North Edinburg Industrial Park Phase 1 & 2.

Relevant Projects

City of Mission - Public Safety Building



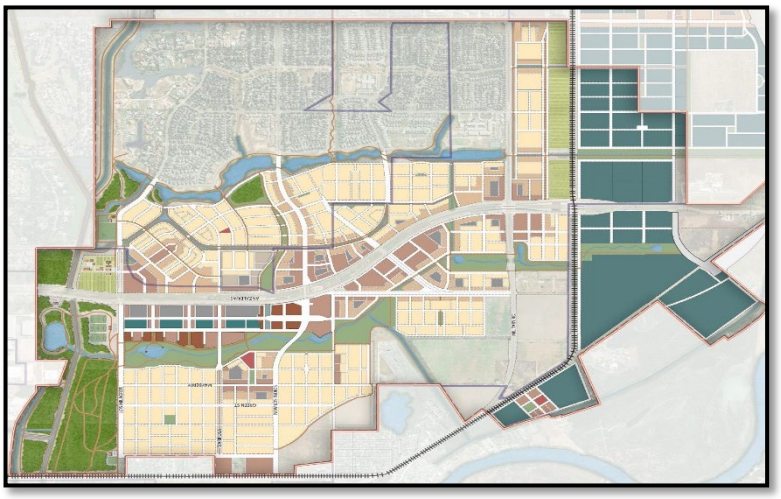
Construction of a new public service building development. It is also our understanding that the proposed public service building development will consist of a one (1) story structure. The site construction for the proposed structure is anticipated to be on a slab-on-grade or on-fill foundation provided expansive, soil-related movements will not impair the performance of the structure. The site also accommodates the construction of either a rigid or flexible pavement that will serve for light duty and/or heavy-duty traffic. Both flexible and rigid pavement types are viable and the selection on the type to be used will depend on the specific needs and criteria of project site

City of Edinburg – Downtown Parking Garage

Construction of a 3-level parking garage with an alternate to add a 4th level along with various add alternates to enhance the building including: first floor retail space over crawlspace; back of house receiving; elevator tower enhancements; thin-brick façade; parking guidance system; and retail restrooms. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



City of Mission - Los Milagros Pavement Recommendations



Performed Engineering and Construction Management and Administration of approximately 1.32 miles for the Pavement Rehabilitation Improvements by reclamation of existing asphaltic and sub-base and overlay of a new 2” asphaltic overlay of the residential streets within Los Milagros and Solera Subdivisions located in Mission, Texas.

City of Harlingen – Convention Center

New construction of a 25,000 SF standalone building consisting of five meeting rooms, reception/lobby, clinic, conference room, offices and support spaces.

Work included concrete, mansonry units, structural steel framing, modified bitumen roofing system, interior finishes, metal toilet compartments, appliances, wet fire sprinlker and standpipe system, MEP and other specified works.



City of Harlingen – Fire Station



Construction of a 10,234 SF fire station to include two bays, dorm rooms, training room, lobby, locker rooms, offices, fitness area, kitchen, vestibule, and other specified areas.

Work included concrete, cast stone masonry, structural steel framing, metal stairs, standing seam metal roof panels, metal wall panels, interior finishes, specialties, wet pipe sprinkler system, MEP, communications, fire alarm system, earthwork, and other specified works.

New Edinburg Arts, Culture & Events Center

13,500 s.f., ground-up foundation pad, two story Cultural Arts Center with Multi- Purpose events room, several conference rooms, exhibition spaces, multi-classroom settings for adults and children. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



INSURANCE COVERAGE & LEGAL

MEG does not have any key terms of our errors and omissions insurance coverage.

MEG maintains the insurance policies needed for this contract as for all additional contracts listed below.

2 million professional liability coverage
1 million commercial general liability coverage
1 million umbrella liability coverage

MEG is not debarred from doing business with any federal, state, or local agency.

MEG does not have any claims, judgments, and arbitration proceedings, suits pending or outstanding against itself or its officers

PROFESSIONAL SERVICES AGREEMENT

MEG has read and agrees with the Professional Services Agreement. MEG will meet the prerequisite insurance requirements, and, if selected, agrees to enter into such agreement.

Contact Information

Name: Andres Palma
Title: President
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Phone Number: 956-702-8500
Mobile Number: 956-492-5010
Email Address: apalma@megengineers.com

Name: Sergio Tovar
Title: Director of Operations and Finance
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Phone Number: 956-702-8500
Mobile Number: 956-821-8614
Email Address: stovar@megengineers.com

Understanding the Project

The City of Edinburg's needs are specific to the services we provide, counting on the services we provide to be responsive, thorough, and precise. The projects need efficient communication, project management, and contract administration. At MEG, we consistently achieve this by:

- Understanding the specific needs of our client
- Delivering on the expectations of our client
- Efficient Communication
- Extensive Employee Training and Management
- Proven Consistency, Low Employee Turnover
- Highest Quality Accreditations and Internal Management

CONSTRUCTION MATERIAL TESTING SERVICES
will encompass all related services to the Client including, but not limited to, the following:

- Conducting initial discussions with the Owner and Design team for specific project requirements, project schedule, design requirements, and any additional information that will be beneficial to the city.
- Soil Sampling and Testing
- Laboratory Soil Testing
- Field Density Testing
- Field Soil Observations
- Field Soil Recommendations
- Field Reinforcing Steel Inspections
- Field Concrete Sampling and Testing
- Laboratory Concrete Compressive Strength Testing
- Field HMAC Pavement Testing
- Field and Laboratory Pavement Testing
- Field Structural Steel Inspections
- Daily reporting and communication with Owner, Design team, and Contractor



GEOTECHNICAL ENGINEERING SERVICES will encompass all related services to the Client including, but not limited to, the following:

- Conducting initial discussions with the Owner and Design team for specific project requirements, project schedule, design requirements, and any additional information that will be beneficial to the Owner.
- Conducting a review of local geology at the project location.
- Conducting field soil exploration and testing services.
- Conducting the geotechnical laboratory testing program to meet the project requirements.
- Discussion with the Owner and Design team prior to report preparation to include updated project changes, requirements, or additional geotechnical options.
- Prepare precise, innovative, cost-effective geotechnical engineering recommendations for all aspects of the project.
- Discussion after the geotechnical report submittal with the Owner and the Design team to support implementation of geotechnical recommendations that will be beneficial to the Owner.



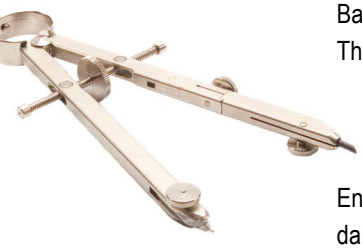


MEG has the ability to meet your schedule and deadline because of its thorough training and understanding of its CLIENTS needs, MEG's experience and resources, MEG's subcontractors' resources, and industry requirements. MEG has the philosophy of providing quality Construction Materials Engineering and Geotechnical Engineering Services to all our clients in Texas. We believe that client satisfaction, reputable and prompt service, and staying in stride with the latest technologies and tools will give our firm a unique advantage in providing a service to you as our client. We believe that providing quality service is the key to our client's satisfaction and their inclination to consider our firm in future projects.

WORKLOAD CAPACITY

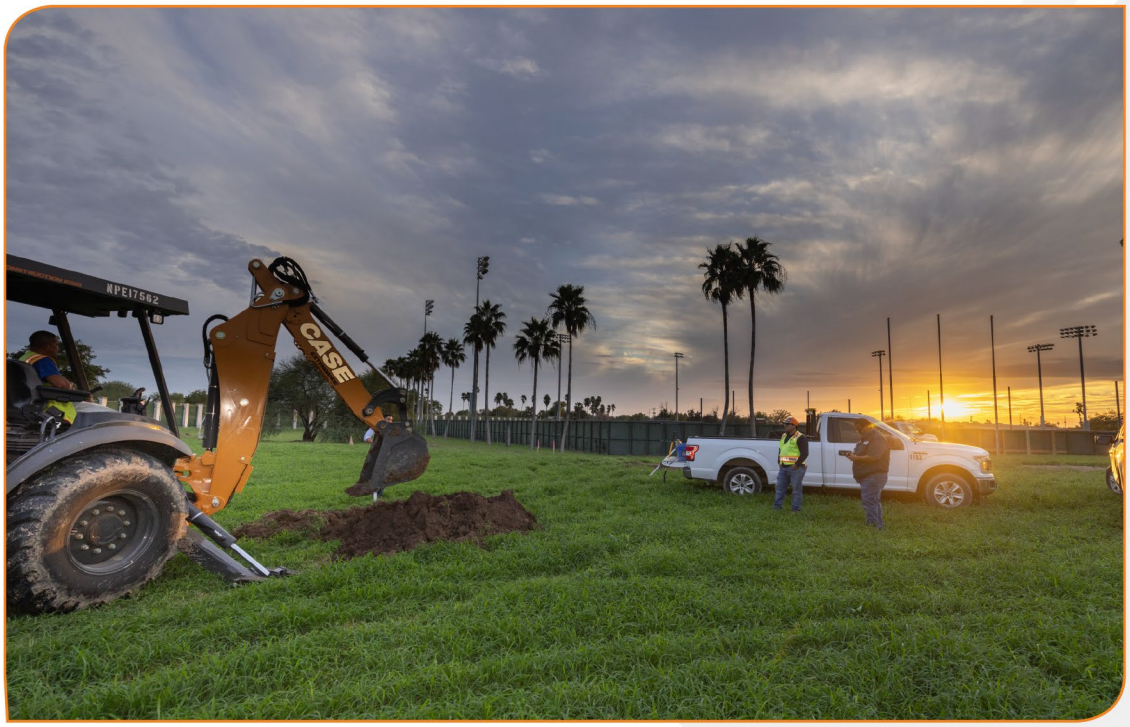
The scope of work to be performed under this contract is the scope of work that MEG performs daily for our clients in Texas. MEG has the necessary capacity to meet the needs of the City of Edinburg for Professional Services. MEG has the resources and experience to provide concurrent project construction services to an individual client for your detailed project scope of work. Our resources can be shifted for operations and our staff and inspectors are cross-trained for proper allocation of personnel for this specific reason.





Based on the current workload, resources, and staff of MEG it is estimated that current operations capacity is at 70%. There is currently no backlog with our testing Services. Our staffing plan is to never be above 85% capacity, so we are able to expedite services when needed to meet critical project schedules.

Based on current and future assignments, it is estimated that during the duration of the project Millennium Engineers Group, Inc. will be operating at 80% of capacity. Engineers, Staff, and Inspectors will be able to complete the daily anticipated project tasks for this project along with current projects tasks. MEG is proficient in completing daily project tasks and expediting the testing and inspection results to the project team for the projects benefit. The project team included in this submittal that will be allocated to this project will devote the necessary time to meet your schedule and often will be various percentages of their time based on your program needs. Inspectors that are assigned to this project will devote 100% of their time to this project when required and additional inspector resources will be available on an as needed basis for this project will be devoted 20% to 50% of their time for additional services as needed.



PROJECT MANAGEMENT AND COORDINATION STATEMENTS

MEG utilizes a Management System, which facilitates the management of both the Construction Material Testing (CMT) and Geotechnical Engineering Testing (GEO) Departments. The system consolidates all aspects of the business workflow, from proposal to the final invoice. It allows an organization the ability to set up clients/projects, schedule work orders (dispatch requests), report and distribute pertinent data to clients via email or website, employ management tools for lab and field testing, and prepare invoices for each project that could be exported to the organization's accounting system. The system also gives the organization's clients the ability to retrieve reports from the customized reporting website.





Our team makes recommendation on the course of action to the Client when issues of potential delays or increased costs arise during the project. Close communication and coordination between the contractor, third parties involved in the project and our team will be a priority by our team for a successful project. Our team operates as a representative of the City of Edinburg and oversees the day-to-day construction activities of the prime contract assigned. Our team has extensive experience in administering construction contracts and overall management. Our team has experience on multiple projects performing Construction Engineering, Inspection and Construction Materials Testing services for numerous clients in Texas. Our scope of services includes but not limited to:

- Construction Administration Procedures
- Field Reports
- Monthly Progress Reports
- Progress Photos
- Project Progress Meetings
- Schedule Review
- Change Order Review
- Quality Control
- Safety and Health
- Submittal/ Shop Drawing Control
- Payment Application Review

> Millennium Engineers has always provided great, professional, friendly service. I highly recommend them.
>
> *Ramiro Gutierrez, P.E., R. Gutierrez Engineering Corp.*

PROJECT MANAGEMENT AND COORDINATION STATEMENTS

Construction Engineering and Management: MEG ensures that the project is completed on time, and on budget and within scope. This will be accomplished through review and tracking of baseline schedules and monthly updates, monthly pay estimates, change orders, plan quantities and overall project costs. We provide timely processing of contractor submittals, shop drawings, and Request for Information (RFIs). We will also work with the Engineer of Record (EOR) as needed regarding RFI's, potential design changes, or plan errors and omissions. We conduct regular progress meetings to promote partnering between all parties. We conduct pre-construction meeting with the contractor, Client, and other stakeholders prior to the start of the project. During this meeting, an escalation ladder is established to provide guidelines for resolution of construction issues.



Construction Administration and Inspection: MEG performs all necessary inspection to verify work is completed in accordance with plans and specifications. Daily Work Reports (DWR's) or other required reports will be completed to document construction progress and inspection activities as well as quantities for payment. Our inspectors inspect all construction activities daily, determine daily need for construction materials testing of work in progress and materials in use, traffic control devices on a daily basis for compliance with Traffic Control Plan and TMUTCD. SW3P inspections as per environmental requirements performed in accordance with subject guidelines.

Construction Materials Testing: MEG performs construction materials testing on all required construction activities and materials to ensure compliance with project plans and specifications in accordance with the City of Edinburg guidelines for sampling and testing. If independent assurance testing is required coordination with the third-party testing agency is scheduled at appropriate schedules and frequency.

Document Control: MEG ensures that all project progress and financial reporting is completed in accordance with contract requirements. We log all project correspondence, submittals, change orders, RFI's, shop drawings, pay estimates, MOH, etc. We also verify that the contractor is complying with Disadvantaged Business Enterprise (DBE), Equal Employment Opportunity (EEO) and Buy America guidelines. All DWR's, pay sheets and material test reports are reviewed for accuracy before submittal.

Close Out Procedures: Thorough and accurate records is maintained throughout. We generate a project specific close out checklist. The checklist is distributed to all parties at the beginning to resolve all discrepancies. The checklist allows for a guide during both construction and close out phases. Another part of quality program includes formal audits conducted at 30%, 60%, and 90% of construction completed.

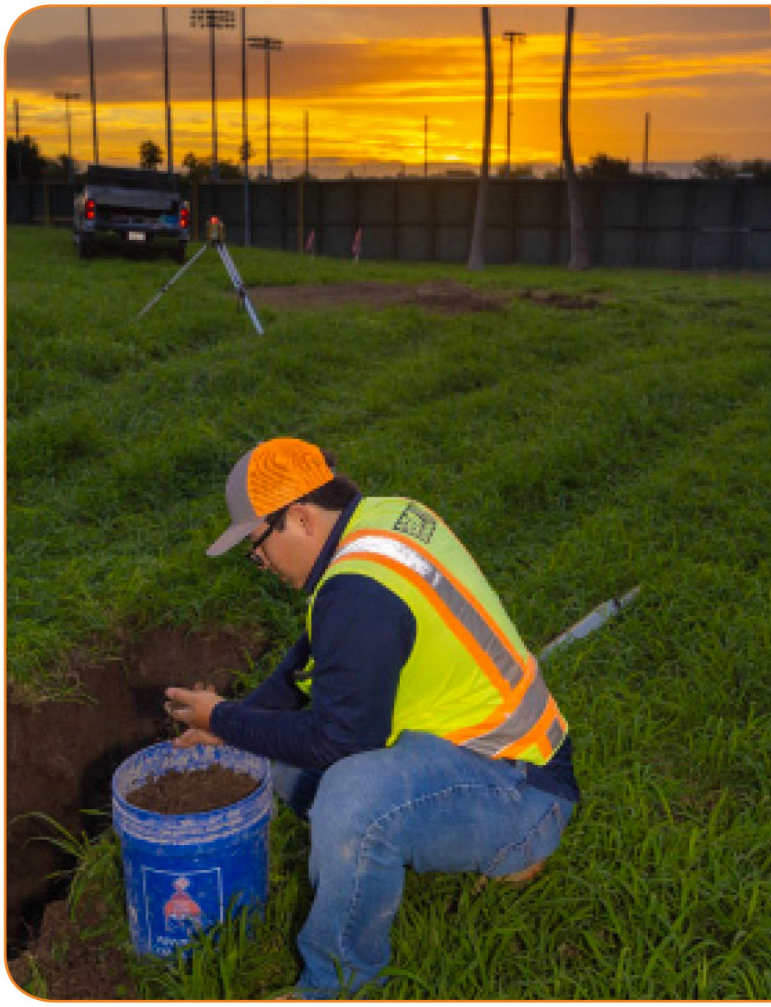
Another tool that we use is performing thorough constructability reviews during the pre-construction phase. We review approved plans, specifications, general notes, TCP phasing, baseline schedule, etc. to identify potential plan errors, quantity discrepancies, utility conflicts, or potential maintenance issues. All findings during the constructability review are provided to the City of Edinburg for review and further discussion.



PROJECT COMMITMENT

MEG is committed to your projects, program, goals, and timelines for project schedule. We will provide the essential staff, equipment, and resources to be available and responsive daily to the City of Edinburg's needs based on your scope of services. Our offices are equipped and trained to provide the level of service and responsiveness required by the City of Edinburg. MEG has extensive local resources and expertise to complete large project programs. The key personnel presented in this Statement of Qualifications are committed to the City of Edinburg projects and will be available throughout the life of the project.





Project Communication

Communication is the key to all successful projects. The management of the testing and inspection program for the project will begin with the introduction of the project team members. Upon notification of award, our engineers and staff will meet with members of the project team who have an active role in the project. This is a critical phase in to communicate project information, goals, timelines, or potential conflicts.

Review of Construction Schedule

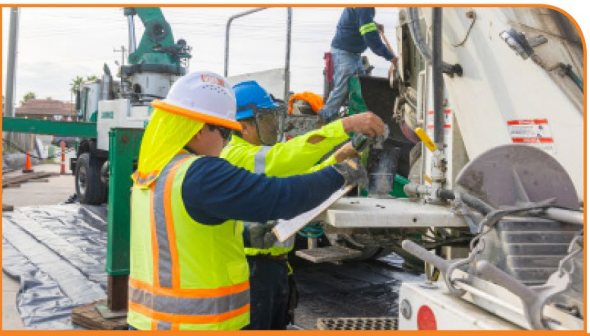
MEG will review the most up-to-date construction schedule by task after design documents are completed. The testing and inspection program can best support regulated testing and control final testing costs if we clearly understand the project testing requirements.

Construction Meetings

From the initiation of the project until the completion, we propose biweekly or monthly management meetings with the construction manager or his representative and other project team members. At these meetings it is necessary to review and discuss testing results, project progress, and project schedule.

Daily Communication

MEG on site representative will maintain daily communication with the contractor's superintendent, and the designated project team members in order to schedule the required services and to communicate inspection and test results. Our project manager will communicate the results of critical off-site testing and inspections to the designated project team representatives the same day testing is performed.



> MEG has been reliable and responsive to our testing needs. – Mr. Ariel Chávez II, PE/RPLS/ Director of Engineering Services

QUALITY ASSURANCE / QUALITY CONTROL

Internal Quality Management

Our firm follows a reporting structure that will best benefit our clients. Steps and processes are performed in every task of our services to give the client the best product possible. Our client first attitude, service approach, methodology of doing business, and internal quality control program allow us to continue providing services throughout the State of Texas building long term business relationships.

Reporting Structure

Reporting Structure starts within our management team. MEG is called for the requested services and to make the necessary arrangements to initiate the project. Our dispatcher will dispatch one of our highly trained technicians to the requested project site. At this point the technician will perform the requested task(s) and then complete his/her field-testing report. Field Testing reports are turned in daily and our project managers review the testing reports. The testing reports are then turned into our administrative staff and are typed for second review of the project managers. The reports are then reviewed and signed by the office engineer before they are sent to the client. The testing reports provided by MEG include all the necessary data that is often requested by the Owner and members of the design team.

Decision Making

Decision Making by MEG starts within our management team. The decisions made by our staff and key personnel come only after consulting with the principal engineer. Timing and scheduling are important factors of construction, and every decision made will consider the best interest of our client. Engineering Recommendations are only made by a Professional Engineer that is registered in the State of Texas.

Quality Control Plans

Quality Control is monitored by MEG in every aspect of our work. Our office maintains a quality control program that has been approved by the American Association of State Highway and Transportation Officials (AASHTO) and the State of Texas, Department of State Health Services Radiation Control Program. Quality control is monitored and documented by our (QA/QC) Manager and Radiation Safety Officer.

Reporting and Billing Quality Assurance

Quality assurance is maintained by MEG in every aspect of our administrative work. Our office maintains an internal quality control program that is used by our administrative staff to audit every process of our reporting and billing procedures. This quality assurance measure allows us to maintain the quality service that is essential to our client's business.

> "MEG provides excellent services in a timely and cost effective manner.– Mr. Alfonso Quintanilla, PE/RPLS/ Quintanilla, Headly, and Associates"





Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

MILLENNIUM ENGINEERS GROUP INC

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

Registration Number
F-3913

Expiration Date
7/31/2028

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1742996684300**
Approval Date: **September 28, 2023**
Scheduled Expiration Date: **September 28, 2027**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

Millennium Engineers Group Inc

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 28, 2023**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

South Central Texas Regional Certification Agency of Bexar County, Texas hereby duly affirms that:

Millennium Engineers Group, Inc. DBA Millennium Engineers Group, Inc

has successfully met the established requirements of SCTRCA's Business Enterprise Certification Program to be certified as a

*SBE MBE ESBE HABE

Certified NAICS Codes

NAICS 541330: CIVIL ENGINEERING SERVICES
NAICS 541370: LAND SURVEYING SERVICES
NAICS 541380: GEOTECHNICAL TESTING LABORATORIES OR SERVICES
NAICS 541990: ALL OTHER PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

Melanie McCoy
Executive Director

Certification Number: 225086103
Effective Date: August 14, 2025
Expiration Date: August 31, 2027

Note: This certificate is the property of the South Central Texas Regional Certification Agency and may be revoked should the above named firm graduate from or fails to comply with SCTRCA's Business Enterprise Program. A Certification Renewal Application is required every two years.

Texas Department of Transportation

125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.416.4700 | WWW.TXDOT.GOV

9/21/2023

Raul Palma
Millennium Engineers Group Inc
5804 N. Gumwood Street
Pharr, TX 78577

Re: Annual Update Affidavit (AUA)
Disadvantaged Business Enterprise (DBE)

Dear Raul Palma:

Upon review of the AUA and supporting documentation, TxDOT has determined that Millennium Engineers Group, Inc. continues to meet the eligibility requirements of the federal [DBE] program.

DBE certification does not expire, however, to remain certified it is incumbent on you to submit the AUA on or before your next certification anniversary date. A courtesy reminder will be sent from the Diversity Management System (DMS) in advance of the AUA due date.

Firms listed in the Texas Unified Certification Program (TUCP) directory located at https://txdot.txdotcms.com are currently certified DBE/ACDBEs. All DBEs certified pursuant to 49 CFR Part 26, are automatically certified in TxDOT's Small Business Enterprise (SBE) Program. TxDOT encourages you to utilize the TUCP directory as a marketing tool. In that respect you should periodically verify your firm's certification description and North American Industry Classification System (NAICS) code(s) closely describe the goods or services your firm provides.

Should your firm be awarded an opportunity to participate on a federally funded project, your firm must perform a commercially useful function (CUF). A DBE performs CUF when it is responsible for execution of the work of the contract and is carrying out its responsibilities by performing, managing, and supervising the work involved. To perform a CUF, the DBE must also be responsible, with respect to materials and supplies used on the contract, for negotiating price, determining quality and quantity, ordering the material, and installing (where applicable) and paying for the material itself.

For information on TxDOT's contracting and procurement opportunities visit https://www.txdot.gov.

Sincerely,

Michael D. Bryant
Director
Civil Rights Division

Cc: Monique Pettaway

STATEMENT OF QUALIFICATIONS TO PROVIDE

Geotechnical, Material Testing, and Environmental Consulting

FOR

Request For Qualifications- Geotechnical Engineering and Construction Materials Testing Services

SUBMITTED TO

ATTN: Mardoqueo Hinojosa,

City Engineer

City of Edinburg

415 W. University Drive

Edinburg, TX 78539

July 14, 2026



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Intertek-PSI
2020 North Loop 499, Suite 302
Harlingen, TX 78550

Tel +1 956.423.6826
intertek.com/building

TRANSMITTAL LETTER

City of Edinburg
Attn: Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

July 14, 2026

Re: Request For Qualifications- Geotechnical Engineering And Construction Materials Testing Services
RFQ 2026-4

Dear Mr. Hinojosa,

Professional Service Industries, Inc. (PSI), an Intertek company, would like to express our interest in providing Geotechnical engineering, Construction Materials Testing (CMT), and Environmental consulting services to the City of Edinburg. As a nationally recognized leader, PSI fully understands the procedures, technical expertise, and accuracy that will be required throughout this contract. PSI has solid credentials and brings the following benefits to your project:

LOCAL EXPERIENCE- The predecessor companies of PSI were established approximately 100 years ago. The Rio Grande Valley office of PSI has approximately 20 employees. PSI currently has 15 offices within the State of Texas and approximately 75 offices nationwide to service this project. PSI is uniquely qualified to perform the services requested by the City.

APPROACH – Quality is a process, not a destination, and we constantly work from our shortcomings and imitate our success. Our goal for quality performance is to provide professional services of such quality that our clients receive superior value, and our employees grow and share in our firm's success. PSI is committed to consulting with design engineers to ensure sound technical decisions and conservation of capital.

FINANCIAL STABILITY- PSI, with annual building and construction revenues of $1.1 billion, is a leading independent engineering and testing firm and ranked #24 by ENR Top 500 Design Firms List.

PSI acknowledges that there are no addendums to this RFQ.

We are pleased to present our service capabilities for your current and future projects. If there are any questions, please contact Mr. Edward Pruske directly at 210.842.3424 or via email at Ed.Pruske@intertek.com. Ed Pruske has the contractual authority of Professional Service Industries, Inc. (PSI) for this SOQ.

Respectfully submitted,
Professional Service Industries, Inc. Texas
Firm Registration No. F-3307

Edward Pruske	S. Peter Gonzales, P.E.	John Langan, P.G.	Philip Johnson, P.E.
Business Development Manager	Construction Materials Testing Department Manager	Environmental Consulting Regional Manager	Geotechnical Services Department Manager

FIRM QUALIFICATION AND EXPERIENCE

Discuss the firm's experience and history in performing geotechnical engineering and construction materials testing services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

Professional Service Industries was incorporated in Delaware, June 26, 1972. However, the name was not used in the marketplace until the 1980's. The company was founded as A&H Materials Testing in 1961 in Champaign-Urbana, Illinois. An additional former name is Pittsburgh Testing Laboratories (1881- 1986). In 2015 Professional Service Industries, Inc. was acquired by Intertek, but continues to do business as Professional Service Industries, Inc. (PSI). We still fill out our prequalification statements as Professional Service Industries, Inc. (PSI). Current address for PSI's headquarters is 1450 Lake Robbins Drive, Suite 620 The Woodlands, Texas 77380. PSI Harlingen is located 2020 North Loop 499, Suite 302, Harlingen, TX 78550.

Professional Service Industries, Inc. (PSI) is a nationally recognized consulting engineering and testing firm providing integrated services in several disciplines, including environmental consulting, geotechnical engineering, construction materials testing and engineering, asbestos management and facilities engineering and consulting. We are a leader among the nation's independent testing organizations and rank among the country's largest consulting engineering firms. PSI Harlingen is pleased to offer our construction engineering inspection expertise, including inspection, planning, permitting, bidding, special inspector services, threshold inspector services, and construction administration.

PSI has been providing industry businesses with accurate, objective and useful information for more than 100 years. Today, we employ approximately 1,900 skilled personnel in 75 offices nationwide. Our Harlingen Office has been active since 1974, and it has successfully managed numerous projects over the last 40 years. We have been team members with municipalities throughout the Edinburg area within the last 5 years: City of Mercedes, City of Pharr, City of Harlingen, City of Brownsville, City of Cotulla, City of Austin, City of Laredo, City of San Antonio, City of Round Rock, City of Cedar Park, City of Killeen, and the City of Harker Heights, just to name a few.

Our team has the skills and experience needed to successfully complete projects and attain City goals. We have the knowledge and expertise gained from more than 100 years of practice available in offices all over the country. Our key staff is trained and registered; capable of immediately providing the quality service The City of Edinburg seeks on any given project.

PSI is committed to consulting with design engineers and architects and other professionals to ensure sound technical decisions and conservation of capital allocated to relevant construction projects. As an extension of your staff, we are able to anticipate and cater to your specific needs without being prompted. PSI will provide:

- **Timely Service**: Work products will be delivered on or ahead of schedule.
- **Communication**: A high level of communication will be maintained to always keep all parties well-informed about project status.
- **Practical Solutions**: Practical, cost-effective solutions to problems.
- **Integrity**: The reliability and integrity of test results and work products will be above reproach.
- **Cross-Training**: All personnel are cross-trained in more than one service area, adding to our ability to provide the depth of qualified and technical staff required for most projects.

Our top-level managers and technicians are available to staff your projects as soon as the scope of work is finalized. Throughout the State of Texas, we have an extensive pool of experienced professionals and cross-trained technicians who can be mobilized to meet any unusual demands that may arise. We can quickly mobilize people and equipment from neighboring offices to meet sudden unexpected needs. PSI will be available 24 hours a day 7 days a week no matter the size of the project or assignment.

PSI's proposed services to the City of Edinburg include responsive, on-call geotechnical engineering, construction materials testing services, special inspection services, and environmental consulting to support a wide variety of municipal infrastructure and facility projects. Our capabilities include slab-on-grade foundation evaluations, recommendations for expansive soils and groundwater conditions, site work, retention systems, field exploration, laboratory testing, engineering analyses and reports, phase 1,2, and 3 environmental reports, asbestos testing, water sampling, indoor air monitoring, plans review, earthwork and density testing, foundation inspections, concrete and structural steel services, post-construction evaluations, and other laboratory testing for infrastructure and building projects.

Our Harlingen office, located at 2020 North Loop 499, Suite 302, Harlingen, TX 78550 is a full-service firm, all work will be handled out of the local office. If additional work beyond our capability is needed for a limited timeframe project, PSI can quickly mobilize resources from other Texas offices.

The PSI Harlingen office has the required knowledge of the International Building Codes and the related rules and regulations of local, state, and federal agencies and jurisdictions. PSI's Texas offices provide all of these services in-house. Each service line performs the engineering and consulting under the applicable ASTM procedures or the governing agency/authority which applies. All services operate under a registered professional engineer in the State of Texas and have the licenses and certifications as required. The Harlingen office is audited by numerous outside agencies such as AASHTO, TXDOT and the State Department of State Health Services. Due to the size and national presence of PSI, we can provide more specialized testing and consulting services than any other firm of our type. Very often due to the age of the buildings, PSI develops various forensic procedures for non-destructive testing of the facilities, to gain engineering information. PSI will work closely with the City of Edinburg and its consultants to limit the constraints, if any, to getting the service done in a timely an economical manner. Furthermore, PSI has the facilities and equipment for inspection and testing of soils and foundations, concrete, pavements, masonry, structural, metals, roofing, and specialty areas. PSI regularly performs a full range of consulting engineering services: investigation and evaluation of materials failures and/or deterioration, forensic evaluation of all types of construction materials and/or structures, and establishment of QA/QC procedures for construction projects.

Local Office
PSI Harlingen
2020 North Loop 499, Suite 302
Harlingen, TX 78550
P: 956.423.6826

Local Contact
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Ed.pruske@intertek.com
C: 210.842.3424

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2600 McHale Court, Austin, TX 78758
P: 512.491.0200

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P: 915.584.1317

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La Porte, TX 77571
P: 281.471.2900

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240 Spring Hills Dr, Ste 415
Spring, TX 77386
P: 281.209.1024

Clute
7000 Lewis Street
Clute, TX 7751
P: 979.265.2509

Fort Worth
2417 East Loop 820 N, Fort Worth, TX 76118
P: 817.284.3783

Odessa
2700 West 42nd Street
Odessa, TX 79764
P: 432.614.0688

Victoria
402 Stephenson Street
Victoria, TX 77904
P: 361.575.0281

Corpus Christi
810 South Padre Island Dr.
Corpus Christi, TX 78416
P: 361.854.4801

Grapevine
1215 Mustang Drive
Grapevine, TX 76051
P: 817.601.3853

Plano
1909 10th Street, Suite 100
Plano, TX 75074
P: 972.542.1447

Dallas
310 Regal Row Ste 500,
Dallas, TX 75247
P: 214.330.9211

Houston
3730 Dacoma Street
Houston, TX 77092
P: 713.224.2047

San Antonio
3 Burwood Lane
San Antonio, TX 78216
P: 210.342.9377

Geotechnical Engineering Services

PSI maintains its own drill rigs, drill crews, performs the associated laboratory testing in-house, and prepares geotechnical reports in a timely manner. Quick response and mobilization to the site, short report turnaround times and providing sound, non- conservative foundation alternatives are PSI's goals when performing geotechnical investigations.

Since PSI maintains its own full-service drill rigs, we do not have to rely on the schedules of contract drillers. PSI can usually mobilize to the site within a few days of authorization, therefore cutting down the required time to verbally communicate the findings and finalize the geotechnical report.

PSI utilizes in-house laboratory technicians trained in accordance with PSI's QM-5 program. As a part of the QA program, PSI participates in the AASHTO Materials Reference Laboratory (AMRL) for a verification of testing procedures. Testing on all soil samples is commenced the day after the drilling is performed. Once again, the performance of expedited lab work reduces the time frame for beginning the calculations, performing the analysis and completing the geotechnical report. The PSI project manager is responsible for overseeing the fieldwork, lab work and report writing phases of each project. PSI maintains a staff of Chief Engineers, who help provide the most practical and non-conservative foundation and pavement recommendations which always include several options.

PSI's most valuable asset is providing engineering consulting to our clients and the design team. PSI promotes meeting with the client to discuss the geotechnical findings prior to the report submittal. This meeting reduces the need for report addendums and allows PSI to cover all of the issues required to begin the foundation/pavement designs. PSI will bring value to each project by avoiding overly conservative recommendations for bearing capacity, pier depths, select fill thickness, pavement sections, etc.

Below is an itemized list of geotechnical consulting services we can provide.

Foundation/Specialty Analysis

- ✓ Risk assessment
- ✓ Foundations/construction over compressible soils
- ✓ Subsoil modification
- ✓ Analysis of high-rise foundations
- ✓ Dewatering concepts
- ✓ Soil mechanics research
- ✓ Specialty foundations
- ✓ Retaining walls
- ✓ Interpretation of cone penetration test data
- ✓ Landfill foundation studies
- ✓ Earthen dam analysis
- ✓ Pile driving analyzer

Environmental/Permitting

- ✓ Environmental permits
- ✓ Groundwater studies
- ✓ Soil suitability analysis
- ✓ Effluent disposal evaluation
- ✓ Well and pollution source inventory
- ✓ Design of pond and landfill liners
- ✓ Water supply testing and permitting
- ✓ Septic tank design and permitting
- ✓ Drawdown effects on wetlands
- ✓ Sanitary landfill permitting

Effluent Disposal

- ✓ Percolation pond design, Rapid Infiltration Basins (RIBs)
- ✓ Wetland disposal assessment
- ✓ Development of groundwater monitoring plans

Groundwater Monitoring Plans

- ✓ Design and implementation of groundwater monitoring plans
- ✓ Installation of monitoring wells
- ✓ Sampling of groundwater from monitoring wells

Roadway/Transportation Studies

- ✓ Corridor study/fatal flaw analysis
- ✓ Bridge foundations (shallow and deep)
- ✓ Pavement design
- ✓ Field and Drilling Services
- ✓ Standard test borings
- ✓ Auger borings
- ✓ Rock coring
- ✓ Monitoring well installation
- ✓ Continuous sampling
- ✓ Environmental sampling
- ✓ Undisturbed thin-walled tubes
- ✓ Groundwater sampling
- ✓ Bulk disturbed samples
- ✓ Mineral exploration

Laboratory Services

- ✓ Soil classification
- ✓ Strength parameters
- ✓ Consolidation
- ✓ Compaction
- ✓ Permeability
- ✓ CBR
- ✓ Soil cement
- ✓ Triaxial
- ✓ Relative density

Additional Services

- ✓ Hydrology
- ✓ Earthquake geology and engineering
- ✓ Environmental geology
- ✓ Soil stabilization
- ✓ Geophysical investigations
- ✓ Soil/rock dynamics

Construction Material Testing/ Laboratory Services

PSI maintains complete facilities and equipment for inspection and testing of soils and foundations, concrete, pavements, masonry, structural, metals, roofing, and specialty areas. In addition, PSI performs a full range of consulting engineering services: investigation and evaluation of materials failures and/or deterioration, forensic evaluation of all types of construction materials and/or structures, and establishment of QA/QC procedures for construction projects.

As an Independent Testing Laboratory, satisfying the requirement of ASTM E 329, PSI proposes to provide the QA/QC functions representing the owner. These services may include review and testing, prequalification of construction material submittals as well as field testing and construction surveillance. PSI is the largest single provider of construction materials testing in the nation. PSI offers a complete single source of testing services to include soils, concrete, asphalt, structural steel welded and bolted connections, masonry glazing, painting, roofing, and with national capabilities to address many unique and specialized services tailored to individual project needs.

PSI offers American Concrete Institute Certified technicians to monitor and test placement of fresh concrete. Field tests include slump, air content, temperature, unit weight, and molded specimens for compressive strength. PSI has certified AWS inspectors for the visual examination of welds and ASNT technicians for ultrasonic, radiographic, dye penetrant, and magnetic particle testing of welds. PSI has capabilities to field calibrate impact wrenches with a Schmidt-Wilhelm Calibration Block as well as calibrated torque wrenches to verify the tightness of bolted connections. We are also capable of providing specialty services such as forensic investigation of existing structures if requested.

All of our services are performed under the supervision of a licensed professional engineer with registration in the state where the services are performed. All of our equipment is calibrated at twelve-month intervals by any outside agency with traceability to the National Institute of Standards and Technology (NIST). PSI participates in both the Concrete and Cement Reference Laboratory (CCRL) and AASHTO Materials Reference Laboratory (AMRL) as a verification of our testing procedures. As a final verification of the PSI QA-M5 quality assurance manual, the PSI offices are audited by PSI Quality Control Administrators and by outside agencies to include A2LA, CCRL, TXDOT and the Corps of Engineers.

Below is an itemized list of construction material testing services we can provide.

Soils and Foundations

- ✓ Exploration and soil borings
- ✓ Rock core drilling and exploration
- ✓ Laboratory testing and analysis
- ✓ Field testing, inspection and control
- ✓ Grout stabilization inspection
- ✓ Deep foundations testing and inspection
- ✓ Reinforced earth construction

Concrete

- ✓ Cement physical and chemical testing
- ✓ Mix design
- ✓ Strength testing compressive, flexural and split tensile
- ✓ Field testing and inspection
- ✓ In-situ evaluation
- ✓ Reinforcement location
- ✓ Prestressed and precast concrete testing and inspection
- ✓ Aggregate unit weight, gradation, etc.

Pavements

- ✓ Preconstruction services
- ✓ Soil density testing
- ✓ Soil stabilization testing
- ✓ Soil-cement
- ✓ Laboratory testing of asphalt
- ✓ Field testing and inspection
- ✓ Concrete pavement testing and inspection
- ✓ Pavement evaluation and failure investigation
- ✓ Underdrains

Masonry

- ✓ Concrete masonry unit testing
- ✓ Mortar/stucco mix design, testing and inspection
- ✓ Brick testing
- ✓ Construction testing and inspection
- ✓ Failure investigation
- ✓ Prisms construction control
- ✓ Structural
- ✓ Threshold inspections
- ✓ Post-tensioning calibration and inspection
- ✓ Fireproofing thickness, weight and adhesion/cohesion
- ✓ Reinforcing steel

Metals

- ✓ Structural steel fabrication inspection and certification
- ✓ Structural steel field erection inspection
- ✓ Weld certification and procedure qualification
- ✓ Construction inspection and testing
- ✓ Nondestructive examination
- ✓ Laboratory testing

Specialty

- ✓ Floor flatness profiling
- ✓ Vibration monitoring
- ✓ Load tests
- ✓ Failure investigations
- ✓ Curtainwall mock-up and fabrication inspection
- ✓ Review of waterproofing specifications
- ✓ Monitoring of waterproofing application

Structural

- ✓ Threshold inspections
- ✓ Post-tensioning calibration and inspection
- ✓ Fireproofing thickness, weight and adhesion/cohesion
- ✓ Reinforcing steel

Roofing

- ✓ Field evaluation and testing
- ✓ Monitoring of roof application
- ✓ Laboratory testing
- ✓ Maintenance management services

Environmental Services

PSI maintains a staff of Professional Scientists, Certified Industrial Hygienists (CIH), and Chief Engineers to ensure that our clients receive the most practical and cost-effective environmental recommendations, including multiple options. It is PSI's preference that a kick-off meeting between the City of Edinburg, PSI representatives, and appropriate Subconsultants, be conducted for every task order. For smaller projects, this meeting can simply be an email or phone call. Following the kick-off meeting, Project members will be assigned, and subcontractors selected, based on the specialized training and experience requirements of the task. The PSI Project Manager, working with the appropriate technical staff, will develop a detailed project plan including a cost estimate and schedule.

It is critical that established project protocols, including communications, and security concerns do not get lost between phases. It is critical that lines of communication, project objectives, project schedule, available site resources, and allowable work hours be addressed with the City designated representative at the beginning of each project or task order. Communication frequency would primarily include typical project updates, status of required milestone, preliminary review and discussion of findings as well as addressing any site access or condition issues.
Below is a brief description of some of the environmental services we are able to provide:

- Phase I:

Phase I ESAs are conducted for property transactions and refinances in general accordance with ASTM E 1527-21. By using this methodology, PSI satisfies one component of the All-Appropriate Inquiry Rule established by EPA that is required for a client to use protections for prospective purchasers under CERCLA. The Phase I ESA includes a site reconnaissance, historical research, database searches, and reporting.
Continuing Obligations – In addition to the Phase I ESA, PSI can assist you in understanding and implementation other, post-transactional requirements of the User (Client).

Property Condition Assessments (PCA) to provide a comprehensive assessment of physical building and property conditions including pavement, roofs, HVAC, walls and other building components. Life expectancy and life cycle costs are prepared and provided in the PCA. PCA's are an important component of any due diligence period, especially when continued use of the existing structures planned.

PSI will perform the Phase I ESAs to search for evidence of recognized environmental conditions in connection with the subject property. PSI will perform Phase I ESAs in general accordance with ASTM E 1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-21). PSI will perform the assessments under the supervision of an environmental professional as defined in 40 CFR 312.10.

The scope of services will include records review, site reconnaissance, interviews, and preparation of a report. PSI will review environmental regulatory database information regarding environmental conditions on and surrounding the subject property, physical setting sources, and historical information sources regarding the past uses of the property. We will also ask for and review other helpful documents regarding environmental conditions on the subject property provided from the client, the property owner, and key site manager (if any is identified).

- Phase II:

Should a Phase I ESA indicate environmental problems for the property in the form of recognized environmental conditions, a Phase II ESA is commonly performed. The Phase II ESA can vary widely in scope depending upon the nature of the recognized environmental condition(s) revealed in the Phase I assessment. The Phase II ESA commonly involves soil and groundwater sampling but may involve other types of sampling.

The results of the Phase II ESA is usually compared to the Texas Risk Reduction Plan (TRRP) action levels provided by the Texas Commission on Environmental Quality (TCEQ). If there are exceedances, there are various TCEQ approved methods to deal with them involving TRRP. Those methods are dependent upon the nature of the recognized environmental conditions being investigated and proposed site usage. In many cases, consultation and interaction with the TCEQ is warranted.

The results of the Phase II ESA will indicate the method or methods of achieving environmental closure of the investigated property with the concurrence of the TCEQ. As with the Phase I ESA, PSI will prepare a report of our findings and provide hard copies and a copy in pdf format. PSI will deliver the Phase II ESA Report in approximately fifteen to twenty (15 to 20) business days following authorization.

- Asbestos Survey and Sample Analysis:

Survey, sampling, and assessment are performed in general accordance with guidelines published by the EPA in 40 CFR Part 763 Subpart E, October 30, 1987, and Asbestos in Buildings: Simplified Sampling Scheme for Friable Surfacing Materials, EPA 560/5-85-030a, October 1985 ("Pink Book"); Guidance for Controlling Asbestos-Containing Materials in Buildings, EPA 560/5-85-024, June 1985 ("Purple Book"); Seventh Draft Report for Task 2-7, Guidance for Assessing and Managing Exposure to Asbestos in Buildings, Dale Keyes, et al, November 7, 1986.

Sampling Procedures:

PSI inspectors collect bulk samples of exposed and/or accessible materials identified as suspect asbestos-containing building materials (ACBM). Sampling is confined to those materials which are accessible, and which will not involve destruction of walls or other building elements, physical barriers, or the structural integrity of the item being tested.

The following is a list of materials normally sampled:

- Surfacing
- Acoustical/decorative plaster, fireproofing, and thermal insulation.
- Thermal System Insulation (TSI)
- Pipe insulation (lagging and/or fittings), boiler/tank insulation, breeching insulation, ductwork and air handler insulation.
- Miscellaneous
- Floor tiles and mastic, linoleum and mastic, ceiling tiles, acoustic tiles, blown-in insulation, and roofing materials.

*May either be sampled or assumed to be ACBM.

EPA sampling guidelines are used to determine sampling protocol, and sampling locations are chosen to be representative of the homogeneous sampling area.

Quantification - Accessible and/or exposed building materials which are suspected of containing asbestos are quantified in the field, either by actual measurement or estimation based on existing drawings.

Laboratory Analysis of Bulk Samples:

PSI analyzes bulk samples by Polarized Light Microscopy (PLM). The PSI laboratory has received accreditation from the National Voluntary Laboratory Accreditation Program (NVLAP) of the National Institute of Standards and Technology (NIST) for the analysis of asbestos fibers by Polarized Light Microscopy. Our Pittsburgh, Pennsylvania laboratory has received accreditation from the American Industrial Hygiene Association (AIHA) for PCM fiber counting.

Air Monitoring:

This service includes monitoring various aspects of the asbestos abatement project, performing air monitoring to ensure fiber levels are below allowed regulatory levels, and site clearance after the abatement project is finished.

Air monitoring during the removal and cleanup operations of an asbestos abatement project is required by OSHA regulation 29 CFR 1926.58. It is also vital to protect the health and interests of the client and building occupants. PSI construction inspectors will perform the following activities: on-site air monitoring as specified in the project manual, on-site laboratory analysis by PCM/NIOSH 7400 method, monitoring of decontamination procedures at site entry/exit, monitoring of containment maintenance by visual and instrumental inspection, interface with building representatives or representatives of regulatory authorities during site visits, observe that proper respiratory protection is utilized by all site personnel, and document discrepancies between contractor's actions and provisions of project specifications and recommend remedial actions.

Air quality records may indicate whether or not there are accidental leaks or faulty seals in barriers, whether or not the outside environment is being contaminated, and most of all, how clean the room finally is when ready for re-occupancy and public use.

Post-Abatement Site Clearance:
At the conclusion of each asbestos abatement project, an inspection is done to evaluate the contractor's adherence to the contract. During the final inspection, PSI will document all omissions and discrepancies. These records will become part of the final document package provided to the client and include the following: project completion punch list, certificates of completion, coordination with EPA, OSHA and other agencies, and preparation of final project closeout. The appropriate project manager and his staff will assemble data to prepare a final project report containing the following:
- Air monitoring records
- Daily field reports
- Change orders (if any)
- Laboratory analysis results
- Final project punch list
- Certificate of completion signed by PSI's Project Manager

- Lead Based Paint Air Monitoring Services:

PSI offers services which will help organizations meet the lead abatement requirements of the Federal and State legislation. These services include the following:

Air Monitoring of abatement projects.
This service includes monitoring various aspects of the abatement project, performing air monitoring to ensure lead dust levels are below allowed regulatory levels, and wipe clearance after the abatement project is finished. PSI employs only qualified lead inspectors, who are proficient in the field, to perform or supervise all tasks. PSI inspectors supervise and direct testing and perform clearance testing and certification.

Air Monitoring & Testing:
Air monitoring during the removal and cleanup operations of a lead-based paint abatement project is vital to protect the health and interests of the client and building occupants. PSI construction inspectors perform the following activities: on-site air monitoring as specified in the project manual, monitoring of decontamination procedures at site entry/exit, monitoring of containment maintenance by visual and instrumental inspection, interfacing with building representatives or representatives of regulatory authorities during site visits, observing that proper respiratory protection is utilized by site personnel, and documenting discrepancies between contractor's actions and provisions of project specifications and recommend remedial actions.

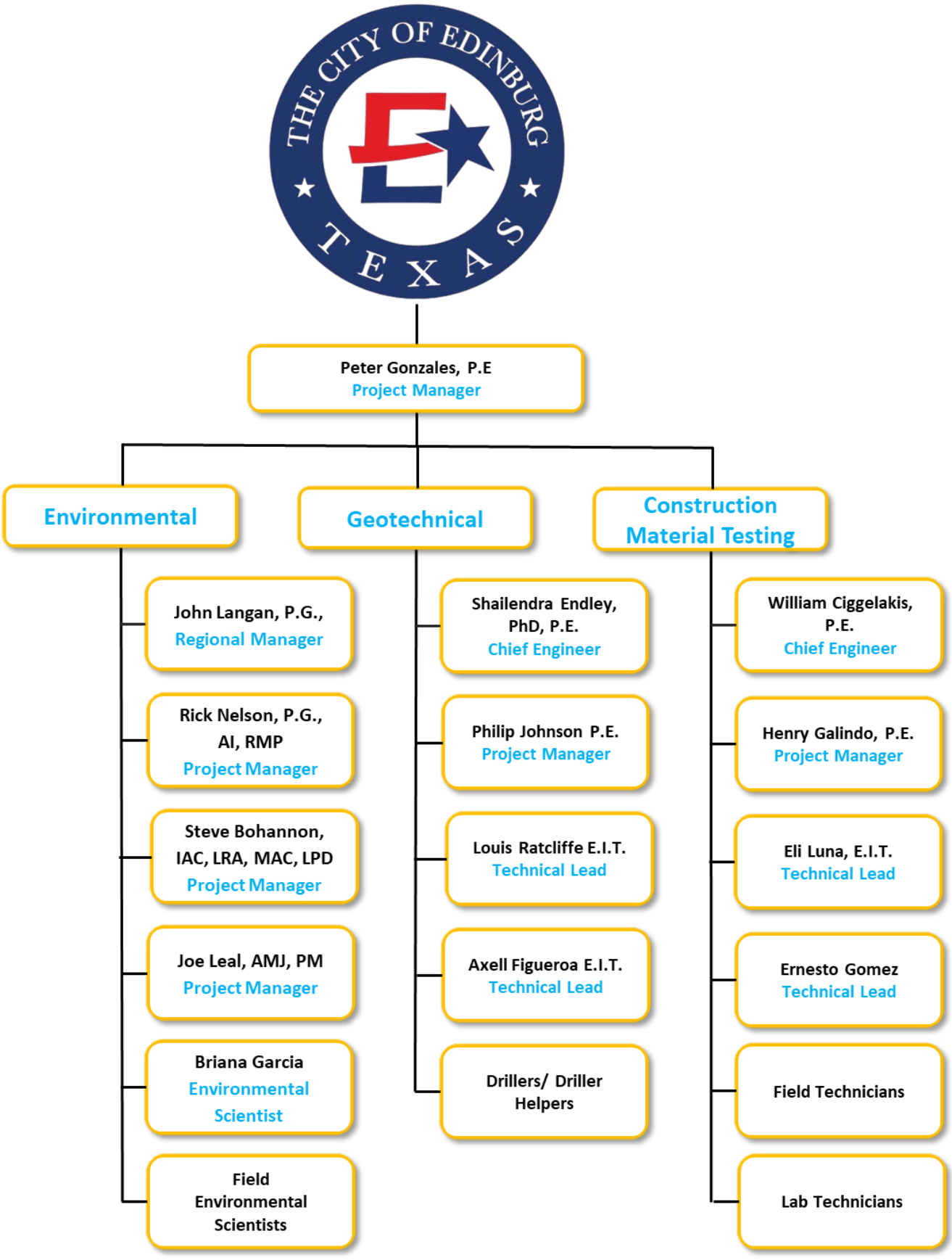
Final visual inspection of the abatement is conducted, and the areas accepted before final air samples are collected. If required, PSI can perform final wipe testing to comply with procedures in the Guidelines (10.4.1 Surface Dust Sampling). These samples were taken by the construction inspector.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

PSI has assembled an experienced team of professionals to provide responsive, high-quality services to the City of Edinburg. Mr. Peter Gonzales, P.E., will serve as the primary Project Manager and principal point of contact between the City and PSI's Harlingen office. He will oversee all construction materials testing projects, coordinating personnel, resources, scheduling, and quality assurance to ensure timely and effective project delivery. Mr. Gonzales may be reached at peter.gonzales@intertek.com. Mr. Philip Johnson, P.E., will serve as the lead Geotechnical Project Manager for all geotechnical assignments, providing technical oversight and engineering expertise. He may be contacted at philip.johnson@intertek.com. Mr. John Langan, P.G., will serve as the primary point of contact for all environmental projects, providing technical leadership and coordinating environmental services for the City of Edinburg. His email is john.langan@intertek.com

PSI has qualified staff to support any and all projects the City of Edinburg may have. On the next page is our proposed project team.


THE CITY OF EDINBURG
TEXAS
Peter Gonzales, P.E
Project Manager
Environmental
Geotechnical
Construction Material Testing
John Langan, P.G., Regional Manager
Rick Nelson, P.G., AI, RMP Project Manager
Steve Bohannon, IAC, LRA, MAC, LPD Project Manager
Joe Leal, AMJ, PM Project Manager
Briana Garcia Environmental Scientist
Field Environmental Scientists
Shailendra Endley, PhD, P.E. Chief Engineer
Philip Johnson P.E. Project Manager
Louis Ratcliffe E.I.T. Technical Lead
Axell Figueroa E.I.T. Technical Lead
Drillers/ Driller Helpers
William Ciggelakis, P.E. Chief Engineer
Henry Galindo, P.E. Project Manager
Eli Luna, E.I.T. Technical Lead
Ernesto Gomez Technical Lead
Field Technicians
Lab Technicians

S. PETER GONZALES, P.E.

PROJECT MANAGER

STARTED WITH PSI: 2010 (16 YEARS) /YEARS IN INDUSTRY: 30+ YEARS

Education

- B.S., Ocean Engineering, Texas A&M University, College Station
- M.S., Civil Engineering, Texas A&M, University, College Station

Certifications/Registrations/Technical Training

- Registered Professional Engineer #97592, Texas
- TxDOT Precertification:
    - 12.1.3 Materials Engineering
    - 14.1.1 Soil Exploration
    - 14.2.1 Geotechnical Testing

Professional Experience

Peter Gonzales P.E. has 25 years of experience managing teams of engineers, construction inspections, special inspectors, engineering technicians, and administrative staff to provide projects. He has led teams of inspection services for commercial, institutional, municipal, and federal clients. His experience includes estimating level of effort, sampling and testing quantities and defining inspection scopes of work. His work also includes reviewing testing reports, inspection reports, and utility installation testing reports; preparing and submitting reports of required special inspections to the Registered Design Professional in Responsible Charge; interpreting plans, specifications, and geotechnical reports and implement testing programs to meet project requirements. He provides support to project teams to solve constructability issues; trains field and laboratory staff in the performance of ASTM, AASHTO and TxDOT Testing Methods. He serves as a mentor to project management staff in report writing, communications skills, and managing budgets. Mr. Gonzales develops and maintains department quality system, oversees proficiency sample program and interact with AASHTO re:source, CCRL, and USACE Materials Testing Center.

Representative Project Experience

- Monte Cristo Wind Project, Edinburg TX
- Ebony Winds Subdivision, Edinburg TX
- Valvoline Instant Oil Change, Edinburg TX
- Olive Garden #6535 Edinburg TX
- Stripes #42740 on Jackson and McAllen, Edinburg TX
- Sorrento Estates Phase 1, Edinburg TX
- Sunbelt Rental Parking Lot, Edinburg TX
- Las Villitas Apartments, Edinburg TX
- TxDOT Energy Sector Road Repair Project
- Pharr Bridge Expansion, City of Pharr, TX
- Acme Square SUBD & Minn Rd Exp, City of Pharr, TX
- Bocanegra Subdivision, City of Pharr, TX
- Pharr Logistics Center Phase I, City of Pharr, TX
- Border Wall and Fence 08&09 Construction – Rio Grande Valley, Texas
- City of Harlingen Street Improvements 2025, Harlingen TX
- Brownsville PUB Utility Projects, Brownsville TX
- Mote Cristo Wind Farm Edinburg, TX
- Walmart Remodel and Expansion Projects, Various Cities across TX
- Dollar General Retail Store Projects, Various Cities across TX
- Residential Subdivision Developments, South Texas Region
- Dimmit County Sportsplex – Carrizo Springs, TX
- Starbucks Hidalgo (Aug 2023) – Hidalgo, TX
- Switch Data Center Nap 4 & 5, Round Rock, TX
- First Station #24 City of San Antonio, TX
- Bastrop State Park Dam with Texas Park and Wildlife, Bastrop, TX

WILLIAM CIGGELAKIS, P.E.

CHIEF ENGINEER

STARTED WITH PSI: 1997 /YEARS IN INDUSTRY: 47

Education

- B.S., Civil Engineering, Rutgers University, 1977

Certifications/Registrations/Technical Training

- Professional Engineer, #52549, Texas
- TxDOT Personnel Sequence, #000002723 A2LA ISO 17025
- Examiner for Field Testing Technician (ACI), Grade I, Nationwide, 1985
- Examiner for Flat Work Finishers (ACI), Nationwide, 1985
- Examiner for Laboratory Technician (ACI), Nationwide, 1985
- Asphalt Mix Designs, Asphalt Institute
- Basics of Repair Materials, NRMCA
- Certifications (NRMCA), Nationwide
- Concrete Inspector (ACI), 318 Building Code
- Certified Nuclear Density Gauge Operator, #18329, Texas, 1991
- Repair & Rehabilitation of Concrete Structures, ACI
- Repair of Parking Structures (NRMCA)
- Repair of Slabs on Grade (ACI)
- Structural Concrete Repair Methods (NRMCA)
- Welding Inspections (AWS), 1980

Professional Experience

Mr. Ciggelakis is the Principal Consultant for the Construction Materials Testing Services and has approximately 47 years of Engineering Experience. He is Pre-Certified with Texas Department of Transportation in work category's 11.1.1-Roadway Construction Management and Inspection, 11.2.1-Major Bridge Construction Management And Inspection, 12.1.1 Asphaltic Concrete, 12.1.2- Portland Cement Concrete, 12.2.1 - Plant Inspection And Testing, 14.1.1-Soil Exploration, 14.2.1- Geotechnical Testing And 14.3.1-Transportation Foundation Studies. He is a national member of ACI and serves as a technical reviewer for the publication Concrete International. He is an examiner for the laboratory and field certification program for engineering technicians, as well as flat work finishers. He has been the testing services manager for many large and varied projects worldwide, including offshore oil terminal facilities, convention centers, high-rise buildings, international airport facilities and international corporate office headquarters. He has provided forensics and expert witness testimony for numerous concrete related issues.

Representative Project Experience

- City of San Antonio, San Antonio International Airport; CIP Project 426. Chief Engineer Materials Testing.
- City of Houston, George Bush Intercontinental Airport Runway 9-27;
- San Antonio Water System (SAWS) Geotech and CMT Testing Service Contract, San Antonio, TX Including Pipeline Construction, Utility Forensic Study and Repairs
- Valvoline Instant Oil Change, Edinburg TX
- Olive Garden #6535 Edinburg TX
- Stripes #42740 on Jackson and McAllen, Edinburg TX
- Sorrento Estates Phase 1, Edinburg TX
- Sunbelt Rental Parking Lot, Edinburg TX
- Pharr Bridge Expansion, City of Pharr, TX
- Acme Square SUBD & Minn Rd Exp, City of Pharr, TX
- Bocanegra Subdivision, City of Pharr, TX
- City of Harlingen Street Improvements 2025, Harlingen TX
- Brownsville PUB Utility Projects, Brownsville TX
- Monte Cristo Wind Farm Edinburg, TX
- Walmart Remodel and Expansion Projects, Various Cities across TX
- Dollar General Retail Store Projects, Various Cities across TX
- Seguin ISD Transportation, Seguin TX
- WB-Ball Early Childhood Center, Seguin, TX
- Navarro ranch unit 1D, Lennar, Seguin

HENRY GALINDO, P.E.

DEPARTMENT MANAGER FOR CONSTRUCTION MATERIALS TESTING

STARTED PSI: 2016 /YEARS IN INDUSTRY: 32

Education

- B.S., Civil Engineering, UT Austin, 1990

Certifications/Registrations/Technical Training

- Professional Engineer #92345, TX
- ASFE Fundamentals of Professional Practice, 2003
- ACI Concrete Field-Testing Grade I

Professional Experience

Mr. Galindo has over 32 years of experience in the geotechnical and materials testing field. His responsibilities involve leadership and oversight of Construction Materials Testing Services including sales and business development. His work also includes preparation of cost estimates and proposals, schedule coordination, report writing, staffing, and obtaining and maintaining clients. His primary technical background is in Geotechnical Engineering, as he has vast experience and knowledge with geotechnical field and laboratory investigations, roadway pavement design, deep and shallow foundation systems, retaining wall and below-grade wall design, ground improvement and site preparation, and construction materials testing and procedures.

Representative Project Experience

- TxDOT Loop 499 Sidewalk Project, Harlingen TX
- 2022 Street Improvement Program, Harlingen TX
- Bert Ogen Subdivision Phase 1, Pharr TX
- Sludge Dewatering Facility, Harlingen TX
- City of Primera Street Improvements, Primera TX
- PCCA Project No. 20-040B, Bulk Terminal Rail Expansion, Port of Corpus Christi
- PCCA Project No. 21-027ª, West Bulk Terminal Access Road, Port of Corpus Christi
- BPUB Utility Projects, Brownsville TX
- City of Harlingen Street Improvements 2025
- Montel Ceilo Subdivision Phase II, City of Weslaco
- Water Booster Pump Station, City of Roma
- Animal Shelter Extensions, City of Harlingen
- Northwest Police Substation, City of Corpus Christi
- Public Works Department Concrete, City of Kingsville
- Central Park Community Phase II, Brownsville TX
- Sunoco LP Energy, Brownsville TX
- Pipe Testing 2023, Brownsville TX
- Various Bus Stop Improvements, Brownsville TX
- Palo Alto II Subdivisión, Brownsville TX
- IDEA Sports Park Subdivision, Brownsville Public Utilities Board
- Valley Medical Center, Brownsville TX
- Falfurrias Checkpoint Bollards, Encino TX
- City of Primera Street Improvements,
- Port of Brownsville Water & Sewer Line
- Paredes Line Road Subdivision, Brownsville TX
- Port of Harlingen Additions, Harlingen TX

ELI LUNA, E.I.T.

PROJECT ASSISTANT

STARTED WITH PSI:2016/ YEARS IN INDUSTRY: 3

Education

- B.S., Civil Engineering, University of Texas at Rio Grande Valley, 2022

Certifications/Registrations/Technical Training

- Engineer in Training Texas #77389

Professional Experience

Mr. Luna is a Project Assistant with experience supporting construction materials testing and inspection services for commercial, institutional, municipal, and federal clients. He has coordinated field and laboratory testing activities, reviewed project specifications, monitored testing programs, and assisted in the evaluation of construction materials to verify compliance with project requirements and applicable industry standards. His experience includes developing scopes of work, preparing cost proposals, managing schedules, and coordinating field personnel to meet client expectations, budgets, and project timelines.

Representative Project Experience

- Valvoline Instant Oil Change, Edinburg TX
- Olive Garden #6535 Edinburg TX
- Stripes #42740 on Jackson and McAllen, Edinburg TX
- Sorrento Estates Phase 1, Edinburg TX
- Sunbelt Rental Parking Lot, Edinburg TX
- Walmart Edinburg TX
- Stripes #42842, Edinburg TX
- Stripes #42740 Edinburg TX
- Oasis Subdivision, Edinburg TX
- Ranchitos on Seminary Subdivision, Edinburg TX
- Las Villitas Apartment Complex Paving, Edinburg TX
- Cesar Chavez Rd, Edinburg TX
- Pacifi Trails Splash Pad, Edinburg TX
- Moore Road Improvements – City of Pharr
- ACME Subdivision – City of Pharr
- Element Fuels Low Carbon Refinery – Brownsville,
- RGLNG Project – Brownsville, TX.
- Harbor Bridge Parks – Corpus Christi, TX.
- 2024 & 2025 Street Improvement Program Project – Harlingen, Tx.
- Banquete ISD Softball Upgrade – Brownsville TX
- Bonham Elementary Playground – Harlingen TX
- HCISD Bonham Elementary, Harlingen TX
- Las Villitas Apartments – Edinburg TX
- Carwash Carwash – Weslaco TX
- Villas at Tres Lagos – Weslaco TX
- Verizon Portable Generator – Weslaco TX
- 7eleven Store – Harlingen TX
- Arroyo Solar – Harlingen TX
- Estero Llano Grande Park – Weslaco TX
- Acacia Place At Madeira- Brownsville, TX.
- Weslaco- Magic Valley Data Center, Edinburg, TX
- State Highway 286 Waterline – Corpus Christi, TX.
- Alameda St. Pavement – Corpus Christi, TX.

ERNESTO GOMEZ

PROJECT ASSISTANT

STARTED WITH INTERTEK- PSI: 2010 /YEARS IN THE INDUSTRY: 36+

Education

- High School Diploma- John Marshall High School

Certifications/Registrations/Technical Training

- Project Management Certification Program, PSI YEAR 2011
- Certified Moisture/Density Gauge Operator
- TXDOT SuperPave Certified Technician
- Asphalt Institute SuperPave Certified Technician
- TXDOT Level 1A Certified Asphalt Plant Specialist
- TXDOT Level 1B Certified Asphalt Roadway Specialist
- TXDOT Agg 101 Certified Aggregate Specialist
- TXDOT Level II Certified Asphalt Design Specialist

Professional Experience

Mr. Gomez has over (36) years of quality control experience in construction materials testing and inspection services. During that time, he has conducted reinforcing steel inspections, drilled pier shaft inspection, concrete testing, field density testing and extensive asphalt materials inspection and testing. His laboratory experience includes soil moisture-density relations, sieve analysis of soil, aggregate, and asphalt. Site experience includes City of San Antonio Street Renovation projects, hospitals, TXDOT and military projects, schools, residential and commercial projects. He serves as a Project Manager and as an Asphalt Supervising Laboratory and Field technician Supervisor for PSI.

Representative Project Experience

- Southwest TX College Parking – Uvalde, TX
- W. Commerce (Frio to Colorado St), San Antonio Texas
- Fire Station no 24, San Antonio Texas.
- Wheatley Heights Sports Complex, San Antonio, Texas
- City of San Antonio Reconstruction Projects Contracts, San Antonio, Texas
- COSA SAIA Airport TXWY H-PH1, City of San Antonio, San Antonio, TX
- Sorrento Estates Phase 1, Edinburg TX
- Sunbelt Rental Parking Lot, Edinburg TX
- Walmart Edinburg TX
- Maxwell Station, Del Rio TX
- Hideout Ranch, Harper TX
- Media County Jail, Hodno TX
- Stripes #42842, Edinburg TX
- Stripes #42740 Edinburg TX
- Oasis Subdicision, Edinburg TX
- Ranchitos on Seminary Subdivision, Edinburg TX
- Pharr Bridge Expansion, City of Pharr, TX
- Acme Square SUBD & Minn Rd Exp, City of Pharr, TX
- Bocanegra Subdivision, City of Pharr, TX
- Pharr Logistics Center Phase I, City of Pharr, TX
- City of Harlingen Street Improvements 2025, Harlingen TX
- Brownsville PUB Utility Projects, Brownsville TX
- Monte Cristo Wind Farm Edinburg, TX
- Walmart Remodel and Expansion Projects, Various Cities across TX
- Dollar General Retail Store Projects, Various Cities across TX
- Residential Subdivision Developments, South Texas Region
- TxDOT Contract #36-0IDP0011 – Laredo, TX

SHAILENDRA ENDLEY, PH.D., P.E.,

CHIEF ENGINEER

STARTED WITH PSI: 1988 /YEARS IN INDUSTRY: 50

Education

- Ph.D., Geotechnical Engineering, University of Wisconsin
- M.S., Geotechnical Engineering, University of Cincinnati
- B.S., Civil Engineering, Rookee University, India

Registrations

- Professional Engineer, #44485, TX
- Professional Engineer, #24996, LA

Professional Experience

Dr. Endley has over 50 years' geotechnical engineering experience and currently serves as the Chief Engineer for PSI Southwest region. He has completed and managed hundreds of projects involving geotechnical investigation for governmental, commercial, industrial and manufacturing agencies in the Texas Gulf Coast area, Dr. Endley has designed a variety of foundation systems including footing, mats, piles and piers in soil and rock environment. Recognized as an expert in this field, Dr. Endley has published more than 30 technical papers & is an adjunct professor at Texas A&M and University of Houston.

Representative Project Experience

- CPS Energy Transmission Line, San Antonio, Tx
- CPS Energy Braunig/Calaveras Lake Embankment, Monitoring and Recommendations – San Antonio,TX
- Beuscher State Park Dam, Spillway Replacement and Embankment Crest Restoration Project. Provided the Geotechnical Engineering for the Crest restoration project.
- CPS, Transmission Line Reconstruction Westside Substation to Merida Substation, San Antonio, Texas
- ONCOR Kyle Ranch Transmission Line – Orla, TX
- Highland Hills Substation, CPS Energy
- South Texas Electric Cooperative Inc.- McCoy Substation, McCoy, Tx.
- C1 San Antonio V TRP LLC, Cyrus One Substation San Antonio, Tx
- Lonestar Electric Supply, Warehouse, San Antonio, Tx.
- SH 130, Toll Road, Austin, Texas (10/02 to 02/06) – 49-mile Toll road from Georgetown to South Austin
- TxDOT Bridge Division – various bridges over creeks in Dallas, Austin & Houston
- Texas Park & Wildlife - Stephan F. Austin State Park, Austin, Texas
- Texas Parks & Wildlife - GT Deepwater Pipeline Project
- Oiltanking - Above ground gasoline storage tank farms, Houston, TX
- Warren Relocation Power Plants- Jacinto & Shepherd, TX
- HCFCD P500-02-00 West Greens Road Detention Pond Expansion, Houston Texas
- Universal Ensco - Compressor Stations and underground Pipeline projects, Houston, TX
- Pasadena Refinery - Low sulfur gasoline project and above ground storage tank, Pasadena, TX
- Brownsville Navigation District Oil Dock #6, Brownsville, Texas
- Texas State University Housing Phase I, San Marcos, TX
- Concordia University Texas Sports Complex, Austin, Texas
- UTSA Student Housing, San Antonio, Texas
- University of Houston Victoria UHV Health & Wellness Center
- University Incarnate Word Hall Renovation, San Antonio Texas

PHILIP L. JOHNSON, P.E.

PROJECT MANAGER

STARTED WITH PSI: 2018 /YEARS IN THE INDUSTRY: 41+

Education

- B.S., Geological Engineering, New Mexico Institute of Mining & Technology

Certifications/Registrations/Technical Training

- Registered Professional Engineer: Texas 69142, New Mexico 11022, Oklahoma 22684, Arkansas 12824
- TCEQ LPST Project Manager #PM0000341
- TXDOT Pre-Certified: 3.2.1, 4.3.1, 8.1.1, 8.3.1

Professional Experience

Mr. Johnson has over 41 years of experience in geotechnical engineering, construction materials testing and environmental consulting and is currently serving as a Geotechnical Project Manager for seven years in PSI. He has worked throughout New Mexico; south, central and west Texas. He has led geotechnical engineering departments, provided operations management for several small to moderate-sized offices and directed construction materials testing departments with up to 20 full- time field technicians. He has provided engineering design and recommendations for projects that include roadways and bridges, railroads, airport runways, taxiways and cargo ramps, multi-story buildings, industrial buildings and complexes, towers, industrial parks, primary and secondary educational facilities, parking garages, retaining structures, lagoons, pipelines and treatment plants. He has also capitalized on his strong geological and geotechnical expertise for development of materials pits and quarries, forensic studies and expert testimony.

Representative Project Experience

- Carwash Edinburg, Edinburg TX
- Verdad Edinburg Self Storage, Edinburg TX
- Dutch Bros Coffee Trenton, Edinburg TX
- Las Villitas, Edinburg TX
- SBC015, Edinburg TX
- Calpine Energy Water Line Vault, Edinburg TX
- Verturo Retail & Office, Edinburg TX
- Magic Valley McAllen, Edinburg TX
- Crane Pad T130, Edinburg TX
- Alberta Heights Phase 2, Edinburg TX
- Villas at La Sienna Subdivision, Edinburg TX
- 7 Eleven & McDonalds Edinburg, Edinburg TX
- SH 107 TxDOT Pharr, Edinburg TX
- USPS Edinburg, Edinburg TX
- Matt's Cash & Carry Rebuild, Pharr TX
- Police Department Parking Lot Canopy, Pharr TX
- Morre Rd Improvements, Pharr TX
- IDEA Pharr, Pharr TX
- Stripes Convince Store, Pharr TX
- 7 Eleven Pharr, Pharr TX
- Dollar Tree Brownsville, Brownsville TX
- Self- supporting Tower Port Isabel
- Victoria Self Storage, Victoria TX
- OSO WRP Operations Center, Corpus Christi TX
- Amate Subdivision, Harlingen TX
- Aransas Pass Fire and Police Station, Aransas Pass TX

LOUIS RATCLIFFE, E.I.T.

PROJECT ASSISTANT

STARTED WITH PSI: NOVEMBER 2022/YEARS IN INDUSTRY: 3

Education

- B.S. in Civil Engineering from South Dakota School of Mines and Technology,
- M.S. in Civil Engineering from South Dakota School of Mines and Technology,
- Graduate Certificate in Construction Management from South Dakota School of Mines and Technology,

Certifications/Registrations/Technical Training

- E.I.T #77272
- OSHA 30 – Construction
- Project Management Certification Program, Intertek -PSI.

Professional Experience

Mr. Louis Ratcliffe has 3 years of experience in the field of Geotechnical Engineering and serves as Project Manager at PSI. He has been involved at all levels of geotechnical and forensics projects including field coordination, laboratory testing and providing geotechnical recommendations within San Antonio and South Texas.

Representative Geotechnical and Construction Services Project Experience

- Commerical Plaza, Raymondville TX
- 7 Eleven Parcel 2, Corpus Christi TX
- Dollar Tree Brownsville, Brownsville TX
- Self Support Tower Port Isabel
- Victoria Self Storage, Victoria TX
- BMW Selma Sonic Automotive, Selma TX
- Tamuk Farm Facility, Kingville TX
- USPS Edinburg, Edinburg TX
- IDEA Weslaco, Weslaco TX
- PHIT Center – Leal Elementary, San Benito TX
- Loma Alta Subdivision, Los Fresnos TX
- Cyrus One Substation, CyrusOne LLC
- Midtown Substation Pier Recs, CDS Muery
- SAWS Lift Station 121 Replace
- 480 – PWI Seguin, Seguin, TX
- Pandora Forest – Streets, San Antonio, TX
- Cagnon to hawoard Transmission lines, San Antonio, TX
- VLSI to Grisson Transmission lines, San Antonio, TX
- CPS Energy Service Center, San Antonio, TX
- Carrizo Springs Driling Quo, Carrizo Springs, TX
- London Area Wastewater Colleciton, Corpus Christi, TX
- Egg Spectation – Solar Canopy, San Antonio, TX
- Judson Surgical Center, Live Oaks, TX
- Farm Store #2, San Antonio, TX
- Sunfield Plaza Retail, Buda, TX
- Impact Recovery Systems, San Antonio, TX
- Clear Water Express – Babcock, San Antonio, TX
- RV Park, New Braunfels, TX
- EOG CC – 36 HDD Crossings, Encinal/Freer/Webb, TX
- Olive Garden #315, San Antonio, TX
- HPMS Athletic Storage Building, Kerrville, TX
- McCollum HS Light Poles, San Antonio, TX

AXELL A. FIGUEROA CERRATO, E.I.T.

PROJECT ASSISTANT

STARTED WITH PSI: 2024 /YEARS IN INDUSTRY: 4

Education

- M.S. in Civil Engineering, University of Texas at San Antonio, 2024. "Time-Cost-Settlement Relationship for Selection of Soil Improvement Methods for Bridge Approach Embankments", 2024 Author.
- B.S. in Civil Engineering, National Autonomous University of Honduras, 2019

Certifications/Registrations/Technical Training

- Engineer in Training No.: Texas 84125

Professional Experience

Axell has experience conducting subsurface investigations for residential, commercial, medical, and industrial facilities. He has supervised drilling operations and in-situ testing programs, including standard penetration testing, undisturbed sampling, dynamic cone penetration testing, and the installation of piezometers. His geotechnical background includes analyzing existing site conditions and providing recommendations for foundation and pavement design, site preparation, and the reuse of onsite soils. Axell is also skilled in evaluating potential vertical rise, bearing capacity, and settlement risks, and assessing in-situ slopes for potential safety concerns. In addition, he has experience conducting site evaluations for limited condition assessments of facilities to develop remedial and mitigation recommendations. He also has assisted in materials testing such as rebar pull-out tests, asphalt and concrete testing, and assessing the compression strength of construction materials.

Representative Project Experience

- Calpine Energy Water Line Vault, Edinburg TX
- Venturo Retail & Office, Edinburg TX
- Magic Valley McAllen, Edinburg TX
- Crane Pad T130, Edinburg TX
- Alberta Heights Phase 2, Edinburg TX
- Villas at La Sienna Subdivision, Edinburg TX
- 7 Eleven & McDonalds Edinburg, Edinburg TX
- SH 107 TXDOT Pharr, Edinburg TX
- USPS Edinburg, Edinburg TX
- Matt's Cash & Carry Rebuild, Pharr TX
- 7 Eleven Parcel 2, Corpus Christi TX
- Bollar Tree Brownsville, Brownsville TX
- Self-Support Tower Port Isabel
- Victoria Self Storage, Victoria TX
- Water Main Extension C – Corpus Christi, TX
- Methodist Stone Oak Surgery – NCG
- Pandora Forest – Streets, San Antonio, TX
- Cagnon to Howard Transmission lines, San Antonio, TX
- LSI to Grisson Transmission lines, San Antonio, TX
- CPS Energy Service Center, San Antonio, TX
- Carrizo Springs Drilling Quo, Carrizo Springs, TX
- London Area Wastewater Collection, Corpus Christi, TX
- The Friendship Oaks, Fredericksburg TX
- Fischer Gardens Unit 2, Converse TX
- Fenley Family Center, San Antonio TX
- Canyon Ranch Unit 3, Spring Branch TX

JOHN LANGAN, IAC, MAC, P.G., LEED AP®, LEAD RISK ASSESSOR

REGIONAL ENVIRONMENTAL MANAGER

STARTED WITH PSI: 1993 (33 YEARS) /YEARS IN INDUSTRY: 33+

Education

- M.S. Environmental Science, University of Texas at San Antonio, 1992
- B.S. Geology, Texas Tech University, 1984

Certifications/Registrations/Technical Training

- Assessment of Petroleum Hydrocarbon Releases for Risk-Based Corrective Action, 1997
- OSHA 40-Hour Hazardous Waste and Emergency Response (HAZWOPER) Certification, 1990
- Professional Geologist, # 4871 State of Texas, 2003 (23 years)
- Licensed Individual Asbestos Consultant, #10-5576, Texas (25 years)
- Licensed Lead Risk Assessor, #2070377, Texas (28 years)
- Mold Assessment Consultant
- EPA AHERA Asbestos Inspector
- EPA AHERA Management Planner
- EPA AHERA Asbestos Project Designer
- Environmental Professional, Phase ESA

Professional Experience

Mr. Langan has over 30 years of experience in the environmental consulting field. His project experience includes environmental documentation and associated NEPA in accordance with TXDOT / FHWA requirements, Phase I, II, and III environmental site assessments (ESAs), underground storage tanks (USTs), geologic assessments for the Edwards Aquifer Recharge Zone, Landfill Subtitle D compliance, as well as numerous asbestoses, lead-based paint, and mold projects.

Representative Environmental Services Project Experience

- IDEA Quest Phase 1, Edinburg TX
- Starbucks #19967 Asbestos Testing West University, Edinburg TX
- Domain Development Corporation Phase 1, Edinburg TX
- 7 Brew House Drive-through Coffee Indoor Air Quality, Edinburg TX
- Proposed Centro Med Evergreen Site – NEPA, EA.
- Randolph High School Renovation & Demolition NEPA, EA
- EA-Replacement of a Generator & Fuel Storage Tank-Audie L. Murphy VA Hospital, 7400 Merton Minter, San Antonio, TX
- City of San Antonio Green & Healthy Homes, San Antonio, TX
- SA at Palo Alto Multifamily Development-HUD HEROS, Phase I and Phase II
- Proposed Public Safety Warehouse for City of San Antonio Public Works Department Phase I
- Proposed CentroMed Evergreen Site- NEPA EA
- Proposed Neue Lofts Phase I
- Vance Jackson Phase III
- Vann River Ranch Phase I
- City of San Antonio City Tower
- Housing Authority- City of Brownsville
- SoSA at Palo Alto Multifamily Development-HUD HEROS
- Texas State Capitol Roof Rehabilitation
- Texas State University, San Marcos TX
- Granada Homes- San Antonio, Texas
- St. Mary's University-Raba Bldg. San Antonio
- Comal County Annex. Bldg. – New Braunfels, TX
- University Health Systems- San Antonio, Texas

RICK NELSON, P.G., AI

PROJECT MANAGER

STARTED WITH PSI: 2023 (3 YEARS) /YEARS IN INDUSTRY: 37+

Education

- B.S., Geological Sciences, University of Texas

Certifications/Registrations/Technical Training

- Professional Geologist, State of Texas (PG# 15453)
- TCEQ LPST Corrective Action Project Manager (CAPM# PM0000776)
- National Radon Proficiency Program- Measurement Professional (NRRP# 112902)
- Licensed Asbestos Inspector, #604190, Texas
- EPA / AHERA Accredited Asbestos Inspector

Professional Experience

Mr. Nelson has over 37 years of experience in the environmental industry and 20 years of experience in management of environmental assessment projects. He has conducted Environmental Site Assessments (ESAs) for a wide range of local and national clients, including banks, agency lenders, investment banks, life companies, law firms and property owners. The properties he has evaluated have included oil and gas, manufacturing, industrial, commercial, multifamily residential, retail, and office facilities. Mr. Nelson has conducted Geological Assessments, ESAs in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. Based on his experience and education, he meets the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use, generation and disposal, above ground and underground storage tanks and polychlorinated biphenyls (PCBs), as well as the ASTM non-scope considerations of asbestos, lead-based paint, radon and microbial growth. Mr. Nelson has in-depth knowledge of regulatory guidelines and compliance requirements with numerous Federal, State, and local government agencies. Mr. Nelson has also performed numerous environmental assessments followed by design and installed remediation systems and other program requirements. He has performed asbestos, lead-based paint, radon, methane, and surface water and groundwater surveys to include sampling and analysis.

Representative Environmental Services Project Experience

- IDEA Quest Phase 1, Edinburg TX
- Starbucks #19967 Asbestos Testing West University, Edinburg TX
- Domain Development Corporation Phase 1, Edinburg TX
- 7 Brew House Drive-through Coffee Indoor Air Quality, Edinburg TX
- Car Wash Edinburg Phase 1, Edinburg TX
- Car Wash Edinburg Asbestos Testing, Edinburg TX
- CBG Juniors Business Park Phase 1, Edinburg TX
- Dutch Bros Phase 1, Edinburg TX
- Met Center, Bldg. 2B, 8000 Metropolis Drive, Austin, TX 78722. Performed Radon Measurement Survey.
- River Pointe Apartments, San Angelo, TX. Performed Phase I Environmental Site Assessment, Radon and Mold Surveys.
- Horizon Apts- SA Radon. San Antonio, TX. Performed Radon Measurement Survey
- Salvation Army, Corpus Christi, TX. Performed Radon Measurement Survey.
- Tejas Apartments, Bay City, TX. Performed Radon Measurement Survey.
- 1.274 Acre Commercial Restaurant Site, 1601 N. Interstate Highway 35, Austin, TX 78702. Project Scientist performed Phase I Environmental Site Assessment.
- Proposed VA Clinic, Round Rock, Texas. Project Scientist performed Phase I Environmental Site Assessment.
- Georgetown Airport RD, Georgetown, TX. performed a TCEQ Geologic Assessment.
- 25.78-acre Tract- NE of State Highway 29 and Interstate 35 1101 S. IH-35 and 921 University Avenue West, Georgetown, Williamson County, Texas. Project Scientist performed Geological Assessment.

STEVE BOHANNON, IAC, LRA, LPD, MAC

PROJECT MANAGER

STARTED WITH PSI: 2017 (9 YEARS) /YEARS IN INDUSTRY: 35+ YEARS

Education

- B.S. in Geology, University of Oklahoma
- MBA in Healthcare Management, American InterContinental University

Certifications/Registrations/Technical Training

- Asbestos Individual Consultant, Texas Department of State Health Services #105652, (18 years)
- Lead Abatement Project Designer, Texas Department of State Health Services #2090090 (7 years)
- Lead-Related Construction Certificate, Lead Inspector/Assessor, California Department of Public Health LRC-00002078, (24 years)
- Lead Inspector, Texas Department of State Health Services #2071271 (5 years)
- Mold Assessment Consultant, Texas Department of Licensing and Regulation, #MAC1835 (4 years)

Professional Experience

Mr. Bohannon has over 32 years of experience performing asbestos, lead-based paint and air quality surveys and abatement projects. He performed an asbestos building survey at Norton AFB, San Bernardino, CA; served as the site manager on an Air Force proving range remediation project; and participated in ferrous and aluminum scrap salvage operations and unexploded ordnance (UXO) recovery.

Representative Project Experience

- IDEA Quest Phase 1, Edinburg TX
- Starbucks #19967 Asbestos Testing West University, Edinburg TX
- Domain Development Corporation Phase 1, Edinburg TX
- 7 Brew House Drive-through Coffee Indoor Air Quality, Edinburg TX
- Car Wash Edinburg Phase 1, Edinburg TX
- Car Wash Edinburg Asbestos Testing, Edinburg TX
- CBG Juniors Business Park Phase 1, Edinburg TX
- Dutch Bros Phase 1, Edinburg TX
- TXDOT Harbor Bridge soil and groundwater testing
- NESHAP Demolition Asbestos Survey at Harbo Bridge with Blanton & Associates
- Holt Cat Warehouse in Corpus Christi – asbestos abatement air monitoring
- City of San Antonio Green & Healthy Homes lead paint, asbestos, and mold inspections
- Seminary of the Southwest (SoSW) Austin, TX. Collected 186 bulk samples of suspect asbestos containing materials (ACM) from the Booher Library and adjacent Classroom Building at 606 Rathervue Pl, Austin, TX 78705.
- Texas State University, San Marcos, TX - provided air monitoring and project monitoring services during the removal of asbestos-containing materials
- St. Mary's University provided air monitoring and project monitoring services during the cleanup and removal of asbestos-containing materials
- Austin Independent School District (AISD); Austin, TX - Retained by Austin Independent School District (AISD) to provide air monitoring and project monitoring services during the removal of asbestos containing
- Coupland Independent School District (CISD); Coupland, TX - Retained by Coupland Independent School District (ISD) to provide air monitoring and project monitoring services during the removal of asbestos-containing materials
- Skanska USA Building, Inc. Houston, Texas - Collected 245 bulk samples of suspect asbestos containing materials (ACM) from the City of San Antonio Tower at 100 West Houston Street, San Antonio, TX 78205. Supplemental samples were collected during active abatement and renovation activities within the building when hidden materials were encountered or to rebut the presence of asbestos in some of the materials, and to supplement the previous asbestos inspections that had occurred within the building.

JOE LEAL, AMJ, PM

PROJECT MANAGER

STARTED WITH PSI: 2000 (26 YEARS) /YEARS IN INDUSTRY: 30+

Education

- AA in Drafting, treasure Valley Community College
- AA in CADD

Certifications/Registrations/Technical Training

- EPA AHERA Asbestos Air Monitoring Technician #705937, Texas 2021 (4 years)
- EPA AHERA Asbestos Project Manager #500822, Texas 2021 (4 years)
- EPA AHERA Asbestos Inspector, #302035, Texas 2021 (4 years)
- NIOSH 582, 2021

Memberships/Affiliations

- Asbestos Analysis Registry (AIHA) #8532 2021 (4 years)

Professional Experience

Mr. Leal has six (6) years of experience in pencil drawing architectural, structural and mechanical drafting. He has four (4) years of supervisory experience, which included responsibilities for production, inputting of data and decision making. He has twenty 20 years of experience in asbestos inspections, air monitoring, air sample analysis and project managing asbestos abatement projects. He has ten (10) years of experience in mold consulting and lead risk assessments.

Representative Project Experience

- IDEA Quest Phase 1, Edinburg TX
- Starbucks #19967 Asbestos Testing West University, Edinburg TX
- Domain Development Corporation Phase 1, Edinburg TX
- 7 Brew House Drive-through Coffee Indoor Air Quality, Edinburg TX
- Car Wash Edinburg Phase 1, Edinburg TX
- Car Wash Edinburg Asbestos Testing, Edinburg TX
- CBG Juniors Business Park Phase 1, Edinburg TX
- Dutch Bros Phase 1, Edinburg TX
- City of San Antonio Green & Healthy Homes, San Antonio, TX. Performed lead-based paint services.
- Comal County Annex. Bldg. – New Braunfels, TX. Lead and asbestos surveys.
- Texas State University; San Marcos, Texas: Asbestos Inspection of several buildings at the university.
- Trinity University; San Antonio, Texas: Inspecting Northrup Hall for the presence of asbestos.
- Elgin ISD; Elgin, Texas: Inspecting an Elgin High School modular building for the presence of mold by utilizing visual, swab and air testing methods. Investigated the cause of mold found and suggested a course of action to correct the problem.
- Ft. Hood Army Base, Killeen, Texas: Inspecting the base headquarters and the Carl R. Darnell Army Medical Center Building 36000 for asbestos.
- Lackland Air Force Base, San Antonio, Texas: Inspecting buildings 10650 and 10802 for the presence of lead-based paint utilizing an XRF (X-Ray Florescence Analyzer)
- Davis Middle School, Austin ISD; Austin, Texas: Air monitoring technician for running baseline air samples, project manager during the abatement process and performing visual inspections and collecting clearance air samples for analysis by TEM (Transmission Electron Microscopy) then monitoring teardown of the containment.
- GW Mitchell; San Antonio, Texas: Prepared specifications for the abatement of asbestos-containing building materials, project management of the project, client consultation, air monitoring, visual inspection and clearance testing.
- Texas Department of Transportation; San Marcos Texas: Inspected several buildings for the presence of mold by utilizing visual, swab and air testing methods.
- The George Gervin Academy; San Antonio, Texas: Inspecting the school for the presence of mold by utilizing visual, swab and air testing methods.

BRIANA GARCIA

ENVIRONMENTAL SCIENTIST

STARTED WITH PSI: 2019 /YEARS IN INDUSTRY: 7

Education

- Bachelor Of Science In Environmental Science, University Of Texas At Rio Grande Valley, 2018

Certifications

- Osha 40-Hour Hazardous Waste And Emergency Response (Hazwoper) Certification, 2017
- Environmental Professional, Phase I Esa, Psi

Professional Experience

Ms. Garcia Is A Local Graduate Of UTRGV Environmental Science Program. Ms. Garcia Is A Project Manager And Is Responsible For Coordinating And Managing The Environmental Services For The Psi Harlingen Office. Her Duties Include Conducting Phase I And Phase II Environmental Site Assessments, Environmental Groundwater And Soil Sampling, Asbestos, Mold And Lead-Based Paint Investigations And Inspections, Environmental Field Coordination, Laboratory Data Analysis And Preparation Of Environmental Reports.

Representative Project Experience

- Horizon Montessori Public School, Ph 1, Weslaco, Tx.
- Old Brownsville Mineral Warehouse Ph 2 Report, Brownsville, Tx.
- Baldwin Superfund Site, Robstown, Tx.
- Lmwd Port Isabel Wastewater Treatment Plant Sludge Monofill, Port Isabel, Tx.
- Lmwd Laguna Vista, Port Isabel, Tx.
- City Of Palm Valley Wastewater Treatment Plant
- Famsa Furniture Store Ph 1 Report, Brownsville, Tx.
- Chikita Express Ph 1 & 2 Report, Mcallen, Tx.
- Impala Pump Station Ea, Brownsville, Tx.
- Southmost Waterplein Ea, Brownsville, Tx.
- Davita Dialysis Palmito Ranch Ph 1 Report, Brownsville, Tx.
- Engineering & Public Works Asbestos Survey, Brownsville, Tx.
- Falars-V Inc. Lot 1 Ph 1, Tx., Weslaco, Tx.
- 8.4 Acre Commercial Lot Ph 1, San Juan, Tx.
- Davita Dialysis Ph 1 & 2, Brownsville, Tx.
- Brownsville Pd Asbestos Survey, Brownsville, Tx.
- Cob Fire Station 1 Asbestos Survey, Brownsville, Tx.
- Chuckwagon Gas Station Subsurface Investigation, Harlingen, Tx.
- Tractor Supply Asbestos Survey, San Benito, Edinburg, Tx.
- Pnc Limited Subsurface Investigation, Rgv, Tx.
- 145-Acre Tract Ph1-Brownsville, Tx.
- Lots 28 & 29 Ph 1, Pharr,Tx.
- 15-Acre Lot Ph1, Harlingen, Tx
- Proposed Sonic Drive-In Ph1, Los Fresnos, Tx.
- 145-Acre Tract Ph1, Brownsville, Tx

REFERENCES

Provide at least three (3) references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

1) City of Harlingen Street Improvements 2025

Our team provided geotechnical and construction materials testing services for multiple street improvement projects throughout the City of Harlingen. Services included asphaltic pavement testing (cores, extraction, density), compaction testing for utility trenches, and concrete testing for sidewalks, driveways, curbs, and gutters. Quality control oversight was also performed to ensure compliance with municipal specifications.
PSI Staff: Peter Gonzales P.E., Philip Johnson P.E., Eli Luna E.I.T., Louis Ratcliffe E.I.T.
Relevance: This project demonstrates our direct experience supporting municipal infrastructure improvements through geotechnical testing and quality control.
Contract Value: $15,136.00 (PSI fees) (IDIQ contract)
Completion Date: on-going
Contact: Isac Ramirez, City of Harlingen
P: 956.244.2785
isacr@harlingenTX.gov

2) Brownsville PUB Utility Projects

Our firm provided field quality control and construction materials testing for various utility projects managed by the Brownsville Public Utilities Board. Services included utility trench compaction and density testing for water and sanitary sewer installations, as well as field density testing of bedding, backfill, and final trench sections to ensure compliance with municipal specifications and project plans.
PSI Staff: Peter Gonzales P.E., Eli Luna E.I.T.
Relevance: This project showcases our direct experience with utility infrastructure construction and our ability to deliver timely and accurate field-testing services.
Contract Value: open contract with a schedule fee unit rate
Completion Date: on-going
Contact: Marie Leal
P: 956.983.6572
mleal@brownsville-pub.com

3) Residential Subdivisions for the City of Weslaco

Our team provided comprehensive construction materials testing services in support of multiple residential subdivision developments. Services included soil compaction and density testing for streets, lots, and utility trenches; concrete testing for sidewalks, curbs, driveways, and stormwater structures; and field and laboratory testing for subgrade, base, and pavement materials.
PSI staff: Peter Gonzales P.E., Eli Luna, E.I.T., Ernesto Gomez
Relevance: This project highlights our extensive experience supporting residential infrastructure developments through geotechnical testing, quality control, and compliance with municipal and engineering specifications.
Contract Value: Varies by subdivision development (multiple contracts with a schedule fee unit rate)
Completion Date: 2023 to on-going
Contact: Peter Hermida, P.E.
P: 956-973-3130
phermida@weslacoTX.gov

4) El Paso Community College RFQ #21-008

PSI initiated quarterly groundwater sampling and analysis, a receptor survey, a drinking water report and regulatory reporting to comply with TCEQ directives regarding the assessment of a groundwater contamination plume associated with a former underground storage tank (UST) system at a former automobile dealership. This work was a follow up to our earlier Phase II and asbestos survey services conducted to assist in site redevelopment. An application for site closure has been submitted to the TCEQ to obtain a concurrence of no further action required.
PSI Staff: Rick Nelson P.G., Steve Bohannon
Relevance: This project demonstrates PSI's experience with groundwater investigations, regulatory compliance, and environmental reporting for public infrastructure and development projects.
Contract Value:
Completion Date: March 2023
Contact: Al Trujillo
P: 915-831-6550
atruji20@epcc.edu

5) 2000-Acre Vann River Rance Phase 1

PSI provided Phase I Environmental Site Assessment (ESA) services for a commercial property in advance of its market listing. The assessment included a comprehensive review of historical records, regulatory databases, and site conditions to identify potential recognized environmental conditions. By completing the environmental due diligence prior to listing, PSI helped the client better understand potential environmental liabilities and supported a more informed and efficient property transaction.
PSI staff: John Langan P.G., Joe Leal, AMJ, PM
Relevance: Demonstrates PSI's experience assessing environmental conditions to facilitate property acquisition, redevelopment, and infrastructure improvements while ensuring compliance with applicable environmental regulations.
Contract Value: Work completed under and IDIQ contract that includes geotechnical, material testing, and environmental consulting
Completion Date: November 2024
Contact: Lydia Reynolds
P: 512-389-4507
Lydia.reynolds@tpwd.texas.gov

6) Medical Office Building – Phase 1

PSI performed a comprehensive Phase I Environmental Site Assessment for a newly acquired medical office building located near Judson Road and Gunn Road. The assessment included a review of historical records, regulatory databases, and site conditions to identify potential recognized environmental conditions. By providing timely and thorough environmental due diligence services, PSI helped the client evaluate potential environmental liabilities and make informed decisions regarding the property acquisition.
PSI staff: John Langan, P.G., Steve Bohannon, IAC, LRA, MAC, LPD
Relevance: Demonstrates PSI's ability to perform environmental due diligence by evaluating potential environmental liabilities and providing information to support project planning and regulatory compliance.
Contract Value: $2,400.00 (PSI Fees)
Completion Date: April 2026
Contact: Bobby McGee
P: 512-917-7247
bobby@escaleracapital.com

While PSI has not performed work for the City of Edinburg we have completed work for Cities in the surrounding area.

Project Name	Client	Start Date	Scope of Work	PSI Team Members
Rio Stone Subdivision Phase 1 and 2	City of Weslaco	07/27/2026	Material Testing	Peter Gonzales P.E., Enesto Gomez
LIRA 209 Rigsby Phase 1	City of San Antonio	06/12/2026	Environmental Consulting	Richard Nelson P.G.
City of Palm Valley Water Sampling	City of Palm Valley	06/10/2026	Environmental Consulting	John Langan P.G. Steve Bohannon
Lira 116 Prado	City of San Antonio	06/09/2026	Environmental Consulting	Richard Nelson P.G. Briana Garcia
Dairy Barn Asbestos Survey	City of San Antonio	11/03/2025	Environmental Consulting	John Langan P.G. Steve Bohannon
City of San Antonio Public Safety Headquarters Asbestos and Indoor Air Quality Monitoring	City of San Antonio	10/16/2025	Environmental Consulting	John Langan P.G. Steve Bohannon Joe Leal
PR 100 Overflow Parking Facility	City of South Padre Island	10/14/2025	Material Testing	William Ciggelakis P.E. Eli Luna E.I.T.
Ayers & Leather Environmental Sampling	City of Corpus Christi	09/25/2025	Environmental Consulting	Richard Nelson, P.G.
Water Booster Pump Station	City of Roma	06/03/2025	Geotechnical	Philip Johnson P.E. Louis Ratcliffe E.I.T.
2025 SIPP District 5	City of Harlingen	05/01/2025	Material Testing	Peter Gonzales P.E., Eli Luna E.I.T.
Four Corners Detention Pond	City of Brownsville	01/13/2025	Environmental Consulting	Richard Nelson Steve Bohannon
Lyford Resiliency Center	City of Lyford	10/29/2024	Material Testing	William Ciggelakis P.E. Eli Luna E.I.T.
Moor Road Improvements	City of Pharr	08/27/2024	Geotechnical	Philip Johnson P.E. Louis Ratcliffe E.I.T.
Weslaco Lift Station #12	City of Weslaco	07/23/2024	Geotechnical	Philip Johnson P.E. Axell Figueroa E.I.T.
Montel Cielo Subdivision Phase 1	City of Pharr	02/08/2024	Material Testing	Peter Gonzales P.E. Eli Luna E.I.T.
Vittoria Subdivision	City of Weslaco	11/07/2023	Material Testing	William Ciggelakis P.E. Eli Luna E.I.T.
LF 2021 Sidewalk & Sewer Improvements	City of Los Fresnos	10/31/2023	Material Testing	Peter Gonzales P.E. William Ciggelakis P.E.
Semi-Annual Effluent Water and Soil Testing	City of Palm Valley	09/21/2023	Environmental Consulting	John Langan P.G. Joe Leal
The Cove Subdivision	City of Weslaco	06/07/2023	Material Testing	Peter Gonzales P.E., Enesto Gomez
Uvalde Landfill Expansion Phase 3	City of Uvalde	03/22/2023	Geotechnical	Philip Johnson P.E. Axell Figueroa E.I.T.
Mid Valley Estates Subdivision	City of Weslaco	11/03/2022	Material Testing	Henry Galindo, P.E.
PD Parking lot Canopy	City of Pharr	08/31/2022	Geotechnical	Philip Johnson P.E. Louis Ratcliffe E.I.T.
Bus Shelter Improvement BMetro	City of Brownsville	07/22/2022	Geotechnical	Philip Johnson P.E.

Project Name	Client	Start Date	Scope of Work	PSI Team Members
18069a Greenwood Waste Water Treatment Plant	City of Corpus Christi	04/29/2022	Geotechnical	Philip Johnson P.E.
Soil Analyses- Jourdanton	City of Jourdanton	04/22/2022	Environmental Consulting	John Langan P.G.
18164A Residential Street Rebuild	City of Corpus Christi	02/03/2022	Geotechnical	Philip Johnson P.E. Axell Figueroa E.I.T.
Various Street Improvements – CIP #1	City of Brownsville	02/01/2022	Material Testing	Henry Galindo, P.E.
West Ramos Street Improvement	City of Phar	12/14/2021	Geotechnical	Philip Johnson P.E.
London Area Waste Water Collection	City of Corpus	10/05/2021	Geotechnical	Philip Johnson P.E. Louis Ratcliffe E.I.T.
Uvalde Landfill Geologic Construction	City of Uvalde	07/15/2021	Environmental Consulting	John Langan P.G.

INSURANCE

Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

PSI maintains a comprehensive insurance program designed to support projects of this nature. Our current insurance coverages include:

- Domestic Umbrella $6M
- General Liability o $5M occurrence
    - $10M aggregate
    - $100K deductible
- Auto Liability o $5M occurrence
    - $500K deductible
- Employers Liability o $2M occurrence
    - $500K deductible
- Professional Liability (Errors & Omissions) o $5M each claim
    - $5M aggregate

With PSI's assets exceeding $300 million, no claim, individually or claims collectively could adversely affect your project.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 09/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No, Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com
INSURED Professional Service Industries, Inc. 545 East Algonquin Road Arlington Heights, IL 60005	INSURER A: QBE Insurance Corporation — NAIC # 39217 INSURER B: Safety National Casualty Corporation — 15105 INSURER C: QBE Specialty Insurance Company — 11515 INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** W40658604 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			176000095	10/01/2025	10/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 25,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO X OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			CA 6676812	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			196000613	10/01/2025	10/01/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N No (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		LDS4068982 (AOS)	10/01/2025	10/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Workers Compensation & Employers Liability Per Statute			PS 4068980 (WI)	10/01/2025	10/01/2026	EL Each Accident EL Disease - EA Empl. EL Disease - Pol Lmt.	$1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Coverage

See next page for additional information:
SEE ATTACHED

CERTIFICATE HOLDER

Professional Service Industries, Inc. and
Additional Named Insureds
545 E. Algonquin Road
Arlington Heights, IL 60005

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patricia A Forry

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SR ID: 28536649 BATCH: 4142210

AGENCY CUSTOMER ID: _____

LOC #: _____

ACORD®

ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY		NAMED INSURED
Willis Towers Watson Northeast, Inc.		Professional Service Industries, Inc. 545 East Algonquin Road Arlington Heights, IL 60005
POLICY NUMBER See Page 1		
CARRIER See Page 1	NAIC CODE See Page 1	EFFECTIVE DATE: See Page 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Named Insured Includes:
Testing Holdings USA Inc.
Professional Service Industries, Inc.
dba Intertek-PSI
aka PSI
Professional Service Industries Holdings, Inc.
Professional Service Industries Engineerings, PLLC
Pittsburgh Testing Laboratory, Inc.
PSI Acquisitions, Inc.
Midwest Engineering Services, Inc.
Wilson Inspection X-Ray Services, Inc.

INSURER AFFORDING COVERAGE: QBE Specialty Insurance Company NAIC#: 11515
POLICY NUMBER: 130010449 EFF DATE: 09/30/2025 EXP DATE: 09/30/2026

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Professional Liability	Each Claim/Aggregate	$5,000,000
	SIR	$1,250,000

ACORD 101 (2008/01)

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SR ID: 28536649 BATCH: 4142210 CERT: W40658604

PROFESSIONAL SERVICES AGREEMENT

Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

Professional Services Industries, Inc., has read the model Professional Services Agreement ("Agreement") in the RFQ and confirms that we will meet the prerequisite insurance requirements, and, if selected, we agree to enter into the Agreement, substantially in accordance with its terms, including the requested changes identified in our response to the RFQ, as may be mutually agreed to by the parties.

Section 7 - Minium Insurance Requirements

F. Evidence of the above insurance coverage is attached as Exhibit "B" and the City of Edinburg shall be listed as an additional insured.

G. Intentionally Omitted ~~If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City's demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.~~

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

Section 10 – Identification clause

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify ~~,and~~ hold harmless ~~, and defend~~ City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, to the extent arising ~~out of or~~ directly ~~connected~~ from ~~with~~ the negligent or willful conduct of Consultant, its agents, officers and employees, ~~carried out~~ in ~~furtherance~~ performing the Services under ~~of~~ this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to ~~this project, including any claims related to design or any other~~the services provided by consultant regarding this agreement.

Section 11 – Limitation of Liability

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

B. City agrees to limit the Consultant's liability arising from the Consultant's negligent or willful acts, errors, or omissions such that the total liability of Consultant shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. City agrees that Consultant will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if Consultant has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of Consultant's liability, regardless of the cause of action under which such damages are sought.

~~A.~~C. The Parties agree that neither Party's individual employees, officers or directors shall be subject to any personal liability related to this Agreement or the Services provided pursuant to the Agreement.

CONTACT INFORMATION

Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

Business Development and Contract Questions
Ed Pruske
Business Development Manager
Office: 956-423-6826 Cell: 210-842-3424
Email: ed.pruske@intertek.com

Construction Material Testing and Engineering Questions
Peter Gonzales P.E.
Construction Material Testing Department Manager
Office: 956-423-6826 Cell: 210-718-4468
Email: peter.gonzales@intertek.com

Geotechnical Consulting and Engineering Questions
Philip Johnson, P.E.
Geotechnical Services Department Manager
Office: 956-423-6826 Cell: 210-315-0833
Email: Philip.johnson@intertek.com

Environmental Consulting Scheduling and Questions
John Langan
Environmental Consulting Regional Manager
Office: 956-423-6826 Cell: 210-218-5598
Email: john.langan@intertek.com

REQUIRED FORMS

Conflict of Interest

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date:
07/14/2026

Company/Vendor Name:
Professional Service Industries, Inc.

Printed Name and Title:
Ed Pruske

Authorized Signatory:
Edward Pruske

General Questionnaire

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Professional Service Industries, Inc.
(Full, correct legal name)

- Address: 2020 North Loop 499 Suite 302, Harlingen, TX 78550
- Telephone/Fax: phone: 956-423-6826 fax: N/A
- Email address: ed.pruske@intertek.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? The Woodlands, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? N/A (years) N/A (months)

c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Ed Pruske
Address: 2020 North Loop 499 Suite 302, Harlingen, TX 78550
Telephone: office: 956-423-6826 cell: 210-842-3424
Fax: 956-423-5735
Email: ed.pruske@intertek.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓)
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. N/A

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____
N/A

10. Provide any other names under which your business has operated within the last 10 years.
N/A

Litigation Disclosure Form

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

House Bill 89

HOUSE BILL 89 VERIFICATION

I, Ed Pruske, the undersigned representative of Professional Service Industries, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Edward Pruske

SIGNATURE OF COMPANY REPRESENTATIVE:

Ed Pruske, Business Development Manager

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

Senate Bill 13

SENATE BILL 13 VERIFICATION

I, Ed Pruske, the undersigned representative of Professional Service Industries, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

Edward Pruske

SIGNATURE OF COMPANY REPRESENTATIVE:

Ed Pruske, Business Development Manager

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

Senate Bill 19

SENATE BILL 19 VERIFICATION

I, Ed Pruske, the undersigned representative of Professional Service Industries, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

Edward Pruske

SIGNATURE OF COMPANY REPRESENTATIVE:

Ed Pruske, Business Development Manager

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS
COUNTY OF HIDALGO

Ed Pruske, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of Professional Service Industries, Inc. (Company), the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign: Edward Pruske | Title: Ed Pruske, Business Development Manager

Subscribed and sworn to me this day of July 19 2024.

Notary Public: Cynthia Achecar

My commission expires: 11/04/2026

CYNTHIA MARIA ACHECAR JUSTO
Notary Public, State of Texas
Comm. Expires 11-04-2026
Notary ID 134050858

Conflict of Interest

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Professional Service Industries, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Edward Pinkle

Signature of vendor doing business with the governmental entity

07/14/2026

Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 1/1/2021

RFP - Version 1. Revision date

1295

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1488110

Date Filed:
07/13/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Professional Service Industries, Inc
Harlingen, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
RFQ# 2026-04
PSI response to request for qualifications to RFQ 2026-4 Geotechnical Engineering and Construction Material Testing Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
N/A			

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Ed Pruske, and my date of birth is 01/26/1972.

My address is 2020 North Loop 499, Suite 302, Harlingen (city), TX (state), 7850 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 14 day of July (month), 20 26 (year).

Edward Pruske

Signature of authorized agent of contracting business entity
(Declarant)

Forms provided by Texas Ethics Commission www.ethics.state.tx.us Version V4.1.0.477b1118

ENVIRONMENTAL CONSULTING

GEOTECHNICAL ENGINEERING

CONSTRUCTION MATERIALS TESTING & INSPECTION

INDUSTRIAL HYGIENE SERVICES

BUILDING SCIENCE SOLUTIONS

PAVEMENT EVALUATION SERVICES

SPECIALTY ENGINEERING & TESTING SERVICES

Ed Pruske
Professional Service Industries Inc., (PSI)
Business Development Manger
2020 North Loop 499
Suite 302
Harlingen, TX 78550
Phone: 956-423-6826
Cel.: 210-842-3424
ed.pruske@intertek.com
www.intertek.com/building

RABA KISTNER
a kiwa company

TRUSTED ADVISORS SINCE 1968















STATEMENT OF QUALIFICATIONS FOR:

Geotechnical Engineering and Construction Materials Testing Services

RFQ 2026-4

CITY OF EDINBURG | JULY 14, 2026

ENGINEERING | ENVIRONMENTAL | INFRASTRUCTURE | GEOTECHNICAL | PROGRAM MANAGEMENT | TESTING

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Information contained in this response to RFQ 2026-4 and any supplemental information submitted during the selection, negotiation or contracting phases may contain confidential and proprietary information belonging to Raba Kistner. Disclosure of this information would reveal Raba Kistner's individual approach, including methods employed for investigation, examination, assessment and analysis, processes and procedures. Confidential and proprietary information should not be disclosed in response to a request for information submitted under Chapter 552, Texas Government Code. Raba Kistner has made all reasonable efforts to highlight, separate or otherwise indicate information to be excepted from disclosure due to its confidential and/or proprietary nature. Information not designated as proprietary or confidential may still be subject to an exception from disclosure.

Section 1 Transmittal Letter

RABA KISTNER
a kiwa company
800 East Hackberry
McAllen, TX 78501
P 956.682.5332

TBPE Firm F-3257

WWW.RKCI.COM

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg Department of Engineering
415 W. University Drive
Edinburg, TX 78541

RE: Statement of Qualifications — RFQ 2026-4 | Geotechnical Engineering and Construction Materials Testing Services

Dear Mr. Hinojosa,

Raba Kistner, Inc. (Raba Kistner) respectfully submits this Statement of Qualifications in response to the City of Edinburg's Request for Qualifications No. 2026-4 for Geotechnical Engineering and Construction Materials Testing Services. We welcome this opportunity to demonstrate our qualifications and formally commit to delivering the full scope of geotechnical engineering, construction materials testing, and environmental services requested. Raba Kistner brings deep South Texas roots, Texas-licensed engineering professionals, and a proven track record of delivering timely, technically rigorous services to municipalities across the region. Our team stands ready to serve as a reliable partner on the City's rotation list, providing scalable support for projects of every size and complexity.

The primary contact responsible for this response is:
Katrin M. Leonard, PE - Vice President - Rio Grande Operations
956.648.5410
kleonard@rkci.com

800 E. Hackberry
McAllen, TX 78501

Raba Kistner submits this qualifications package without exception or deviation from the terms and conditions set forth in the RFQ. Should any exceptions arise, we will identify them separately and in writing. The undersigned officer holds the authority to legally bind Raba Kistner to the commitments made in this submittal and to any resulting contract with the City of Edinburg. We appreciate the City's consideration and look forward to the opportunity to support Edinburg's infrastructure goals.

Respectfully submitted,



Katrin M. Leonard, PE
Vice President - Rio Grande Operations

Section 2 Firm Qualifications and Experience

Raba Kistneris a Corporation. We are a multidisciplinary consulting firm recognized as a leader in the built environment. We self-perform professional services, such as:

- Construction Materials Engineering, Testing, and Observation
- Environmental Consulting
- Geotechnical Engineering
- Building Sciences and Building Envelope Consulting
- Program and Project Management
- Pavement Consulting
- Quality Assurance Inspection Services

Established more than five decades ago, Raba Kistner employs over 890 engineers, architects, scientists, field and laboratory technicians, inspectors, and project management specialists throughout Texas and the U.S. Our staff includes licensed Professional Engineers, Registered Architects, Professional Geoscientists, Certified Wetland Delineators, Environmental Scientists, Construction Inspectors, and other credentialed professionals. We maintain deep bench strength and scalability to meet client needs for both small and large assignments within short response times.



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

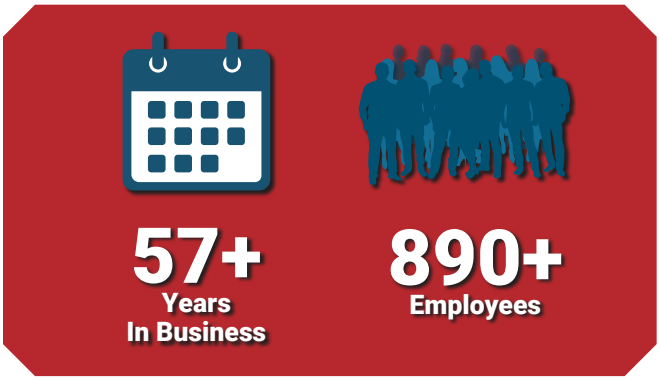
This acknowledges that

Raba Kistner, Inc.

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

Registration Number
F-3257

Expiration Date
1/31/2027



Office Locations

The services for the City of Edinburg will be performed and managed from Raba Kistner's McAllen office, which serves as the primary point of contact and operational hub for all South Texas municipal engagements. This office is staffed with Texas-licensed Professional Engineers and certified materials testing technicians who are embedded in the region, familiar with local regulatory agencies, and available to mobilize to City project sites without delay. Supporting resources are available through Raba Kistner's broader Texas office network and can be accessed rapidly when task order scope or schedule demands it.

McAllen, TX
800 E. Hackberry
McAllen, TX 78501

San Antonio, TX - Headquarters
12821 W. Golden Lane
San Antonio, TX 78249

What Makes Raba Kistner Qualified?

Raba Kistner's uniqueness begins with depth: a multi-disciplinary technical bench that can serve every service category identified in the City's scope without gaps in licensure, specialty coverage, or field capacity. Unlike smaller regional firms that may subcontract core geotechnical or materials testing functions, Raba Kistner delivers all requested services in-house under the direct supervision of licensed Texas professionals, giving the City a single point of accountability for every task order throughout the contract term.

Our experience with the specific subsurface conditions prevalent in South Texas and the Rio Grande Valley is a direct competitive advantage. Edinburg and Hidalgo County present well-documented geotechnical challenges, including highly plastic, expansive clays, shallow groundwater tables, and elevated hydrostatic pressures, that require engineering teams with firsthand regional knowledge, not generalized approaches borrowed from other geographies.

Raba Kistner engineers have worked extensively throughout this region, developing site-specific foundation recommendations, drainage mitigation strategies, and construction details calibrated to local soil behavior and climate.

Approach to Part-Time Staffing and Scaled Project Delivery

Raba Kistner understands that a rotation-based contract requires a fundamentally different service model than a single-project engagement. The City will issue task orders that vary significantly in scope, from small geotechnical investigations supporting minor City facility improvements to full-scale subsurface programs supporting major capital infrastructure. Our staffing approach is built to accommodate this variability without sacrificing responsiveness or quality.

For smaller or part-time assignments, such as limited density testing observation, single-boring geotechnical evaluations, or focused foundation inspections, Raba Kistner designates a dedicated project technician or staff engineer from the McAllen office as the primary contact and field resource. This individual operates under the direct oversight of the assigned licensed Project Manager, who remains available throughout the assignment for technical direction, field consultation, and report review. This tiered staffing model ensures that even the smallest City task order receives licensed supervision and consistent quality control, without the overhead or scheduling friction that can slow delivery on targeted assignments.

For larger or more complex task orders, the Project Manager draws on Raba Kistner's full regional and statewide bench — adding geotechnical engineers, environmental staff, laboratory analysts, and additional field crews as scope demands. Because our teams operate within an integrated internal structure, sharing equipment, laboratory resources, and scheduling systems, we can scale up rapidly without relying on unfamiliar subconsultants or disrupting delivery timelines.

Firm Experience

Raba Kistner has played an integral role in the expansion of Rio Grande Valley communities since 1991, and we have successfully provided environmental services, engineering, consulting and testing throughout the region to improve the quality of life of its citizens.

We have performed over 1,500 projects for city, county, and state entities in the Rio Grande Valley in the last 35 years. We have also worked extensively with key staff at the City of Edinburg for more than 31 years.

Our local familiarity adds to the quality of services we are able to provide our clients throughout the region. Our commitment to protecting our clients' interests remains constant. Used individually or collectively, Raba Kistner's services provide practical, on-time, on-budget solutions.

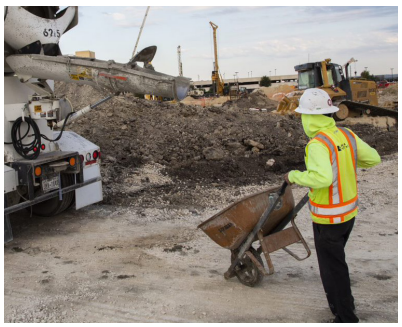
Our employees work and live in the area and are familiar with the local issues and concerns. Given our history of practicing professional engineering and consulting services within the Valley, we have a comprehensive database of geotechnical subsurface conditions. This aids clients such as the City of Edinburg in that we are able to pull from first-hand knowledge when dealing with projects.

The Raba Kistner McAllen Office employs more than 40 staff members. Given our previous and current experience working with the City of Edinburg, we trust you are familiar with the quality of work that each of these individuals provides.

McAllen Office Employees

DISCIPLINE	NUMBER
Administrative	2
Professional Engineers - Geotechnical	3
Engineers In Training - Geotechnical	4
Construction Materials Testing Professionals	11
Building Envelope Professionals	1
Environmental Professionals	2
Field Technicians	12
Laboratory Technicians	6
TOTAL	41





Delivering Cost-Effective Geotechnical and Testing Services



Raba Kistner has developed an extensive library of geotechnical engineering reports spanning the Rio Grande Valley, giving us firsthand knowledge of subsurface conditions across the region. This library supports the development of cost-effective scopes grounded in a thorough understanding of local soil conditions. Combined with 31 years of experience in construction materials and practices specific to the Rio Grande Valley, Raba Kistner delivers design recommendations that are both technically sound and economically practical for clients.

The value of a geotechnical study is often most apparent during construction. Raba Kistner's deep regional expertise allows the firm to anticipate variable subsurface conditions that may not surface during initial borings, providing proactive recommendations that reduce the risk of costly change order claims associated with changed conditions. Raba Kistner also applies specialized tools such as geophysical testing to generate more contiguous subsurface data and identify underground anomalies before they become construction problems.

Clients rely on Raba Kistner for quality, reliable, and timely Construction Materials Engineering and Testing (CoMET) services. Our team of trained, experienced professional engineers and field technicians works closely with clients to minimize costly construction delays and long-term project performance issues.

Raba Kistner Materials Testing technicians operate on agreed-upon schedules designed to achieve minimal disruption to active construction sites. Clear, consistent communication with clients keeps projects moving and expectations aligned throughout the engagement. Raba Kistner's staffing levels and resources allow the firm to respond to projects with short deadlines, helping the City avoid overtime costs and keep work on schedule.



Because laboratory accuracy depends on the quality of field samples, all samples are collected following standard, industry-approved procedures. In-house professionals and technicians with deep experience conduct the required tests, maintaining the integrity of results from field to report. As is typical with most specifications, the owner is only required to pay for passing tests. Raba Kistner efficiently separates failures from passing results and provides segregated billing, allowing costs to be back-charged to the contractor or deducted from City payments

Below is a list of projects Raba Kistner has provided for the City of Edinburg within the past ten years.

PROJECT	SERVICE
Evangeline Gardens Sewer Improv.	Geotechnical Engineering
Chapin Road Sanitary Sewer Improv.	Geotechnical Engineering
Proposed Police Dept. Training Fac.	Geotechnical Engineering
Observations of Reported Settlement	Geotechnical Engineering
Prop. Edinburg Fire Station No. 5	Geotechnical Engineering
Prop. Lift Station No. 42 Rehab	Geotechnical Engineering
Prop. City of Edinburg Park Improv.	Geotechnical Engineering
Prop. Shavano Drive Evaluation	Geotechnical Engineering
Prop. Edinburg Parks Restroom Add.	Geotechnical Engineering
Prop. Schunior Drainage Project	Geotechnical Engineering
Prop. Alberta Road Improvements	Geotechnical Engineering
Prop. Veterans Blvd Drainage Improv	Geotechnical Engineering
Prop. North 281 Elevated Water Tank	Geotechnical Engineering
Prop. De Zavala Park-Edinburg	Geotechnical Engineering
Prop. Ebony Hills Drainage Improv	Geotechnical Engineering
Prop. Veterans Detention Pond - Ph 2	Geotechnical Engineering
Edinburg City Hall Roof Project	Building Envelope
City of Edinburg WWTP Effluent Line	Construction Materials Testing
Chapin Road Sanitary Sewer	Construction Materials Testing
Edinburg Police Training Department	Construction Materials Testing
City of Edinburg - Transit Terminal	Construction Materials Testing
Lift Station No. 42 Rehabilitation	Construction Materials Testing

CONFIDENTIAL AND PROPRIETARY INFORMATION

City of Edinburg New Restroom	Construction Materials Testing
City of Edinburg Landfill Unit 6	Construction Materials Testing
South Central OTS - Edinburg	Construction Materials Testing
City of Edinburg Monmack Heights	Construction Materials Testing
City of Edinburg Oso Grande Estates	Construction Materials Testing
Monitoring Well and Gas Probe	Construction Materials Testing
Pueblo de Palmas - Phase 24	Construction Materials Testing
City of Edinburg Transit Station	Construction Materials Testing
TCEQ Groundwater Monitoring	Construction Materials Testing
City of Edinburg Hacienda Victoria	Construction Materials Testing
City of Edinburg Schunior Drainage	Construction Materials Testing
City of Edinburg - Lift Station 42	Construction Materials Testing
Condesa Apartment Site Development	Construction Materials Testing
TCEQ Quarterly Background	Construction Materials Testing
Pueblo De Palmas - Phase 25	Construction Materials Testing
Pueblo de Palmas - Phase 26	Construction Materials Testing
Suncrest Acres Subdivision	Construction Materials Testing
Del Rey Estates Unit 4 Subdivision	Construction Materials Testing
Border Town Phase III Subdivision	Construction Materials Testing
City of Edinburg - Oak Hill	Construction Materials Testing
City of Edinburg - Veterans Blvd.	Construction Materials Testing
City of Edinburg Alberta Road	Construction Materials Testing
City of Edinburg Feathered Haven	Construction Materials Testing
City of Edinburg Landfill Cell 7B	Construction Materials Testing
City of Edinburg Chapin Hike & Bike	Construction Materials Testing

Oak Hill at Villanueva Est. Phase 1	Construction Materials Testing
Sol Alegre Subdivision Phase I	Construction Materials Testing
City of Edinburg - Silverstone	Construction Materials Testing
City of Edinburg - Highland Heights	Construction Materials Testing
City of Edinburg La Reserva	Construction Materials Testing
City of Edinburg - De Zavala Park	Construction Materials Testing
City of Edinburg - South Park Skate	Construction Materials Testing
City of Edinburg Schunior Detention	Construction Materials Testing
City of Edinburg Alberta Rd Ph II	Construction Materials Testing
City of Edinburg - Elevated Water	Construction Materials Testing
City of Edinburg - Ebony Hills Golf	Construction Materials Testing

Over the last five years, our experience includes providing Geotechnical Engineering and Materials Testing services to the following public entities:

- City of Alton
- City of Brownsville
- City of Donna
- City of Edinburg
- City of Harlingen
- City of Los Fresnos
- City of McAllen
- City of Mercedes
- City of Pharr
- City of Port Isabel
- City of San Juan
- City of Weslaco
- Cameron County
- Hidalgo County
- Hidalgo County Drainage District #1
- Hidalgo County RMA

Certifications and Licenses

Raba Kistner's engineering staff and independent laboratories are among the largest and most thoroughly equipped. All of our materials laboratories meet rigorous standards for testing and analysis procedures and advanced equipment calibration. We serve in leadership roles and are accredited by and/or affiliated with:

- American Association for Laboratory Accreditation
- Texas Department of Transportation
- US Army Corps of Engineers
- American Society for Testing and Materials
- Association for Learning Environments
- American Association of State Highway and Transportation Officials
- Geoprofessional Business Association
- National Institute of Standards and Technology
- American Council of Engineering Companies

ASTM E 329 Compliance

Raba Kistner meets the requirements of ASTM E 329, "Standards of Recommended Practice for Inspection and Testing Agencies for Concrete and Steel as Used in Construction." We participate in the development of standards for ASTM, and have team members who actively participate on committees applicable to their industry.

Association for Learning Environments

Raba Kistner is an active member in the Association for Learning Environments (A4LE) and is a regular contributor to A4LE's learning environment programs. In 2020, A4LE endorsed Raba Kistner as we provided a 6-part series of environmentally related webinars that impact Texas School Districts and the environmental permits associated with current Texas standards. Raba Kistner participates regularly in A4LE events to share information and network to improve the planning processes for learning environments. Our team is involved with the association and its members to impact the learning, development and behavior of the facilities' users.

Geoprofessional Business Association (GBA) Peer Review

Raba Kistner is active in GBA and its peer review program. A team of 3 to 4 experienced professionals from other member firms conducts this review over an intensive 2-to-3 day period. The team examines documents and practices related to the firm's organization, staff, work product, and professional activities. It visits and examines physical facilities, reviews manuals, reports, proposals and observes daily operations. GBA's peer review program has been used as a model for other professions

American Association of State Highway and Transportation Officials

Our McAllen laboratory is accredited by AASHTO in the disciplines of Portland Cement Concrete Testing, Aggregate Testing, Soils, and Hot Mix Asphalt. The primary goal of AASHTO is to foster the development, operation, and maintenance of an integrated national transportation system. They represent all five transportation modes: air, highways, public transportation, rail, and water. This certificate verifies the training of employees, calibration of equipment, and adherence to testing procedures.



CERTIFICATE OF ACCREDITATION

Raba Kistner, Inc.

in

McAllen, Texas, USA

has demonstrated proficiency for the testing of construction materials and has conformed to the requirements established in AASHTO R 18 and the AASHTO Accreditation policies established by the AASHTO Committee on Materials and Pavements.

The scope of accreditation can be viewed on the Directory of AASHTO Accredited Laboratories (aashtoresource.org).

Jim Tymon, AASHTO Executive Director

Matt Linneman, AASHTO COMP Chair

This certificate was generated on 02/24/2026 at 11:06 AM Eastern Time. Please confirm the current accreditation status of this laboratory at aashtoresource.org/aap/accreditation-directory

Texas Department of Transportation

Our TxDOT certification demonstrates that our McAllen lab has a competent Quality Manual, is properly equipped, and has the certified personnel to perform laboratory testing in accordance with TxDOT testing methods and practices. Our Quality Manual is modeled after AASHTO R18, and various other ASTM/TxDOT guidelines, and addresses our laboratory organization, quality procedures, reporting, subcontractor verification, customer complaint procedures, and document control.



Texas Department of Transportation

Certificate of Accreditation

This is to signify that

Raba Kistner, Inc. – McAllen, Texas
(800 East Hackberry - McAllen, Texas 78501)

Has demonstrated proficiency in the tests listed below and has met the minimum requirements set forth by the TxDOT Quality Assurance Program for Construction.

Tex-100-E, 101-E, 103-E, 104-E, 105-E, 106-E, 107-E, 110-E (Part I), 111-E, 113-E, 114-E, 115-E (Part I), 116-E, 117-E (Part II), 120-E (Part I), 121-E (Parts I, II & III), 128-E, 129-E, 140-E, 145-E (Part II), 200-F, 201-F, 203-F, 205-F, 206-F, 207-F (Parts I, III, IV,V&VII), 212-F, 222-F, 225-F, 227-F (Part II), 235-F, 236-F (Part I), 241-F, 400-A, 401-A, 402-A, 404-A, 406-A (Part I), 407-A, 408-A, 414-A, 415-A, 416-A, 417-A, 418-A, 422-A, 450-A (Parts II & III), 460-A.

Presented by,

(Pharr District Laboratory)
Texas Department of Transportation
Effective Period: November 14, 2023 – November 14, 2026

Sergio Cantu, P.E.
Pharr District Lab Engineer

U.S. Army Corps of Engineers

Raba Kistner's laboratories are validated for construction materials testing and inspection on USACE's projects. Representatives of the U.S. Army Corps of Engineers inspect the Raba Kistner laboratories and review our Quality Assurance Programs and documentation. Raba Kistner's Houston laboratory is licensed and accredited.



MTC MATERIALS TESTING CENTER

USACE CERTIFICATE OF LABORATORY VALIDATION

ERDC

Raba Kistner Consultants, Inc.
800 East Hackberry Avenue
Mcallen, TX, United States
Katrin Miovski Leonard
(956) 682-5332

has demonstrated, by abbreviated audit of its AASHTO accreditation, or by inspection of required records, equipment, procedures, facilities, and/or final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

THIS USACE CERTIFICATE OF LABORATORY VALIDATION IS ACCURATE AS OF ITS DATE AND TIME OF GENERATION:
24 FEB 2026 AT 14:30 HOURS

ALL METHODS LISTED ON THIS CERTIFICATE OF VALIDATION WILL EXPIRE ON 08/26/2027

PLEASE CONFIRM THE CURRENT VALIDATION STATUS OF THIS LABORATORY USING THE SEARCH FEATURE ON OUR PUBLIC WEBSITE: https://mtc.erdc.dren.mil

Chad A. Gartrell, PE, Director
USACE Materials Testing Center
Vicksburg, Mississippi, USA

QUALITY ASSURANCE AND QUALITY CONTROL

Raba Kistner maintains strict adherence to quality assurance and quality control protocols across all engineering and architectural deliverables. Key engineering and architectural deliverables undergo internal peer review by licensed professionals to maintain quality and compliance standards prior to submission. For multidiscipline assignments, the Project Manager conducts a comprehensive cross-discipline coordination check, ensuring that mechanical, electrical, structural, civil, and envelope systems are mutually compatible and fully code-compliant.

Oversight of QA/QC protocols is entrusted to experienced professionals, including Professional Engineers, Registered Roof Observers, and Registered Architects, who verify compliance with project specifications and industry standards. Regular site visits, laboratory testing, and the deployment of advanced diagnostic tools further reinforce Raba Kistner's commitment to delivering high-quality, reliable results on every project. This specialized and diverse approach is vital in today's unpredictable construction environment, ensuring that each project meets the highest standards of excellence.



Raba Kistner is an ISO 9001:2015 fully certified firm in providing Quality Assurance and Quality Control services. Auditing of all material tests and observations is performed to assure procedures are performed to applicable standards and tests are reviewed and signed by a Texas Registered Professional Engineer. Auditing occurs for each of our testing laboratories to assure test procedures are followed, scheduled equipment maintenance is performed, and the testing equipment is calibrated and certified to appropriate standards – AASHTO R-18.

As part of our commitment to continuous quality improvement, Raba Kistner successfully completed its most recent ISO 9001 recertification audit last month (June 2026), extending our certification for an additional three years. The updated certificate is currently pending issuance by the registrar and will be made available upon receipt.



Smg
Sustainable Management Group

Certificate of Registration

The Management System of:

Raba Kistner, Inc.

12821 West Golden Lane, San Antonio, TX 78249, United States
Refer to Attachment to Certificate of Registration dated 19 July 2023 for additional certified sites.

Operates a

Quality Management System

Which complies with the requirements of

ISO 9001:2015

For the following scope of certification

Engineering Consulting; Geotechnical; Building Sciences; Materials Engineering and Testing; Civil Infrastructure; Construction Engineering and Inspection; Project Software Design; Environmental Planning; Cultural Resources; Geo Sciences
Originally certified against ISO 9001 on 20 July 2020

EA Code: 34
Certificate of Registration No: US-10008-QMS

Initial Certification Date: 14 June 2023
Current Certification Date: 19 July 2023
Certificate Issue Date: 19 July 2023
Certificate Expiry Date: 18 July 2026

SIGNATURE

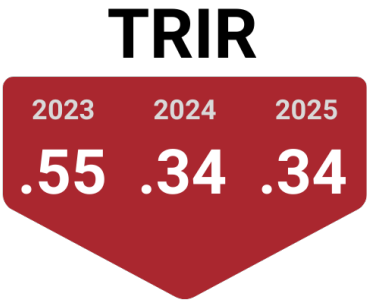
Yevgeniya Mikheyeva
Operations Manager

SMG ISO 9001 IAS ACCREDITED IAF

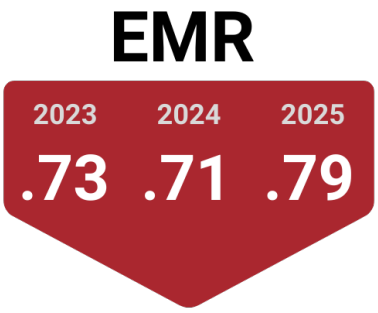
Registered by:
Sustainable Management Group SMG, 78 George Street, Ottawa Ontario, K1N5W1 Canada
This certificate is subject to the SMG Terms and Conditions for Certification, and remains the property of SMG and must be returned to SMG upon its request.
To verify that this certificate is current, please refer to SMG online certification register at: https://smg-aw.com/inquire-about-your-certificate/

Safety: At the Core of Raba Kistner

At Raba Kistner, safety is not just a priority; it is at the very core of our business and culture. Our commitment to engineering excellence is matched only by a company-wide focus on safety, which is vital to every Raba Kistner employee, our vendors and partners, and our clients. This strict adherence to safety is woven into every aspect of our operations, from the boardroom to the jobsite.



Our Safety Program is driven by three specialized processes: Employee Training, Safety Measurements, and Continuous Improvement. This program is designed to meet the needs of our regular business while remaining flexible enough to address the unpredictable and diverse requirements of the companies and organizations we serve. In 2025, Raba Kistner achieved a Total Recordable Injury/Illness Rate (TRIR) of 0.34 and a Workers' Compensation Experience Modification Rate (EMR) of 0.79—metrics that reflect our relentless pursuit of a safe work environment.

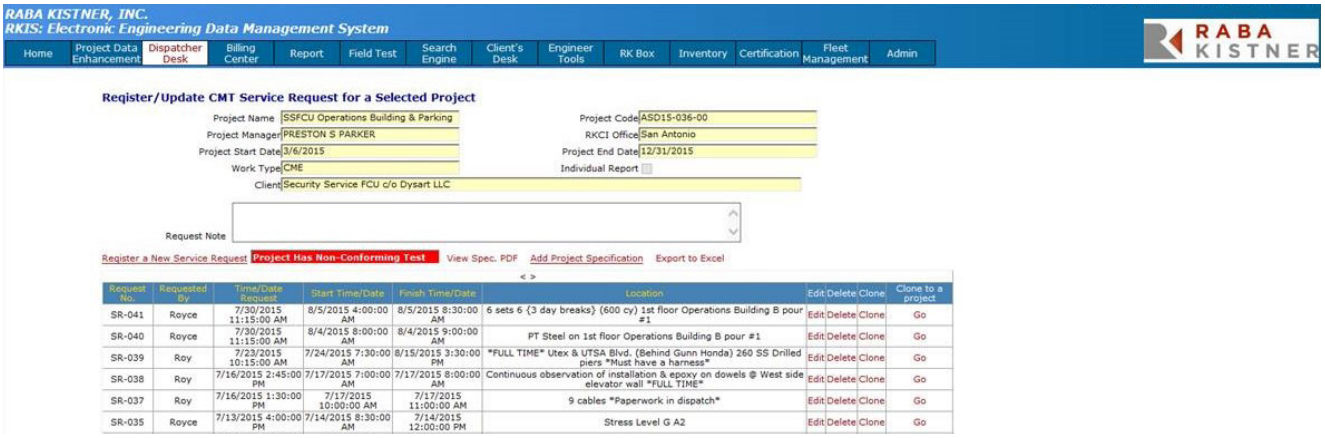


Data Analysis & Engineering Evaluation



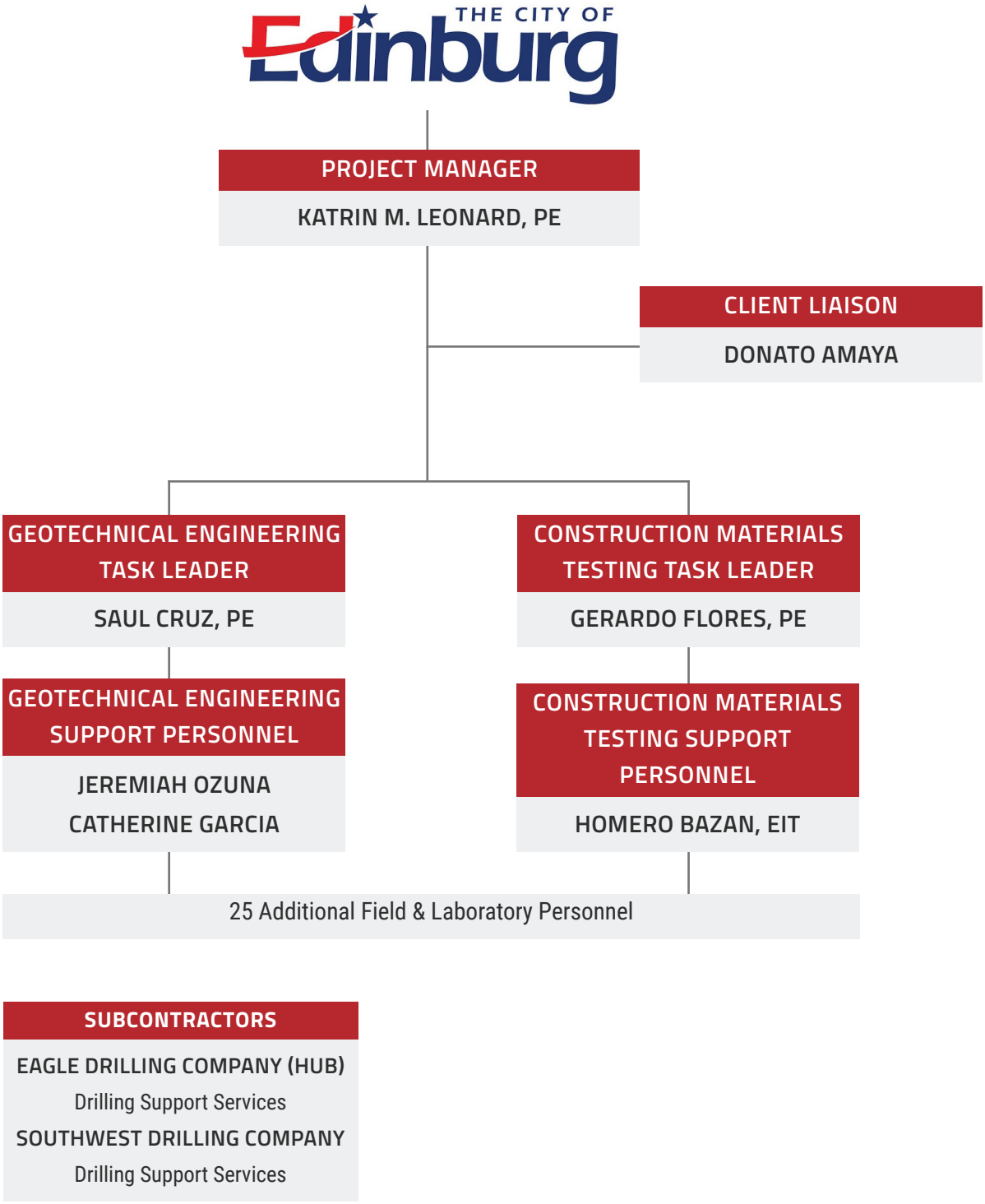
Raba Kistner has developed RKIS, Raba Kistner Information Management System, an award-winning electronic data management system that allows clients to access project-specific report and testing information online. RKIS offers the ability to transmit daily inspection reports and test results; perform statistical analysis of acceptance test results; and monitor deficiencies, non-conformances, and risks. RKIS provides authorized users access to information from anywhere internet access is available.

Raba Kistner will provide the project management, design, and general contracting team with user IDs and passwords to access information for this project. The RKIS system will help the team to track field technician scheduling and research project test results. This reduces the amount of time project managers would typically spend on the telephone and at the office seeking information or researching hard-copy test results. Our web-based system also contains an engineer's desk in which spreadsheets of test data and statistical data related to concrete test results are available.



Section 3 Team Member Qualifications and Experience

Organizational Chart



Resumes



Katrin M. Leonard, PE

VICE PRESIDENT - RIO GRANDE OPERATIONS

PROJECT ROLE: PROJECT MANAGER

As the Vice President of Raba Kistner's Rio Grande offices, Mrs. Leonard has assumed progressive responsibility in the management, administration, and coordination of geotechnical and facilities services throughout South Texas, the Texas/México border, and Northern México, regions where the unpredictable demands of utility infrastructure construction and modernization require specialized expertise.

Her responsibilities include the preparation, design, analysis, and review of plans, specifications, reports, and cost and quantity estimates for a diverse range of projects, with a specialized focus on public utility infrastructure. Mrs. Leonard's expertise extends to managing and administering projects for water and wastewater systems, energy distribution networks, and municipal service facilities, confirming that each project meets the unique operational and regulatory needs of utility providers and the broader community.

Dedicated to both her profession and her community, Mrs. Leonard actively volunteers with numerous organizations and continually enhances her engineering qualifications through ongoing professional training.

AREAS OF EXPERTISE
Geotechnical Engineering
Construction Materials Engineering
Facilities Engineering

YEARS OF EXPERIENCE
26 years

REGISTRATIONS
Professional Engineer:
Texas No. 95810

EDUCATION
B.S. Civil Engineering
Carleton University, Ontario, 1999

CITY OF EDINBURG & RELEVANT PROJECT EXPERIENCE

- City of Edinburg - Veterans Detention Pond Project - *Geotechnical Engineering Project Manager*
- City of Edinburg - Alberta Road Improvements - *Geotechnical Engineering Project Manager*
- City of Edinburg - Schunior Drainage Project - *Geotechnical Engineering Project Manager*
- City of Edinburg - Edinburg Parks Restroom Addition - *Geotechnical Engineering Project Manager*
- City of Edinburg - Shavano Drive Evaluation - *Geotechnical Engineering Project Manager*
- City of Edinburg - Park Improvements - *Geotechnical Engineering Project Manager*
- City of Edinburg - Lift Station No. 42 Rehabilitation - *Geotechnical Engineering Project Manager*
- City of Edinburg - Fire Station No. 5 - *Geotechnical Engineering Project Manager*

CONFIDENTIAL AND PROPRIETARY INFORMATION



Saul Cruz, PE

GEOTECHNICAL ENGINEERING DEPARTMENT MANAGER

PROJECT ROLE: GEOTECHNICAL ENGINEERING TASK LEADER

Mr. Cruz works with Raba Kistner's Rio Grande Valley operations as a Geotechnical Engineer. He is responsible for performing geotechnical, facilities and construction materials engineering investigations and report preparation. Mr. Cruz has experience working with the City of McAllen and the City of Pharr, where he worked as an engineering intern.

On a day-to-day basis, Mr. Cruz provides engineering support and manages a variety of projects and investigations, which include engineering observation at new and existing building sites, direction and oversight of field and exploration staff and subcontractors for field services, and pier and foundation inspection. Mr. Cruz is also responsible for classification of samples, assignment of testing regimens in the laboratory, interpretation of engineering data, performing engineering calculations and analysis, and report preparation.

CITY OF EDINBURG & RELEVANT PROJECT EXPERIENCE

- City of Edinburg - De Zavala Park - *Geotechnical Engineering Project Engineer*
- City of Edinburg - North 281 Elevated Water Tower - *Geotechnical Engineering Project Engineer*
- City of Edinburg - Ebony Hills Drainage Improvement - *Geotechnical Engineering Project Engineer*
- City of Edinburg - Veteran Detention Pond Phase 2 - *Geotechnical Engineering Project Engineer*
- City of Edinburg - Schunior Detention Pond Sprague Bridge - *Geotechnical Engineering Project Engineer*
- City of Edinburg - Proposed Police Department Training Facility - *Geotechnical Engineering Project Engineer*
- City of Edinburg - Fire Station No. 5 - *Geotechnical Engineering Project Engineer*
- City of Edinburg - Lift Station No. 42 Rehabilitation - *Geotechnical Engineering Project Engineer*
- City of McAllen - Boeye Reservoir Development - *Geotechnical Engineering Project Engineer*
- City of McAllen - Underground Pedestrian Crossing - *Geotechnical Engineering Project Engineer*

AREAS OF EXPERTISE

Geotechnical Engineering
Construction Materials Engineering and Testing

YEARS OF EXPERIENCE

13 years

REGISTRATIONS

Professional Engineer: Texas No. 154352

EDUCATION

B.S. Civil Engineering
University of Texas - Pan American, 2013

PROFESSIONAL MEMBERSHIPS

American Society of Civil Engineers (ASCE), Member



Jeremiah Ozuna

GRADUATE ENGINEER - GEOTECHNICAL

PROJECT ROLE: GEOTECHNICAL ENGINEERING SUPPORT PERSONNEL

AREAS OF EXPERTISE
Geotechnical Engineering

YEARS OF EXPERIENCE
2 years

EDUCATION
B.S. Civil Engineering
University of Texas Rio Grande Valley, 2024

Mr. Ozuna currently holds the position of Graduate Engineer with a specialization in geotechnical engineering. In this role, he operates under the close guidance of a licensed professional engineer and senior staff, actively contributing to a broad spectrum of geotechnical and facilities engineering investigations.

Mr. Ozuna's responsibilities span both office and field environments, reflecting a versatile and analytical approach to project execution. In the office, he prepares detailed technical proposals, assists in structuring drilling and laboratory testing programs, and supports the assembly of comprehensive final reports. His work involves collaborating directly with seasoned engineers, ensuring that project milestones, technical standards and deliverables are consistently met with both thoroughness and precision.

Beyond his office-based contributions, Mr. Ozuna plays a vital on-site role by collecting soil samples and managing a variety of site investigations necessary for the assessment of subsurface conditions. His fieldwork requires close coordination of drilling operations as well as the implementation of traffic control measures to maintain rigorous safety standards during complex field assignments.

Through these diverse responsibilities, Mr. Ozuna demonstrates a confident command of foundational geotechnical engineering principles while exhibiting adaptability and a strong commitment to quality and safety on every project.

CITY OF EDINBURG & RELEVANT PROJECT EXPERIENCE

- Edinburg Economic Development Corporation - Proposed Commercial Facilities - *Geotechnical Graduate Engineer*
- City of Edinburg - Proposed Commercial Building and Parking Lot Addition - *Geotechnical Graduate Engineer*
- Arch-Con Corporation - Edinburg Centinela USA Parks - *Geotechnical Graduate Engineer*
- City of Donna - Gravity Sewer Line Wastewater Treatment Plant - *Geotechnical Graduate Engineer*
- Port of Brownsville - Wastewater Treatment Plant - *Geotechnical Graduate Engineer*

CONFIDENTIAL AND PROPRIETARY INFORMATION



Gerardo Flores, PE

DEPARTMENT MANAGER - CONSTRUCTION MATERIALS ENGINEERING & TESTING

PROJECT ROLE: CONSTRUCTION MATERIALS TESTING TASK LEADER

Mr. Flores is our Construction Materials Testing Department Manager located out of our McAllen office. He has extensive experience providing geotechnical engineering and construction materials engineering and testing services for projects in both the public and private sectors. He is responsible for project scope development, financial management, and the strategic allocation of corporate resources to ensure responsive service and client satisfaction.

Mr. Flores provides technical oversight for subsurface investigations, laboratory testing programs, and the interpretation of engineering data used to develop recommendations for shallow and deep foundations, retaining walls, slopes, and pavements. He also conducts senior-level technical reviews of geotechnical analyses and project deliverables to verify that recommendations align with project requirements, industry standards, and applicable engineering practices.

His experience includes both renovations and additions to existing school facilities as well as new campus construction projects. He has supported projects involving classroom buildings, athletic facilities, administration buildings, parking lots, roadways, utility infrastructure, and site development improvements for school districts and educational institutions.

AREAS OF EXPERTISE

Geotechnical Engineering
Construction Materials Engineering and Testing

YEARS OF EXPERIENCE

7 years

REGISTRATIONS

Professional Engineer:
Texas No. 150664

EDUCATION

B.S., Civil Engineering
University of Texas - Rio Grande Valley, 2018

CITY OF EDINBURG & RELEVANT PROJECT EXPERIENCE

- City of Edinburg - Alberta Road Phase 2 - *Construction Materials Testing Project Manager*
- City of Edinburg - Elevated Water Tower - *Construction Materials Testing Project Manager*
- City of Edinburg - Schunior Detention Pond - *Construction Materials Testing Project Manager*
- City of Edinburg - Proposed Veterans Detention Pond Project - *Construction Materials Testing Project Manager*
- Laguna Madre Water District Water Tower Tank Testing - *Construction Materials Testing Project Manager*
- FM 494 Pipeline Relocation - *Construction Materials Testing Project Manager*



Homero Isaac Bazan, EIT

GRADUATE ENGINEER

PROJECT ROLE: CONSTRUCTION MATERIALS TESTING SUPPORT PERSONNEL

Mr. Bazan oversees reports submitted by our field technicians and ensures that quality is maintained during the duration of our projects. He confers with technicians and our Construction Materials Engineering and Testing (CoMET) team regarding project specifications and upholding testing standards.

He serves as the Safety Officer of the McAllen CoMET department. As safety officer, he ensures all technicians and employees are aware of the best safety practices to foster a safe work environment.

He has also assisted the Geotechnical Engineering department by spearheading the Unconfined Compressive Strength effort of an important project for 3 months. During this time, he commuted to our Brownsville office to conduct breakings of Unconfines. Mr. Bazan was also in charge of upkeeping the lab and conferring with clients and contractors to obtain any deliveries or to schedule any meetings regarding any specific projects.

Prior to starting with Raba Kistner, he completed a summer internship with the TxDOT Pharr District and, during his final semester of college, held a Teaching Assistant position for Geotechnical Engineering at the University of Texas Rio Grande Valley.

AREAS OF EXPERTISE
Construction Materials Testing
Geotechnical Engineering

YEARS OF EXPERIENCE
2 years

LICENSES
Engineering in Training
EIT No. 82986

EDUCATION
B.S., Civil Engineering
University of Texas Rio Grande Valley, 2022

CITY OF EDINBURG & RELEVANT PROJECT EXPERIENCE

- City of Edinburg - Alberta Road Phase 2 - *Construction Materials Testing Professional*
- City of Edinburg - Elevated Water Tower - *Construction Materials Testing Professional*
- City of Edinburg - Schunior Detention Pond - *Construction Materials Testing Professional*
- City of McAllen - Mona Drainage Improvements - *Construction Materials Testing Project Engineer*
- City of McAllen - Transit Department Fuel Station - *Construction Materials Testing Project Engineer*

CONFIDENTIAL AND PROPRIETARY INFORMATION

Field Personnel Qualifications & Certifications

Raba Kistner provides a comprehensive range of professional consulting services throughout Texas, Louisiana, and the Southwestern United States. Our multidisciplinary technical staff is uniquely qualified to support projects and programs of varying size and complexity across both the public and private sectors. Our professionals maintain industry licenses, certifications, and specialized credentials within their respective areas of expertise, allowing us to deliver technically sound solutions with responsiveness and efficiency.

Our team includes highly qualified and experienced professionals with Bachelor's, Master's, and Doctorate degrees, as well as specialized training and certifications in disciplines including Civil Engineering, Geotechnical Engineering, Geological Engineering, Structural Engineering, Architectural Engineering, Welding Inspection, Biological Sciences, Environmental Science, Environmental Planning, Geology, Anthropology, Archaeology, Historic Preservation, Geographic Information Systems (GIS), Urban and Regional Planning, and related fields.

Relevant registrations and certifications across the Raba Kistner team include:

- Professional Engineers (PE)
- American Institute of Certified Planners (AICP)
- Professional Geologists (PG)
- Project Management Professionals (PMP)
- Registered Professional Archaeologists (RPA)
- Wetland Training Institute (WTI)-trained Wetland Delineators
- Certified Welding Inspectors (CWI)
- American Concrete Institute (ACI)
- TCEQ GPS Training Certifications
- National Institute for Certification in Engineering Technologies (NICET)
- International Code Council (ICC)
- Registered Roof Observers (RRO)

Raba Kistner's internal policies, procedures, and plans have been proven to ensure the delivery of high-quality services to our clients and include the following:

- Qualified Technical Staff and Continued Education Policy
- Quality Control/Quality Assurance Procedures
- Professional Development
- The very core of Raba Kistner: the importance we place on our most highly valued asset — our employees — and our culture of employee safety

Ongoing and Past Projects

BOEYE RESERVOIR & REGIONAL DETENTION POND

DATES: November 2024 - Ongoing (Est. November 2027)
CLIENT: City of McAllen
CONTACT: Eduardo Mendoza, PE
PHONE: 956.681.1151
WORK LOCATION: McAllen, Texas
SERVICE: Geotechnical Engineering

REMOTE OPERATIONS CENTER

DATES: July 2024 - August 2024
CLIENT: County of Hidalgo
CONTACT: Ms. Jireh Lira, CTCD, CTCM
PHONE: 956.318.2626
WORK LOCATION: Edinburg, Texas
SERVICE: Geotechnical Engineering

PUBLIC SAFETY HEADQUARTERS

DATES: April 2023 - May 2023
CLIENT: City of Victoria
CONTACT: Mr. Ken Gill, PE
PHONE: 361.485.3381
WORK LOCATION: Victoria, Texas
SERVICE: Geotechnical Engineering

HIDALGO COUNTY RMA TOLL ROAD 365

DATES: March 2022 - December 2025
CLIENT: Hidalgo County
CONTACT: Ramon Navarro IV, PE, CFM
PHONE: 956.402.4762
WORK LOCATION: Hidalgo County, Texas
SERVICE: Construction Materials Engineering and Testing

OCELOT SUBSTATION

DATES: August 2025 - Ongoing (Est. August 2028)
CLIENT: Brownsville Public Utilities Board
CONTACT: Cesar Cortinas, Jr., PE
PHONE: 956.983.6216
WORK LOCATION: Brownsville, Texas
SERVICE: Construction Materials Engineering and Testing

CONFIDENTIAL AND PROPRIETARY INFORMATION

Section 4 References

Reference #1

CLIENT: City of McAllen
REPRESENTATIVE: Eduardo Mendoza, PE - Director of Engineering
PHONE: 956.681.1151
EMAIL: edmendoza@mcallen.net

SERVICES PROVIDED: Geotechnical Engineering and Materials Testing for multiple projects including street construction and reconstruction, parking lots, sidewalks, traffic signals, city parks, buildings, trails, athletic fields, pedestrian bridges, water and wastewater treatment plants, airport, sewer, monument signs, water tower, performing arts building, fire stations, water lines, various buildings, Boeye Reservoir redevelopment, and Highway 281 improvements. Raba Kistner has provided services for the City of McAllen dating back to 1991. All members of this proposed Raba Kistner team have worked and are still working with the City of McAllen.

Reference #2

CLIENT: City of Alton
REPRESENTATIVE: Jeff Underwood
PHONE: 956.432.0760
EMAIL: jeff.underwood@alton-tx.gov

SERVICES PROVIDED: Raba Kistner has provided and still are providing the City of Alton with geotechnical engineering, construction materials testing, and inspection services for numerous roadway, drainage, utility, park, and subdivision projects. Our services have included subsurface investigations, pavement evaluations, earthwork observation and testing, concrete and asphalt testing, and construction-phase quality assurance services to support the successful delivery of public infrastructure improvements throughout the City. Raba Kistner has provided services for the City of Alton dating back to 1997. All members of this proposed Raba Kistner team have worked and are still working with the City of Alton.

Reference #3

CLIENT: City of Brownsville
REPRESENTATIVE: Carlos Lastra, PE
PHONE: 956.547.6812
EMAIL: carlos.lastra@brownsvilletx.gov

SERVICES PROVIDED: Geotechnical Engineering and Materials Testing for multiple projects including street construction and reconstruction, Market Square revitalization, hike and bike trails, library expansion, airport cargo facility, park pools, bridge and drainage ditch, and various buildings. Raba Kistner has provided services for the City of Brownsville dating back to 1996. All members of this proposed Raba Kistner team have worked and are still working with the City of Brownsville.

Section 5 Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
06/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Aon Risk Services Southwest, Inc.
Houston TX Office
1300 Post Oak Blvd., Suite 1400
Houston TX 77056 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122
FAX (A/C. No.): (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Continental Casualty Company	20443
INSURER B:	The Continental Insurance Company	35289
INSURER C:	Commerce & Industry Ins Co	19410
INSURER D:	Illinois Union Insurance Company	27960
INSURER E:	National Union Fire Ins Co of Pittsburgh	19445
INSURER F:		

INSURED
Raba Kistner, Inc.
12821 West Golden Lane
San Antonio TX 78249 USA

COVERAGES **CERTIFICATE NUMBER:** 570121344614 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
E	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			5361923	07/01/2026	07/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 $10,000 $1,000,000 $10,000,000 $2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			BUA 8035054496	10/31/2025	10/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$2,000,000
C	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $10,000			BE012626466	07/01/2026	07/01/2027	EACH OCCURRENCE AGGREGATE	$4,000,000 $4,000,000
A B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC835065529 AOS WC835054501 CA	10/31/2025 10/31/2025	10/31/2026 10/31/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
D	Contractors Pollution Liabili			G46658498003 Claims Made	06/30/2026	06/30/2027	Aggregate Limit Each Claim	$10,000,000 $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Coverage.

CERTIFICATE HOLDER

Raba Kistner, Inc.
12821 West Golden Lane
San Antonio TX 78249 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Southwest, Inc.

Holder Identifier :

Certificate No : 570121344614

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AGENCY CUSTOMER ID: 570000081474
LOC #:

ACORD®

ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY Aon Risk Services Southwest, Inc.	NAMED INSURED Raba Kistner, Inc.
POLICY NUMBER See Certificate Number: 570121344614	
CARRIER See Certificate Number: 570121344614 / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER	
INSURER	
INSURER	
INSURER	

ADDITIONAL POLICIES If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
	OTHER							
E	Architects & Engineers Professional			60790076 Claims Made	06/30/2026	06/30/2027	Each Claim	$10,000,000
							Policy Aggregate	$10,000,000

ACORD 101 (2008/01)

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Five-Year Claims History

To the best of our knowledge, none of the Team Member to be assigned to this engagement have been involved in any claim or litigation with any Federal, State or Local Government during the last five (5) years. Raba Kistner, Inc, as a firm, has been invloved in claims or litigation within the last five (5) years.

The following information presented herein is based on Raba Kistner's current records and knowledge as of the date of this submission and is provided for information and disclosure purposes only. Further details of the following may be provided upon request.

Current Claim – Raba Kistner, in addition to other designers, consultants, and contractors, has been named in a lawsuit by a south Texas School District claiming defects in construction. Raba Kistner provided geotechnical and construction materials testing and engineering services for the project in 2022. The lawsuit is on-going.

Section 6 Professional Services Agreement

Raba Kistner, Inc. confirms that it has thoroughly read and reviewed the City of Edinburg's Professional Services Agreement associated with RFQ 2026-4, Request for Qualifications – Geotechnical Engineering and Construction Materials Testing Services.

Raba Kistner understands the full scope of the contract conditions set forth by the City, including all terms governing performance, payment, confidentiality, statutory compliance, and termination. We accept these conditions without exception or deviation.

Raba Kistner confirms that it will meet all prerequisite insurance requirements stipulated in the agreement. The firm maintains current coverage across all required policy types and at limits that satisfy or exceed the City's minimum thresholds, and the City of Edinburg can be named as an Additional Insured on applicable liability policies. Certificates of insurance will be submitted to the City for approval prior to the commencement of any services under an awarded contract.

If selected, Raba Kistner agrees to enter into the City's Professional Services Agreement and to engage in good-faith negotiations to establish the scope of services and billing rates applicable to each project assignment. We understand that the negotiated scope and billing rates will be incorporated as attachments to the Professional Services Agreement, and that the agreement will subsequently be submitted to the City Council for approval.

Raba Kistner takes no exceptions to the draft Professional Services Agreement. We are fully prepared to execute the agreement as presented and to fulfill all obligations required of a selected firm under RFQ 2026-4 for the contract term of October 1, 2026 through September 30, 2028.

Raba Kistner stands ready to serve the City of Edinburg as a committed, compliant, and capable partner, and we look forward to the opportunity to support the City's geotechnical engineering, construction materials testing, and environmental services needs across all City projects during the contract period.

Section 7 Contact Information

Primary Contact - Technical & Project Coordination

NAME: Katrin M. Leonard, PE
TITLE: Vice President - Rio Grande Operations
OFFICE PHONE: 956.682.5332
CELL PHONE: 956.648.5410
ADDRESS: 800 E. Hackberry, McAllen, TX 78501
EMAIL: kleonard@rkci.com

Secondary Contact

NAME: Saul Cruz, PE
TITLE: Geotechnical Engineering Department Manager
OFFICE PHONE: 956.682.5332
CELL PHONE: 956.682.5332
ADDRESS: 800 E. Hackberry, McAllen, TX 78501
EMAIL: scruz@rkci.com



— THE RABA KISTNER PURPOSE

To build a better and more sustainable world for our employees, their families, our clients, and the communities we serve.

RABA KISTNER

a **kiwa** company

OTHER LOCATIONS

WWW.RKCI.COM

BROWNSVILLE
1244 Robinhood Drive, Suite 101
Brownsville, Texas 78521

P 956.504.9777
Brownsville@rkci.com

MCALLEN
800 East Hackberry
McAllen, Texas 78501

P 956.682.5332
McAllen@rkci.com

REQUEST FOR QUALIFICATIONS #RFQ 2026-4

GEOTECHNICAL ENGINEERNG AND CONSTRUCTION MATERIALS TESTING

Submitted by

RGV STRATA GROUP, LLC

STATEMENT OF QUALIFICATIONS

RGV Strata Group, LLC

City of Edinburg

RFQ-2026-4 Geotechnical Engineering and Construction Materials Testing

Submitted by:

RGV Strata Group, LLC

4900 W. Expressway 83, Ste. 202

McAllen, TX 78501

Primary Contact: Murphy Scurry , P.E.

Secondary Contact: Herman Garza

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1.) TRANSIMITAL LETTER

July 13, 2026

City of Edinburg
Department of Engineering
415 W. University Drive
Edinburg, TX 78541
Re: RFQ-2026-4 Geotechnical Engineering and Construction Materials Testing Services

Dear Evaluation Committee:

RGV Strata Group, LLC respectfully submits this Statement of Qualifications in response to RFQ-2026-4 for Geotechnical Engineering and Construction Materials Testing Services. We appreciate the opportunity to be considered for the City of Edinburg's rotation list of qualified firms for municipal projects. Our office is located at 4900 W. Expressway 83, Ste. 202, McAllen, Texas 78501 and a secondary satellite office is located at 1821 Fawn Cir., Edinburg, Texas. Our team is structured to provide geotechnical investigations, materials field testing, laboratory testing, drilling, and project management for the full range of services described in RFQ.

RGV Strata Group, LLC acknowledges the RFQ instructions, terms and conditions, including electronic submittal, addenda compliance, indemnification, audit rights, confidentiality, venue, and insurance requirements. We confirm that our proposal is prepared in accordance with the RFQ specifications and the City's evaluation criteria.

Murphy G. Scurry will be the primary person responsible for our-RFQ and will be the point of contact for the City on all correspondence and communications pertaining to RFQ. His contact information is as follows:

Address	**Office:**	**Cell**	**Email**
1821 Fawn Cir. Edinburg, Texas 78539	(956) 223.7153	(956) 802.7328	murphy@rgvstrata.com

Sincerely,

RGV Strata Group, LLC

By: _____

Murphy G. Scurry, P.E.

Authorized Signatory

2.) FIRM QUALIFICATIONS

RGV Strata Group, LLC provides integrated geotechnical engineering and construction materials testing services for municipal, institutional, commercial, industrial, and land-development projects throughout the Rio Grande Valley and South Texas. From our satellite Edinburg office, located south of Trenton Road and Jackson Road, we support projects from preliminary site evaluation through construction completion. Our services include subsurface investigations, geotechnical engineering reports, foundation and pavement recommendations, earthwork and compaction testing, construction observation, laboratory testing, and field quality-control services.

Over the past five years, RGV Strata Group has delivered responsive geotechnical and construction materials testing services for public and private improvements throughout the region, including work associated with City of Edinburg, City of McAllen, City of Pharr, City of San Benito, City of Brownsville and the City of Harlingen. Our municipal-related experience includes residential subdivisions, roadway and utility improvements, pump-station rehabilitation, commercial developments, industrial, multifamily projects, and site-development assignments. We understand that public projects require technically defensible documentation, prompt reporting, clear communication, and field decisions that support both compliance and construction progress.

Direct Partner and Engineer Involvement

RGV Strata Group's distinguishing strength is its **hands-on service** model. Our partners and engineers do not remain removed from field operations after a proposal or report is issued. They routinely participate in site visits, exploratory work, field-density testing, construction observations, laboratory review, troubleshooting, and coordination with contractors, inspectors, owners, and municipal representatives.

This direct involvement is evident on projects of every size. At Villas at Ware in McAllen, Murphy G. Scurry, P.E. has personally performed field-density testing and issued sealed compaction-test results for City review. At Coakley Estates in Harlingen, both Murphy Scurry, P.E. and Herman Garza have visited the project, provided field and engineering services, and attended meetings with City of Harlingen personnel to troubleshoot pavement and site-development concerns. At Tres Lagos in McAllen, Murphy has personally staked and coordinated locations for geotechnical borings in support of planned development. Herman has similarly provided direct field involvement at Los Lagos Development in Edinburg, including investigation and troubleshooting of subgrade pumping concerns in coordination with Rio Delta Engineering.

This level of accessibility is especially valuable to the City of Edinburg. City inspectors, contractors, and project representatives working on local projects are likely to recognize our partners and engineers because they have encountered us on site, in project meetings, and during active construction. RGV Strata Group believes that the engineer responsible for the work should understand actual site conditions, construction sequencing, material performance, and the practical constraints affecting the City and contractor.

Commitment to Small and Large Assignments

RGV Strata Group takes the same professional approach to a limited compaction-testing assignment as to a large subdivision, municipal facility, or multi-phase development. Smaller assignments are not treated as secondary work; they are often the projects where timely field response, direct communication, and prompt sealed documentation are most critical to keeping construction moving.

For part-time, intermittent, or smaller City assignments, the Edinburg office will provide a scalable response using available in-house technicians, project managers, and partner-level engineering oversight. Field coverage can be scheduled around anticipated construction activities, with direct communication between the City, contractor, technician, and responsible engineer. Because our principals are actively involved in operations, the firm can rapidly supplement technician coverage, provide engineering review when unusual conditions arise, and mobilize leadership for field troubleshooting when needed.

Our model provides the City with a local team that can respond efficiently without assigning small projects to an impersonal or distant administrative system. The same personnel who manage larger assignments remain available for isolated density tests, proof-roll observations, concrete sampling, pavement coring, investigation staking, laboratory review, or construction-related troubleshooting.

Responsive Geotechnical and Testing Capability

RGV Strata Group maintains **in-house drilling** operations, allowing the firm to coordinate geotechnical exploration directly with project schedules and site-access conditions. This reduces dependence on third-party drilling availability and supports responsive mobilization for design investigations, due diligence, construction troubleshooting, and changing field conditions. Direct communication among the drilling crew, field personnel, laboratory staff, and responsible engineer improves coordination during borings, sampling, groundwater observations, and field adjustments.

The firm also uses **MetaField**, a modern construction materials testing and geotechnical data-management platform, to organize field information, photographs, test results, boring logs, review workflows, and client reporting. This system supports timely electronic documentation and photo-supported reports, allowing City representatives to clearly understand where testing was performed, what work was observed, and the conditions present during testing.

RGV Strata Group views construction materials testing and special inspection as more than a reporting function. Our role is to identify concerns early, communicate them clearly, assist the project team in resolving issues efficiently, and document compliance with the project requirements. This approach helps reduce avoidable delays, rework, and uncertainty during construction.

Value, Accountability, and Local Knowledge

Our team provides practical and cost-conscious recommendations that reflect local soil conditions, shallow groundwater, expansive soils, drainage constraints, pavement-performance concerns, and the accelerated construction schedules common in the Rio Grande Valley. We develop clear scopes of work and, where project information allows, provide lump-sum fee proposals designed to give owners predictable budgets and minimize fragmented billing.

RGV Strata Group was established through a working model in which its partners performed the engineering, field testing, laboratory work, administration, and client coordination necessary to deliver projects from start to finish. That foundation remains central to our culture. For the City of Edinburg, RGV Strata Group offers a local office, direct principal involvement, scalable staffing for small or part-time assignments, in-house drilling, modern digital reporting, and a demonstrated commitment to responsive service on projects of every size.

3).TEAM REUSMES

MURPHY G. SCURRY, P.E.

Partner

EDUCATION
Texas University at Austin, B.S. in Civil Engineering 2003

REGISTRATIONS
Professional Engineer, Texas, 17 yrs. licensed

CERTIFICATIONS
National Ready Mix Concrete Association (NRMCA) ID# 82960

ASSOCIATIONS
ACI and ASCE

Prior Certifications: ACI Field I, ACI Lab I, NICET Soil Level III, NICET Concrete Level III, NICET Asphalt Level I, PCI Level I & II

Professional Experience

Murphy Gano Scurry, P.E., has practiced geotechnical engineering and construction materials testing throughout South Texas since 2003. His experience includes subsurface investigations; foundation, bearing-capacity, and settlement analyses; pavement and site-development recommendations; slope-stability evaluations; levee design; and construction quality-control services.

Mr. Scurry has provided geotechnical engineering and materials testing support for municipal infrastructure, water and wastewater facilities, public-school projects, residential subdivisions, commercial developments, and large-scale master-planned communities.

His City of Edinburg experience includes work associated with the Edinburg Water Treatment Plant, the approximately 600-acre La Sienna development, Los Lagos developments, other subdivision projects, and Edinburg Consolidated Independent School District facilities. He also performed forensic evaluations of hurricane-affected structures in Texas and Florida, including assessment of foundation, structural, and storm-related conditions.

Project Experience

Las Palmeras Subdivision (13-acre development) – Edinburg, Texas

CoMET manager for subject project oversaw the field and lab testing program for earthwork and pavement materials (such as soil compaction and moisture, subgrade/base, concrete, and asphalt) to verify the work meets the plans, specifications, and city requirements. Mr. Scurry also coordinates testing schedules with the contractor and inspectors, track results and nonconformances, and provided timely reports and recommendations to keep construction moving and compliant.

Sapphire and Villas at La Sienna Development – Edinburg, Texas

As the Geotechnical Engineer of Record he provided the geotechnical basis for site development, pavement design, and foundation-related improvements from preliminary planning through construction. The role included evaluating subsurface conditions; identifying groundwater, drainage, soft-soil, expansive-soil, and earthwork constraints; and preparing practical recommendations that support safe, durable, and cost-effective development.

Additional Edinburg Project:

Water Treatment Plant Expansion, Sugar Business Park, and Edinburg ISD.

HERMAN GARZA

Partner

KEY SKILLS
Budgeting & Cost Controls;
Site safety/OSHA;
Crew Supervision;
QA/QC Field Engineering;

ASSOCIATIONS
ACI

Prior Certifications: ACI Field I, TxDOT Level IB

Professional Experience

Herman Garza has more than 20 years of experience in geotechnical engineering, construction materials testing, building-envelope observations, concrete materials, and business development throughout the Rio Grande Valley. He began his career at Terracon (7 years) and founded RGV Strata Group, LLC in 2015 following years of hands-on training and field experience.

Mr. Garza provides leadership for geotechnical investigations, earthwork and pavement testing, concrete and asphalt testing, special inspections, and building-envelope observations. He is experienced in concrete mix-design development for ready-mix producers throughout the Rio Grande Valley and remains actively involved in field operations, including materials testing, subsurface investigations, and roof observations.

His project experience includes the International Boundary and Water Commission levee system, border-wall improvements, Rio Grande Valley school districts, and municipal projects from South Padre Island to Roma.

Project Experience

Los Lagos Development – Edinburg, Texas

Ongoing CoMET project manager overseeing field and laboratory testing for earthwork and pavement materials, including soil moisture and density, subgrade and base preparation, concrete, and asphalt. Mr. Garza coordinates testing with contractors and inspectors, tracks results and nonconformances, and provides timely reports and recommendations to support compliance with project plans, specifications, and City requirements. Recently during earthwork construction Mr. Garza coordinated with Rio Delta Engineering to address the soft pumping subgrade soil condition at an excavated building and made practical stabilization recommendations to create a working-platform, allowing earthwork operations to continue efficiently.

Additional Edinburg Project:

Saks Industrial Subdivision, Amira Subdivisoin, and Edinburg ISD.

OMAR A. SANTANA, RRO, REWO

Project Manager & Building Envelope Specialist

Professional Experience

Mr. Omar Santana brings more than 18 years of construction quality, materials-testing project management, and building-envelope consulting experience. His background is rooted in hands-on construction operations and field-based quality assurance, providing a practical understanding of inspection workflows, testing coordination, documentation, construction monitoring, deficiency identification, and corrective-action follow-up. He specializes in building-envelope QA/QC, forensic investigations, leak diagnostics, AAMA 501, 502, and 503 testing, roofing and waterproofing assessments, infrared moisture surveys, property-condition assessments, peer reviews, firestopping inspections, and project management.

Mr. Santana has supported projects ranging from K–12 campuses, municipal facilities, commercial and industrial developments, warehouses, cold-storage facilities, and healthcare and institutional properties to complex high-rise and specialty facilities. His experience includes work for Edinburg CISD, PSJA ISD, Cameron County, the City of Brownsville, Austin ISD, H-E-B, Texas Health and Human Services, Walmart, Sam's Club, Ryan Companies, Bartlett Cocke, Gomez Mendez Saenz, and O'Connell Robertson.

As a member of the RGV Strata team, Mr. Santana adds field-oriented construction-quality leadership and specialized building-envelope expertise that complements the firm's geotechnical engineering and materials-testing services. His experience coordinating construction observation, QA/QC documentation, testing activities, client communication, and corrective work will help the City of Edinburg identify potential deficiencies early, manage risk, and support durable, high-performing public facilities.

EDUCATION

University of Texas – Brownsville

South Texas Community College

REGISTRATIONS

International Institute of Building Envelope Consultants IIBEC, Texas, 12 yrs. – RRO, REWO

WORK HISTORY

RGV Strata – 6 mons.
Axis Exterior Solutions - 5yrs
Braun Intertec – 5 yrs
Terracon – 6 yrs.
TSI Labs, - 6 mons.
Raba-Kistner – 2 yrs

Project Experience

Program Manager – Nationwide, Puerto Rico – Axis Exterior Solutions / Wal-Mart Roof Portfolio

Represented Walmart by conducting roof assessments, infrared moisture surveys, roof design, QA/QC construction monitoring, pre-construction meetings, project closeout inspections, and emergency/storm damage evaluations.

JORGE CASTILLO

Senior Technician

KEY SKILLS

Soil field and laboratory testing training & certifications;
Concrete field and laboratory training & certification.;
Asphalt field and laboratory training & certifications;

Work History

RGV Straat – 3yrs.
Dragados-Pulice – 3
Terracon - 2

Previous Certifications:
TxDOT Level IA
TxDOT Level 2
TxDOT Aggregate 101
ACI Field I

Professional Experience

Mr. Jorge Castillo has more than 15 years of experience in construction materials testing, field inspection, laboratory testing, and construction quality-control services throughout South Texas. His experience includes earthwork observation; soil moisture-density and compaction testing; subgrade and base-course testing; concrete sampling and fresh-concrete testing; asphalt sampling and testing; and preparation of field and laboratory documentation.

As Senior Field Technician, Mr. Castillo provides field leadership and technical guidance to testing personnel. He supports technician training in proper sampling, testing, documentation, and reporting procedures consistent with ASTM International standards, TxDOT specifications, approved project plans, and applicable municipal requirements. His experience helps promote consistent testing practices, complete documentation, timely reporting, and early identification of potentially nonconforming construction conditions.

Mr. Castillo has completed formal training and previously held certifications in soil, concrete, and asphalt field and laboratory testing. His practical experience applying ASTM International test methods and TxDOT specifications enables him to mentor junior personnel and support dependable construction materials-testing operations for RGV Strata Group.

Project Experience

I-69C & Expressway 83 Interchange – Pharr, Texas

Mr. Castillo supported asphalt and concrete construction operations through materials sampling, field testing, inspection, documentation, and coordination with project personnel. His responsibilities included monitoring placement activities, performing applicable testing, documenting results, communicating observed conditions, and supporting quality-control verification in accordance with project specifications, TxDOT requirements, and applicable ASTM International standards.

Additional Edinburg Project:

Closner Village Subdivision, Amira Subdivisoin, and Las Palmeras

MARK D. CORBITT, P.E.

Engineering Consultant

EDUCATION
Texas A & M University at Collage Station, B.S. in Civil Engineering 2003

REGISTRATIONS
Professional Engineer, Texas, 16 yrs. licensed

CERTIFICATIONS
TxDOT Pre Certifications:

3.1.1	8.1.1
3.2.1	10.1.1
3.4.1	10.2.1
4.1.1	10.5.1
4.2.1	11.1.1

WORK HISTORY
RGV Strata & MDC Engineering - 2yrs
SSA – 6 yrs
TEDSI – 8 yrs.

Professional Experience

Mark Corbitt has more than 20 years of civil engineering experience, with primary expertise in drainage, transportation, roadway, and land-development projects throughout the Rio Grande Valley and across Texas. As an Engineering Consultant for RGV Strata's Edinburg, Texas office, he is responsible for project planning, design, quality assurance/quality control, bidding and letting support, permitting coordination, and construction-phase oversight.

Mr. Corbitt's experience includes hydrologic and hydraulic analyses; flood-control modeling; drainage studies; scour evaluations; route and feasibility studies; roadway schematics; geometric design; cross sections; traffic-control plans; specifications, estimates, bid documents, general notes, and project cost analyses. His work also includes land development, bridge layout coordination, structural analyses, geotechnical investigation support, and laboratory materials testing performed in accordance with applicable TxDOT and AASHTO procedures.

His work reflects a thorough working knowledge of applicable requirements of FEMA, Hidalgo County Drainage District No. 1, TCEQ, AASHTO, and TxDOT.

Project Experience

City of Edinburg Master Drainage Plan Phase 1 Outfall Analysis - Edinburg, Texas

Mr. Corbitt served as the project manager and oversaw the QC/QA of all submittals for the City of Edinburg's Master Drainage Plan. The Master Drainage Plan consisted of the assessment of all outfalls in the City of Edinburg. Tasks included the processing of GIS data and the production of HEC-HMS models for all drainage areas within the City. The hydrographs developed were then used in HEC-RAS models of all existing outfalls and in the development of proposed outfall improvements. A final cost estimate per outfall improvement was developed and the entire final report was submitted to and approved by the Texas Water Development board.

Ridge Road Business Park – Pharr, Texas

Mr. Corbitt coordinated civil design, drainage, roadway, utility, and site-development elements with the project team. They work closely with geotechnical engineering and construction materials testing staff to incorporate subsurface recommendations and establish project-specific testing requirements. During construction, they coordinate field findings, design revisions, and quality-control information to support timely project completion

MARIA O. SCURRY, P.E.

Field Engineer

EDUCATION
Texas University at Austin, B.S. in Civil Engineering 2003

REGISTRATIONS
Professional Engineer, Texas, 17 yrs. licensed

WORK HISTORY
RGV Strata & GG4 Consultants- 2yrs
ERO– 6 yrs
Terracon – 8 yrs.

Professional Experience

Maria O. Scurry, P.E., has more than 20 years of engineering and project-management experience, including geotechnical engineering, structural engineering, construction materials testing, and construction administration. Her experience includes geotechnical investigations; shallow- and deep-foundation analyses; retaining-structure design; slope-stability and seepage evaluations; pavement design and remediation; and special inspections of foundations, concrete, and CMU masonry.

Ms. Scurry has managed multidisciplinary engineering and architectural projects for public and private clients, including educational facilities, courthouse and laboratory facilities, commercial developments, and institutional projects. Her responsibilities have included technical design coordination, project scheduling, budgeting, client and consultant coordination, quality control, construction-phase administration, and resolution of field conditions.

Her South Texas experience includes projects for Hidalgo County, San Felipe Del Rio CISD, and regional school districts, as well as the Hidalgo County Courthouse and Biosafety Testing Laboratory. Ms. Scurry has also served as Structural Engineer of Record for building projects involving wood, concrete, CMU masonry, and structural-steel systems, and has led construction administration teams to support compliant, timely project delivery.

Project Experience

Arbor Vista Apartments – Pharr, Texas

CoMET manager for subject project structural field engineer, providing wood-frame construction observations and structural quality-assurance support. Her services included periodic observations of framing installation for conformance with approved construction documents and applicable code requirements, with attention to load-bearing walls, floor and roof framing, truss placement, structural connections, sheathing, fasteners, blocking, bracing, hold-downs, anchors, and framing modifications

CHARLES FLANERY

Procurement Officer / Drilling Superintendent

KEY SKILLS

Budgeting & Cost Controls;
Site safety/OSHA;
Crew Supervision;
QA/QC Operations;
Relationship Specialist

Prior Certifications: OSHA Train-the-Trainer, OSHA-SSHO, TxDOT Class A CDL

Professional Experience

Charles Flanery brings more than 15 years of hands-on experience in commercial construction, exploration drilling, and business development across the southern United States. He began his career in the oil and gas sector, spending six years in pipeline construction before transitioning into drilling and exploration, where he dedicated the next twelve years to advancing field operations and technical excellence.

Throughout his career, Mr. Flanery has held a wide range of leadership and technical roles, including Texas Instruments (TI) Certified Inspector, OSHA Safety Superintendent, Operations Manager for Impact Casing Services, and Business Development Lead. These positions have allowed him to develop a deep understanding of regulatory compliance, safety management, operational efficiency, and client relations.

Mr. Flanery's expertise spans commercial drilling, exploratory forensics, and specialized inspection services. He is known for providing strong professional leadership, practical field knowledge, and a result-driven approach to complex drilling and investigative projects. His background in both construction and subsurface exploration enables him to bridge technical insight with strategic project management, ensuring safe, efficient, and high-quality outcomes.

Project Experience

San Miguel (The Shores Development)– South Padre Island, Texas

Mr. Flanery drilled a subsurface investigation at Shores Development in South Padre Island, where variable coastal soils and loose, water-influenced strata required experienced field judgment. The drilling approach was transitioned from a dry auger to mud rotary methods to stabilize the borehole, allow representative sampling, and complete the exploration to the required approximately 40-foot termination depth. This project reflects RGV Strata Group's ability to apply appropriate drilling techniques in the field, respond to changing subsurface conditions, and obtain the information needed for reliable geotechnical evaluation.

4). REFERENCES

Following are references (names and current phone number) from recent work with the City of Edinburg with a brief description with a referenced team member.

REFERENCE	PHONE NUMBER	PROJECTS	STRATA TEAM
Armando Guiterrez Total Commitment, LLC	(956) 221.4400	Garden Walk at Canton Las Palmeras Subdivision	Murphy Scurry Herman Garza
Pablo Gonzalez Total Commitment, LLC	(956) 517.0070	Ali Estates Subdivision	Jorge Castillo Mario Gonzales
Ivan Garcia, PE Rio Delta Engineering	(956) 263.0934	Los Lagos Subdivision	Heman Garza Murphy Scurry
Luis A. Mendez SAMES	(956) 313.5926	Chapin Pump Station Rehabilitation Ali Estates Subdivison	Murphy Scurry Herman Garza
Jacob Garlick Rhodes Enterprise, Inc.	(956) 670.6532	Las Sienna Development – Sapphire and Villas	Murphy Scurry Herman Garza
Rogelio Guiterrez Triple G Construction	(956) 445.4020	Villages at Closner	Herman Garza Murphy Scurry Mario Gonzalez Jorge Castillo

List of past projects in the City of Edinburg:

Villegas at Closner, Edinburg, TX— Ongoing.

Dawson Village Subdivision, Edinburg, TX – Ongoing

Chapin Pump Station Rehabilitation, Edinburg, TX- Ongoing

Amira Subdivision, Edinburg, TX – Ongoing

Courtyard Marriot SRGV Hotel, Edinburg, TX – Ongoing

Ali Estaes Subdivision, Edinbgurg, TX – 2026

Los Lagos Apartments, Edinburg, TX - Ongoing

Los Lagos Subdivision, Edinburg, TX— Ongoing.

Saks Industrial Subdivision, Edinburg, TX – Ongoing.

Sapphire at La Sienna Development, Edinburg, TX – Ongoing

Villas at La Sienna Development, Edinburg, TX – Ongoing

Sugar Business Park, Edinburg, TX – 2026- Ongoing

Las Palmeras Subdivision, Edinburg, TX -2025

Garden Walk at Canton Subdivision, Edinburg TX - 2025

Greenpoint Apartments, Edinburg TX – 2016

These projects demonstrate direct recent experience in the Edinburg market and support the RFQ criteria related to previous City experience, team qualification, and stability.

PRIMARY PROJECT TEAM

Name	Role	Responsibilities
Murphy Scurry, P.E.	Project Engineer /Senior Technician	Dirctor of engineering, field coordination, and quality review of engineering recommendations, field engineer/tech.
Herman Garza	Project Engineer / Senior Technician	Project engineering, field oversight, field technician and report preparation.
Jorge Castillo	Senior Technician	Senior field technician and laboratory technician. Field testing, observation, and sample collection.
Mario Gonzales	Field Technician	Soil compaction testing, concrete sampling, and reporting support.
Omar Santana, RRO	RRO / Project Manager/Senior Technician	Scheduling, coordination, and administrative oversight.
Andy Flanery	Procurement Officer / Drilling Superintendent	Procurement coordination, drilling operations, and project logistics.
Gustavo Salas	Lab Manager / Field Technician	Laboratory manager testing and field technician.
Mark Corbitt, P.E., CFM	Engineering Consultant / Project Manager	Geotechnical to civil feasibility consultant/project manager/progress meetings
Maria O. Scurry, P.E.	Field Engineer Inspector / Project Manager	Structural/Geotechnical field engineer/project manager

5). INSURANCE

The attached insurance certificates reflect current coverage for RGV Strata Group. The Commercial General Liability certificate shows $1,000,000 each occurrence and $2,000,000 general aggregate, effective 02/26/2026 through 02/26/2027. The Professional Liability certificate shows $1,000,000 per claim and $1,000,000 aggregate, effective 06/09/2026 through 06/09/2027.

The firm maintains an employer-funded occupational injury and wage-continuation benefit program for eligible employees who sustain a work-related injury. Subject to the terms and conditions of the program, eligible employees may receive up to two weeks of regular wages, based on their normal scheduled work hours, and eligible employees with at least six months of service may use accrued paid time off or vacation leave in connection with an on-the-job injury.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	PHONE (A/C, No, Ext): (888) 202-3007	FAX (A/C, No):
	E-MAIL ADDRESS: contact@hiscox.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hiscox Insurance Company Inc	10200
INSURED RGV STRATA 200 W. Expressway 83 Suite H San Juan, TX 78589	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			P100.120.739.9	02/26/2026	02/26/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ S/T Gen. Agg.
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

The City of Edinburg
415 W. University Dr.
Edinburg, TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mary J Boyd

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	**CONTACT NAME:**	
	PHONE (A/C, No, Ext): (888) 202-3007	**FAX (A/C, No):**
	E-MAIL ADDRESS: contact@hiscox.com	
	INSURER(S) AFFORDING COVERAGE	**NAIC #**
	INSURER A : Hiscox Insurance Company Inc	10200
INSURED RGV STRATA 4900 Texan Road Mission, TX 78574	**INSURER B :**	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**		N / A				E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			P101.397.710.5	06/09/2026	06/09/2027	Each Claim: $ 1,000,000 Aggregate: $ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

The City of Edinburg
415 W. University Dr
Edinburg, TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mary J Boyd

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6). PROFESSIONAL SERVICES AGREEMENT

RGV Strata Group, LLC confirms that it has reviewed the draft Professional Services Agreement and is prepared to enter into such agreement if selected. We understand that the final contract will incorporate the solicitation requirements, the negotiated scope, and the billing rates, subject to City approval.

We also acknowledge the RFQ provisions relating to statutory compliance, confidentiality, audit rights, venue in Hidalgo County, and the City's authority to reject proposals, negotiate terms, or terminate the contract as provided in RFQ-2026-4.

7). CONTACT INFORMATION

Murphy Scurry, P.E., Partner
1821 Fawn Cir.
Edinburg, Texas 78539
Mobile: (956) 802-7328
Phone: (956) 223-7153
Email: murphy@rgvstrata.com

Herman Garza, Partner
4900 W. Exp. 83 S202
McAllen, Texas 78501
Mobile: (956) 373-6287
Phone: (956) 223-7153
Email: herman@rgvstrata.com

Submitted by:

RGV Strata Group, LLC

By: _____

Murphy Scurry Authorized Signatory

Date: 07/12/2026

APPENDIX: REQUIRED FORMS

RFQ-required forms:

- Conflict of Interest Disclosure.
- General Questionnaire.
- Litigation Disclosure Form.
- HB 89 verification.
- SB 13 verification.
- SB 19 verification.
- Non-Collusion Affidavit.

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date:

July 10, 2026

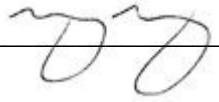
Company/Vendor Name:

RGV Strata Group, LLC

Printed Name and Title:

Murphy G. Scurry, Partner

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: RGV Strata Group, LLC
(Full, correct legal name)

- Address: 4900 W. Exp. 83 S202, McAllen, Texas 78501
- Telephone/Fax: (956) 223.7153
- Email address: murphy@rgvstrata.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No_X__

3. Is your Company authorized and/or licensed to do business in Texas? Yes_X__ No____

4. Where is the Company's corporate headquarters located? McAllen, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes_X__ No____

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _3____ (years) _4___ (months)

c. State the number of full-time employees at the Edinburg office. 5

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No_X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. NA

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Murphy G. Scurry
Address: 4900 W. Exp. 83, McAllen, Texas 78501
Telephone: (956) 802.7328
Fax:
Email: murphy@rgvstrata.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. NA

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. NA

10. Provide any other names under which your business has operated within the last 10 years.
    RGV Strata

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Murphy G. Scurry, the undersigned representative of

RGV Strata Group, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Muprhy G. Scurry, Partner

TYPE/PRINT NAME AND TITLE:

July 10, 2026

DATE:

SENATE BILL 13 VERIFICATION

I, Murphy G. Scurry, the undersigned representative of

RGV Strata Group, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Murphy G. Scurry, Partner

TYPE/PRINT NAME AND TITLE:

July 10, 2026

DATE:

SENATE BILL 19 VERIFICATION

I, Murphy G. Scurry, the undersigned representative of

RGV Strata Group, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Murphy G. Scurry, Partner

TYPE/PRINT NAME AND TITLE:

July 10, 2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Murphy G. Scurry, being first duly sworn, deposes and says that:
(Name)

(1) He is President of RGV Strata Group, LLC, the Bidder that has submitted the attached Bid;
(Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Partner

Subscribed and sworn to me this 14 day of July 2026

By: Lisa M. Hamlet

Notary Public

My commission expires Nov. 29, 2027

LISA M HAMLET
Notary Public
STATE OF TEXAS
ID# 12633790-8
My Comm. Exp. Nov. 29, 2027

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Geotechnical Engineering & Construction Materials Testing Services

RFQ 2026-4

July 14, 2026

1506 Mid Cities Dr
Pharr, TX 78577
(956) 283 8254

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Section 1:
Transmittal Letter

1506 Mid Cities Dr.
Pharr, TX 78577
P (956) 283-8254
F (956) 283-8279
Terracon.com

July 14, 2026

Mr. Mardoqueo Hinojosa, P.E., CFM, CPM
City Engineer/Engineering Director
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ 2026-4 – Geotechnical Engineering & Construction Materials Testing Services

Dear Mr. Hinojosa:

Terracon Consultants, Inc. (Terracon) is pleased to submit the appended Statement of Qualifications (SOQ). Terracon is a multi-discipline consulting engineering firm. Our local services include:

- Environmental
- Facilities
- Geotechnical Engineering
- Materials Testing

This SOQ has been prepared to demonstrate our capabilities to perform the requested professional engineering and testing services in a timely manner. As a Senior Principal within the firm and Pharr Operations Manager, I will be available if you have any questions concerning our SOQ.

The Pharr Office is intimately involved in the City of Edinburg community; I am a proud citizen of the City of Edinburg residing in Los Lagos Golf Community. We participate on an annual basis by sponsoring the Edinburg July 4th Texas Cook'em High Steaks event and Edinburg Consolidated Independent School District (ECISD) Superintendent's Scholarship Golf Classic Tournament. We also contribute to the Edinburg Rotary Cajun Fest and joined a partnership with UTRGV baseball program during the 2017 season and continue to support them. These sponsorships are our way of being a member of the communities that have allowed us to provide our services to them. Furthermore, Terracon currently serves as a provider of Environmental (including asbestos and indoor air monitoring services), and On-Call Geotechnical Engineering, Construction Materials Testing, and Facilities services to ECISD.

I, Jorge A. Flores, P.G., will serve as the Client Manager and will be the point of contact for the City of Edinburg on all correspondence and communication pertaining to this SOQ. I am located in our Pharr Office at 1506 Mid-Cities Drive, Pharr, Texas, 78577 and can be reached at the office via telephone (956) 283-8254, fax (956) 283-8279, cell (956) 245-2319 or email jorge.flores@terracon.com. *I am authorized to bind **Terracon** to the provisions of this SOQ and conduct final contract negotiations on behalf of the firm.* If you have any questions, please do not hesitate to contact me at your convenience. We look forward to working with you and the City of Edinburg.

Sincerely,
Terracon Consultants, Inc.

Jorge A. Flores, P.G.
Senior Principal/Operations Manager



Section 2:
Firm Qualifications and Experience

SECTION 2
FIRM QUALIFICATION AND EXPERIENCE

Discuss the firm's experience and history in performing geotechnical engineering and construction materials testing services in a timely manner, particularly for other governmental agencies in the past (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

Terracon Consultants, Inc. (Terracon) is a dynamic and growing consulting firm providing multiple related service lines to clients at local, regional and national levels. Our services are delivered on a timely basis with consistently high value and attention to client needs. Local services include:

- Environmental
- Facilities
- Geotechnical Engineering
- Materials Testing

Since 1965, our employee-owned firm has delivered success for clients and employees. We help our clients succeed in their business ventures by effectively executing projects, controlling costs, and managing risk. Our clients appreciate this approach, and they know that we intend to be with them for the long term. Terracon's Pharr office has qualified certified technicians and a reputable engineering staff giving us the ability to respond quickly to our client's needs. Our responsiveness, high quality deliverables, practical solutions and competitive fees afford clients with a way of doing business that saves time and money.

Terracon has over 200 offices nationwide. In Texas, Terracon currently has more than 1,000 personnel with offices in Austin, Beaumont, College Station, Conroe, Corpus Christi, Dallas, El Paso, Fort Worth, Freeport, Frisco, Houston, Laredo, League City, Longview, Lubbock, Lufkin, Midland, Pharr, Round Rock, San Antonio, Tyler, and Waco. The Pharr office will continue to provide consulting services for the City of Edinburg contract as needed.

Terracon Consultants, Inc. is an employee-owned firm. No individual shareholder currently owns more than 5%. The stockholders in Pharr include:

Jorge A. Flores, P.G., Senior Principal	22 years with Terracon
Alfonso A. Soto, P. E., D. GE, F. ASCE, Senior Principal	24 years with Terracon
Stephanie M. Cardoza, MBA, Senior Associate	22 years with Terracon
Guadalupe Leal	20 years with Terracon
Sylvia Quinones	19 years with Terracon
Eloy Palacios, Senior Associate	19 years with Terracon
George Flores	18 years with Terracon

In addition, Terracon has over 200 Principals and Senior Principals including the following Pharr Office Principals:



Jorge A. Flores, P.G.
Sr. Principal/Office Manager
P: 956-283-8254 | F: 956-283-8279



Alfonso A. Soto, P. E., D. GE, F. ASCE
Sr. Principal/Materials & Geotechnical Manager
P: 956-283-8254 | F: 956-283-8279



Stephanie M. Cardoza, MBA
Principal/Client Development Manager
P: 956-588-2478| F: 956-283-8279

Terracon consistently ranks as a top 20 design firm by Engineering News-Record. Our successful growth has included organic expansion and innovation as well as the acquisition of more than 60 firms with specialized capabilities. A focused and uncompromising dedication to safety has been integral to how we support our employees, clients, and communities.



Terracon has been providing a full range of environmental engineering, geotechnical engineering and construction materials testing services for numerous cities, municipalities, architects, engineers and contractors throughout the South Texas area for more than 25 years. The projects Terracon have completed illustrate the diversity and depth of our engineering knowledge and have ranged from small streets to the Bert Ogden Arena to the new Hidalgo County Courthouse.

Terracon understands the types of municipal projects a city of the caliber of City of Edinburg must undertake to keep it the "jewel" to the Rio Grande Valley. Some of those types of projects may have problems, concerns, or unique features where the City of Edinburg must be sure they have acquired the appropriate qualified engineering firm to use value engineering and expertise to make those projects a great success. We believe we are that engineering firm for the City of Edinburg!

We believe that a process must be implemented and well managed to help avoid cost overruns, change orders, and delays. It is a team effort that must receive priority attention from all involved. Important steps in this process include:

GEOTECHNICAL ENGINEERING

The design and construction of functional, cost-effective structures require a thorough understanding of local soil, rock, and groundwater conditions. Terracon provides safe and quality-focused in-house exploration and geotechnical services to support both the design phase of a project and the construction process, if needed, to resolve ground-related construction issues.



Terracon is proud to have its own CME-75 drilling equipment and exploration staff with combined decades of field experience. Our nationwide engineering depth-of-bench and depth knowledge of the regional geologic and soil conditions is reflected in our vast geotechnical database that expands almost three decades, which provides an additional level of confidence to our reports. Our qualified exploration crew is able to perform subsurface exploration borings and sampling and can use the necessary methods to meet client and project needs (including drilling in loose sands, very dense and hard deposits, shallow groundwater conditions, or rock substrata), if necessary. If needed, our services may include specialized field testing, such as field percolation testing for on-site storm-water ponds.

The typical phases of a geotechnical study include Site Exploration, Laboratory Testing and Engineering Analysis. Site exploration will primarily consist of soil borings (depth and spacing determined based on size / type of installation, loads and area) sampled with various methods depending on the geology of the site. Laboratory testing will typically focus on determining soil classification in accordance with Unified Soil Classification System, physical properties, and strength properties. Engineering analysis may consist of the applicable project needs as outlined before under Services Provided.

Terracon's geotechnical services include:

- Site Characterization (Subsurface Exploration, In-Situ Testing, and Geophysics)
- Foundation analysis and design recommendations
- Pavement design recommendations and subgrade evaluation

- Recommendations for soil stabilization and ground improvement
- Earth structures, slopes, and stormwater detention systems
- Slope stability analysis and evaluation

MATERIALS TESTING

Proper selection, quality, workmanship, and performance of construction materials play a vital role in ensuring that today's buildings and infrastructure perform adequately over long-time periods. We work with clients to minimize material replacements, reduce the likelihood of deterioration, avoid potential failures, and investigate and evaluate construction materials related problems and failures when they do occur.

Terracon's materials testing services include:

- Construction Quality Assurance/Quality Control
- Structural Steel and Nondestructive Testing
- Field and Laboratory Observation & Inspection
- Materials Engineering
- Pavement Materials Engineering
- On-Site Observation and Monitoring
- Materials Mix Design, Evaluation, Verification
- Materials Evaluation and Selection



Laboratory testing at Terracon is conducted in accordance with our in-house Laboratory Quality Control Manual and in general accordance with industry-recognized laboratory standards and practices. Terracon maintains AASHTO and USACE accreditations. Certifications can be provided upon request. Our laboratories in the El Paso Region are equipped to perform the following tests:

SOILS

- Moisture-Density Relation
- Gradation
- Atterberg Limits
- Nuclear Density
- Sand Cone Density
- Specific Gravity
- Hydrometer Analysis
- California Bearing Ratio
- Unconfined Strength
- Soil-Cement Testing
- Lime-pH Relationship
- Permeability (Falling & Constant Head)

AGGREGATES

- Moisture Content
- Gradation
- Specific Gravity
- Absorption
- Soundness
- Clay Lumps/Friable Particles
- Flat/Elongated Pieces
- Fractured Faces

CONCRETE

- Slump & Air Content
- Unit Weight/Yield
- Compressive Strength
- Flexural Strength
- Flatness/Levelness
- Core Sampling of Hardened Concrete
- Testing of Concrete Cores
- Mix Designs

ASPHALT

- Unit Weight
- Specific Gravity
- Marshall Stability & Flow
- Texas Gyratory Compaction
- Bitumen Extraction
- Aggregate Gradation
- Core Sampling
- Mix Designs

ENVIRONMENTAL SERVICES

Negotiating the complexities of environmental issues can be challenging and time-consuming. Terracon relies upon demonstrated experience and knowledge of local conditions and regulations to deliver solutions that are timely, practical, and make good business sense.

From the most basic property assessment to complex industrial compliance issues, Terracon's services are designed with the client in mind. We consistently blend goals and budgets with sound technical knowledge to meet project objectives. These services are conducted from our extensive network of local offices. By combining our national resources with specific local area expertise, we consistently overcome obstacles and deliver the results our clients expect.

Terracon's professionals have a thorough understanding of local conditions and regulations, and know how to effectively manage the potential risks presented by hazardous materials and chemical releases that have impacted a site. In addition to working for thousands of private sector clients, Terracon routinely develops and implements environmental solutions in support of local municipalities and state agencies.

Our environmental services include:

- Phase I and II ESAs
- Remedial design and implementation
- Brownfield site redevelopment
- Cultural Resources
- Natural resources/wetlands delineation/mitigation
- Industrial hygiene/health and safety
- Asbestos/lead/mold/indoor air quality
- Regulatory compliance
- Environmental management systems
- Threatened and Endangered Species








Terracon believes that the recording and delivery of test and observation results is as important as the collection of the data via field and laboratory activities. Terracon's Construction Materials Engineering Laboratory Management System (CMELMS™) automates the delivery of information. Our proprietary CMELMS™ software provides our project managers with the necessary tools to track test data and observe potential negative trends that can be addressed early on thereby reducing the likelihood of costly retests, repairs and construction delays. After a work order is developed the project manager tracks the test completion, review, invoicing and distribution and dates accordingly.



Terracon's proprietary data management system generates real-time test results of critical information, keeping you informed of all test results and keeping your project moving forward.

- 24-hour report-turnaround for non-conformance items and failing tests
- Custom report delivery that can be shared with multiple entities
- Real-time reporting keeps you and your project team informed, saving time and money

Compass - Data Delivery

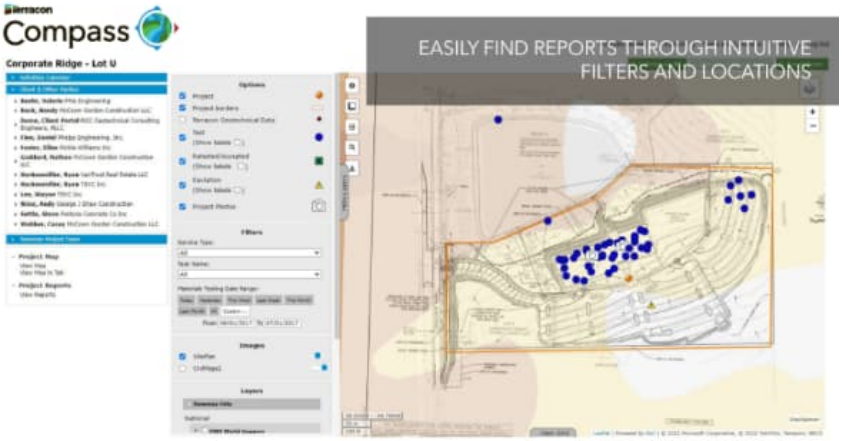
Traditional methods of reporting and accessing results of your project's inspections, testing, and observations are no longer sufficient for today's construction projects. With a large number of reports generated on a single project, you now have a solution to quickly find and view specific data to make timely, informed decisions for your project.

Terracon offers you the ability to view and interact with your testing data in a new way and is committed to using innovative techniques to deliver quality projects. Construction data is viewed by geographic location in relation to your project drawings as part of our seamless project delivery system.

How It Works:

We overlay your project drawings into an accessible GIS map. Our field professionals will locate where they are standing on the plan through their mobile devices. When performing a test or observation, they simply drop a pin where the work is, perform our work, and collect the data. Field professionals complete the data collection through intuitive forms built into the application.

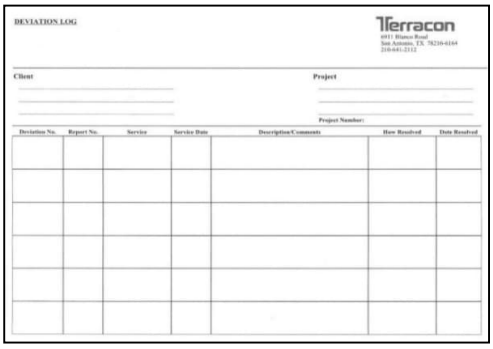
Once complete, the technicians can submit the report from their device in the field which dramatically reduces report turnaround time. After the report has been reviewed and approved it is visible in Terracon Compass. Imagine seeing all your materials testing data for your project on one screen, located where the work occurred, and with intuitive filters to find what you need. What used to take hours can now be accomplished in minutes using Terracon Compass.



Automated System for Scheduling, Reporting, Distribution, Invoicing and Budget Tracking

Once the project begins, Terracon utilizes our automated Proprietary CMELMS software program. This allows us to achieve better communication, more consistency and faster turnaround of reporting on the project. Data, observations and other information are easily entered into the system and reports are generated. The program automatically tracks all reports and provides immediate availability of test results. Additionally, the statistical performance of all concrete mixes being utilized on a project can also be monitored.

The CMELMS software can produce electronic or paper copies of reports for distribution. Reports can be distributed via traditional mail, electronic mail and/or Internet web pages can be established. The program will also track our project budget on a daily basis and produce real-time budget reports and invoices for services provided.


DEVIATION LOG

Terracon

Client

Project

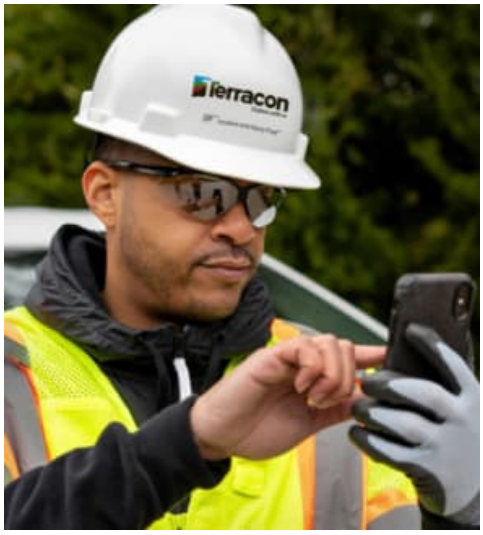
Project Number:

Deviation No.	Report No.	Service	Service Date	Description/Comments	How Resolved	Date Resolved

We understand the importance of good communication especially in instances of changes in scope or site conditions, instructions and modifications to work requests demand instantaneous communication. To that end, every staff professional and field technician is provided with a company mobile telephone so that direct communication with office staff, subcontractors and the City of Edinburg's staff is available.

Office Technology/Computing/Web-Based Services

Terracon's IT Solutions department provides data management tools to assist our clients in the success of their projects. Through these services, Terracon is able to offer secure and efficient applications that will assist Terracon's ability to communicate and store critical project data, including project status, reports and task management. Laboratory data, final reports, specifications, etc., is password-protected only to designated Terracon staff. Desk Top Computers are electronically linked by a wide area network and to the Internet, allowing us to communicate, transfer, and analyze data, drawings, etc. on a real-time basis. Reports can be submitted electronically. As an alternative, we can establish a portal for the project to allow access to the test reports.



Terracon has a vast resource pool of engineers, geologists, scientists and biologists to draw from its more than 200 offices nationwide in the event a client faces unique problems during or before construction. Terracon employs one of the largest staffs of certified technicians and Construction Materials Engineers in Texas. Our staff of more than 150 construction materials technicians and 69 Texas state licensed professional engineers allows us to respond to technical issues that the City of Edinburg may have on its projects.

We believe that we will be the best choice for the City of Edinburg contract because Terracon is an expert at the scope of work and we offer many other advantages and unique services. It is through our performance as a team member that Terracon has earned a reputation for quality.

Terracon has assigned a well-trained, qualified and experienced project manager to direct this work assignment. He has the experience and demonstrated ability to anticipate and solve staffing capacity and other issues, before they arise, and is dedicated to serve the City of Edinburg's needs.

Terracon is ready and able to assist the City of Edinburg in achieving its goals with our targeted approach to materials testing services. Terracon provides the following:

- Team Approach - Terracon proposes to function as an extension of the City of Edinburg organization. This team oriented concept allows us to interact with the design and the construction firms as well as the owner.
- Staff Qualifications – We will assign qualified and certified engineering technicians under the direct supervision a project manager. The core value of our professional engineer is to protect the public health, safety and welfare and we believe this core value is in line with the underlying core values of the City of Edinburg.
- Staff Dedication - The number of staff members will be flexible and will increase and decrease in correspondence with the level of need. The staff assigned to the City of Edinburg project will be responsible for the project from start to finish.
- Laboratory and Field Equipment - Terracon utilizes state-of-the-art laboratory and field equipment to perform the testing.
- Quality Assurance - Terracon's laboratory is A2LA accredited and maintains an internal audit and quality assurance program to ensure that a desired level of service and standards are preserved.
- Budget Management - Through the use of our proprietary Construction Materials Engineering Laboratory Management System (CMELMS), data recording, and tracking has become streamlined.
- Test data and budget data retrieval is instantaneous. This reduces inefficiencies associated with paper filing and spreadsheet time/budget tracking.
- Laptops – Terracon utilizes full connectivity between our field personnel on the project with office engineering staff, and our clients. We currently provide laptops to 1,000 field personnel to go along with the smartphones they presently have. This enhances the value of our services as we continue to optimize our ability to communicate with our clients and ensure critical information is transmitted quickly to the project team.



At Terracon, we are continually looking for opportunities to provide more value to our clients and improve the way we do business. Hiring and training the most qualified people to work in construction materials is the most important investment we can make. In addition to having the right people in place, companies must invest in innovative systems that help deliver critical information to clients with speed and efficiency. Terracon's Construction Materials Engineering and Laboratory Management System (CMELMS™) gives us the ability to do just that. Through CMELMS, we can comprehensively manage all of the information we collect for our clients' projects. This system allows our project teams to easily track, manage, and distribute field and laboratory reports in real-time and quickly sort through the information to consult on critical issues. We can schedule our technicians, track costs and budgets, communicate progress, and keep clients up-to-date and informed every step of the way. This technology has allowed Terracon to achieve faster communication, more consistency, and faster turnaround of reports on projects.

There are many questions to ask when selecting a CMET consultant; how firms responsively and reliably communicate is important to meeting your needs. Watch Terracon's video titled, CMELMS – A Look Inside

Terracon's Innovative Software, located at http://www.terracon.com/construction-materials for more information on our technology.

Our Pharr office has provided services to over 650 projects in the last decade for municipal clients throughout the Rio Grande Valley. Terracon has provided engineering consulting services for the City of Edinburg since 2008 (62 projects) City of McAllen since 2009 (460 projects), City of Pharr since 2009 (79 projects), and many others local municipalities in the Rio Grande Valley.

Terracon's Pharr office has provided Geotechnical and/or Materials related services on more than 300 projects for local governmental agencies and municipal clients in the past five years.

The municipal projects on the following pages demonstrate our experience and expertise projects relating to following types of projects:

- Public Works
- Public Utilities
- City Improvement Projects (CIP)

Our experience is proven through our work with the City of Edinburg other comparable municipalities (see projects below).

Project No. 1
Name of Project:
City of Edinburg
Geotechnical, Construction Material Testing and Engineering, and Environmental Services
2020-Current
2008-2018

Scope of Services:
Terracon has performed a number of geotechnical engineering studies and has been retained to perform geotechnical soils investigations and construction materials testing services for the various streets and alleys for the City of Edinburg. Terracon's staff drilled soil borings and performed laboratory testing on the recovered soil samples. The data collected was used to design the pavement sections for the reconstruction of asphaltic concrete roadways and installation of new water, storm drains and sewer systems. Our pavement analysis involved performing California Bearing Ratio (CBR) tests for use in the pavement analysis. The AASHTO method for pavement design was used. Our construction materials testing services have included sampling of the pavement subgrade and base materials for moisture-density relationships in the laboratory, performing in-place field density tests on the pavement subgrade and base courses, and coring the asphaltic concrete surface to check for proper thickness and density. The costs of our geotechnical (soils) and construction materials services were completed within budget. *Both of these services are on-going with the City of Edinburg. The following are select individual projects the Terracon Pharr office has worked on.*

Number	Name	Service Line	Fee
88211178	City of Edinburg - Tule Recreation Center	Materials	$81,829.74
88211179	City of Edinburg - Lull Subdivision Improvements	Materials	$66,692.52
88211050	City of Edinburg - Las Encinitas Subdivision Phase II	Materials	$50,882.96
88211274	Rogers Coves Phase A	Materials	$37,905.00
88241140B	City of Edinburg - Memorial Park New Restrooms Facilities	Materials	$36,730.77
88241140A	City of Edinburg - Bicentennial Park New Restrooms Facilities	Materials	$36,730.77
88241140	City of Edinburg - Frontier Park New Restrooms Facilities	Materials	$36,730.77
88201227	Russell Subdivision Park Subdivision Phase III & IV	Materials	$36,216.00
88211065	City of Edinburg - Ensenada Estates	Materials	$34,922.47

88211124	City of Edinburg - SH Mount Estates	Materials	$29,906.17
88211064	City of Edinburg Canton Heights No. 2	Materials	$29,833.27
88201197	City of Edinburg Raw Water Supply and Distribution Additions	Materials	$29,724.00
88241026	Brennaaleen Cedar Drainage Improvements	Materials	$28,134.76
88221111	City of Edinburg - University Village	Materials	$28,071.70
88211161	Canton Heights No. 3	Materials	$26,928.07
88261051	Brennaaleen Cedar Drainage Improvements Project Phase III	Materials	$25,146.31
88081137	Canton Road	Materials	$23,735.00
88211267	City of Edinburg - La Marquese Estates	Materials	$23,207.83
88241131	City of Edinburg - 750kw Standby Generator	Materials	$22,620.40
88201222	City of Edinburg The Garden at Lake James Subdivision	Materials	$21,468.00
88211004	Newcastle Subdivision City of Edinburg	Materials	$21,358.30
88211113	City of Edinburg - Pearl Estates	Materials	$20,671.94
88211066	City of Edinburg Penny Lane Avanti West	Materials	$15,000.00
88211003	City of Edinburg - Queens Court Subdivision	Materials	$14,533.14
88235025	Brennaaleen Cedar Drainage Improvements	Geotechnical	$13,700.00
88187078	El Tule Building	Environmental	$13,400.00
88235029	Edinburg Wastewater Treatment Plant	Geotechnical	$11,850.00

Name of Representative:
Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Address:
415 W. University Drive
Edinburg, Texas 78540

Phone Number:
(956) 388-8955

Project No. 2
Name of Project:
City of McAllen
Capital Improvement Projects 2017-Current; Subdivision Projects 2009-2016

Name of Representative:
Mr. Eduardo Mendoza, P.E.
City of McAllen
210 N. 20th Street
McAllen, Texas 78501
(956) 688-1151

Scope of Services:
Terracon is currently providing geotechnical engineering and construction materials testing services at various City of McAllen projects. We provide multiple entities with copies of the results of the construction materials testing in a timely manner. We also perform geotechnical explorations, including soil borings, for the preparation of geotechnical reports complete with boring logs, laboratory results, geotechnical recommendations, and site plans for the development of construction documents for various improvements within the city. The costs of our services were completed within budget. *These services are on-going with the City of McAllen. Below is a limited list of projects we have worked on for the city.*

Number	Name	Service Line	Fee
88201005	Bicentennial Blvd Extension Project	Materials	$142,057.13
88161118	Tres Lagos Spine Infrastructure	Materials	$100,000.00
88211221	City of McAllen New Metro Transfer Sta., Admin. Office, & Bus Maint. Facility	Materials	$78,106.88
88211034	City of McAllen - 2018 Bond Group A Drainage Improvements	Materials	$67,542.75
88251093	City of McAllen Alley Rehabilitation Section A	Materials	$59,550.00
88241221	McAllen Near-Shoring Industrial Park	Materials	$59,550.00

88221151	City of McAllen - Daffodil Ave. Between Ware Rd. & Taylor Rd.	Materials	$54,000.00
88241048	McAllen Palms Business Park Subdivision	Materials	$50,687.00
88231063	Brier Village Subdivision	Materials	$50,000.00
88231043	City of McAllen Dove Ave. Roadway & Drainage Improvement	Materials	$48,873.50
88227123	Approximately 133-Acre Vacant Tract of Land - Limited Site Investigation	Environmental	$48,285.00
88251076	City of McAllen 2025 Single Machine Repaving Project	Materials	$46,630.00
88231325	City of McAllen South Industrial Park	Materials	$46,085.00
88255009	Taylor Road - Pavement Reconstruction	Geotechnical	$43,304.50
88181050	City of McAllen 29th Street Expansion	Materials	$42,584.63
88211244	City of McAllen - Parks & Recs. Dept. New Admin. Office & Maint. Warehouse Facility	Materials	$38,000.00
88231188	City of McAllen - Fire Station No. 8	Materials	$35,085.00
88161055	The Heights of McColl	Materials	$30,856.13
88231023	Quince Avenue & N 27th Street DIP	Materials	$30,000.00
88221162	City of McAllen - 2018 Bond Group C1 Drainage Improvements	Materials	$30,000.00
88171077	North McAllen Wastewater Reuse Project Part A-Transmission Line Improvements	Materials	$30,000.00
88171073	City of McAllen Public Safety Building Parking Garage	Materials	$30,000.00
88231295	City of McAllen Silverado Moon Subdivision	Materials	$29,787.00
88227339	Approximately 1,288-Acre Tract of Land	Environmental	$29,700.00
88251253	City of McAllen - Citrus Grove Retail Plaza	Materials	$29,550.00
88251223	City of McAllen - Villas on Bentsen Subdivision	Materials	$29,550.00
88251209	City of McAllen - Enclave on Jackson Subdivision	Materials	$29,550.00
88251181	City of McAllen - Garden Rose Subdivision	Materials	$29,550.00
88251159	City of McAllen Alley Rehabilitation Section C	Materials	$29,550.00
88251135	City of McAllen - Fenix Estates Subdivision	Materials	$29,550.00
88251132	City of McAllen - Mayberry Hills	Materials	$29,550.00
88251094	City of McAllen - The Heights on Wisconsin Subdivision Phase I	Materials	$29,550.00
88251080	City of McAllen - El Collado Subdivision	Materials	$29,550.00
88241268	City of McAllen - JLG Subdivision	Materials	$29,550.00
88241242	City of McAllen Georgia Subdivision	Materials	$29,550.00
88241243	McAllen South Industrial Park Subdivision - Phase II	Materials	$29,550.00
88241241	Hidalgo County Head Start Program Outdoor Learning Environments and Discovery Classrooms Subdivision	Materials	$29,550.00
88255078	New McAllen City Hall	Geotechnical	$28,013.50
88215096	2018 Bond Drainage Project B - NW Blueline Ditch	Geotechnical	$27,405.75
88221258	City of McAllen - Cascada at 3 Lagos Phase III	Materials	$27,186.50
88141077	The Embers	Materials	$27,000.00
88231304	City of McAllen Sunset Valley Subdivision	Materials	$26,861.00
88161237	Escondido at Tres Lagos Subdivision	Materials	$26,000.00
88241038	City of McAllen Georgetown Park Subdivision	Materials	$25,187.00
88231148	McAllen Public Works Storage Building Addition Unit F & G	Materials	$25,000.00
88231118	Northgate Lane Drainage Improvements	Materials	$25,000.00
88191183	Anzalduas International Bridge NB Inspection	Materials	$25,000.00

Project No. 3
Name of Project:
CBDG and CIP Street Renovation Projects
(2002 to 2005)
(2008 to Present)

Name of Representative:
Mr. Doroteo Garcia, P.E.
City of Brownsville
404 E. Washington Street
Brownsville, Texas 78520
(956) 541-1012

Scope of Services:
Terracon has performed a number of geotechnical engineering studies and has been retained to perform geotechnical soils investigations and construction materials testing services for the various streets and alleys for the City of Brownsville. Terracon's staff drilled soil borings and performed laboratory testing on the recovered soil samples. The data collected was used to design the pavement sections for the reconstruction of asphaltic concrete roadways and installation of new water, storm drains and sewer systems. Our pavement analysis involved performing California Bearing Ratio (CBR) tests for use in the pavement analysis. The AASHTO method for pavement design was used. Our construction materials testing services have included sampling of the pavement subgrade and base materials for moisture-density relationships in the laboratory, performing in-place field density tests on the pavement subgrade and base courses, and coring the asphaltic concrete surface to check for proper thickness and density. The costs of our geotechnical (soils) and construction materials services were completed within budget. *Both of these services are on-going with the City of Brownsville. Below is a limited list of projects we have worked on for the city.*

Number	Name	Service Line	Fee
88241173	City of Brownsville- Old Hwy 77	Materials	$142,505.00
88231254	B-Metro Yard Rehab Tiger Project	Materials	$123,152.50
88211010	Brownsville 2019 Street Improvements	Materials	$109,865.40
88261035	City of Brownsville Coffee Road Improvements	Materials	$95,955.00
88187166	Former BSA G169 Union Pacific Rail Yard	Environmental	$75,820.00
88141071	La Plaza Parking Garage	Materials	$68,962.00
88255122	Public Safety Facility - City of Brownsville	Geotechnical	$63,696.00
88231254A	B-Metro Yard Rehab Tiger Project - Foundations and Pavement	Materials	$61,403.00
88241106	Brownsville Los Fresnos Hike & Bike Trail - Phase I	Materials	$60,150.50
88251137	Calvin Street Improvements - City of Brownsville	Materials	$49,190.00
88251151	City of Brownsville Sanitation Department Mechanical Shop	Materials	$48,926.00
88221126	City of Brownsville - Cannery Public Market	Materials	$45,000.00
88211010D	Brownsville 2019 Street Imp. - W. Los Ebanos Blvd.	Materials	$43,653.73
88241022	Brownsville Bus Stop Improvement Project	Materials	$35,863.00
88101077	Pablo Kisel Boulevard Rehabilitation	Materials	$30,315.00
88187047	Union Pacific Rail Yard	Environmental	$29,950.00
88257327	Brownsville City Hall	Environmental	$27,650.00
88101126	Lindale Street Drainage & Paving	Materials	$26,775.00
88211010E	Brownsville 2019 Street Imp. - Calle Espacio	Materials	$26,243.94
88221039	Brownsville Metro East Side Transfer Station	Materials	$24,800.73
88225043	Coffee Port Road Pavement Reconstruction	Geotechnical	$24,332.60
88137166	Proposed Youth Homeless Shelter	Environmental	$24,200.00
88101056	34th Year CDBG Project-Drainage & Paving Improvement	Materials	$22,060.00
88125085	La Plaza Parking Garage	Geotechnical	$20,000.00
88121015	El Paso Road COB	Materials	$20,000.00
88175162	City of Brownsville - Work Order No. 7	Geotechnical	$18,943.34
88225040	Old Hwy 77 Pavement Reconstruction	Geotechnical	$16,315.05

Project No. 4

Name of Project:
City of Pharr
Current
Pharr, Texas

Name of Representative:
Ms. Maria Rangel City of Pharr
118 South Cage Blvd.
Pharr, Texas 78577
(956) 402-4000

Scope of Services:
Terracon performed geotechnical engineering studies and materials testing and observation services during construction of various projects within the City of Pharr. *The following are individual projects the Terracon Pharr office has recently completed.*

Number	Name	Service Line	Fee
88261037	Pharr Multi-Use Facility	Materials	$183,404.00
88255112	City of Pharr Events Center	Geotechnical	$18,950.00
88241065	City of Pharr Port of Entry FY16 DAP	Materials	$230,243.00
88245128	City of Pharr Lift Station Elimination	Geotechnical	$23,950.00
88237372	Tierra Del Sol Clubhouse	Environmental	$13,900.00
88237015	Fire Station No. 1 Building	Environmental	$1,970.00
88221272	PSJA TRI-City Pedestrian Safety Improvements	Materials	$38,580.00
88221215	Dekal Subdivision	Materials	$28,175.15
88225045	South Pharr Elimination Project	Geotechnical	$15,950.00
88211271	North Fir Avenue Paving Improvements	Materials	$9,863.15
88211013A	City of Pharr Lift Station 30 Rehabilitation Project	Materials	$1,000.00
88211251	Javelina Drive Monument Signage	Materials	$3,190.00
88217253	City of Pharr Building	Environmental	$2,525.00
88215121	UTRGV Nursing School	Geotechnical	$14,950.00
88217212	Proposed City of Pharr Medical Site	Environmental	$49,770.00
88217184	Proposed City of Pharr Medical Site	Environmental	$2,200.00
88201165	Star Trail Subdivision	Materials	$7,690.50
88211038	City of Pharr Bridge Expansion	Materials	$12,887.65
88211013	City of Pharr WWTP Electrical Improvements	Materials	$15,401.30

Our TxDOT experience is demonstrated through the numerous contracts we have successfully completed throughout Texas. In addition, Terracon currently serves as a provider under TxDOT's South Region Commercial Laboratory Program.

Project No. 5

Name of Project:
TxDOT Professional Service Contract
Pharr, Texas

Geotechnical Engineering Construction Materials Engineering and Testing Services

Name of Representative:
Pharr District
Texas Department of Transportation (TxDOT)
Brooks, Cameron, Hidalgo, Jim Hogg, Kenedy, Starr, Willacy, and Zapata Counties, Texas
Pedro "Pete" Alvarez, P.E.
District Engineer
Texas Department of Transportation (TxDOT) (956) 702-6101

Scope of Services
Terracon provided services to TxDOT Pharr District from 1996 to February 2007. TxDOT was upgrading and reconstructing its major roads and highways to meet the growth demands of the Rio Grande Valley. Terracon's geotechnical services included drilling of soil borings for bridges, retaining walls, and

pavements, and performing laboratory tests on the recovered soil samples for design purposes. Terracon's personnel construction materials testing personnel provided services on road and highway projects that are under construction. Typical services included monitoring of the batch plant operations during batching of concrete and asphaltic concrete, sampling of the pavement subgrade and base materials for moisture-density relationships in the laboratory, performing in-place field density tests on the pavement subgrade and base courses, sampling of fresh concrete to measure temperature, slump, mold cylinders for compressive strength testing, and beams for flexural strength testing. *The following are individual projects the Terracon Pharr office has completed.*

Projects:

- FM 494, Phases 1 & 2, CSJ Nos. 0864-01-068 and 0864-01-069 – Geotechnical Services
- US 83 North, CSJ No. 0038-06-045 – Geotechnical Services
- US 281/BSIF Connector – Materials Testing & Inspection Services
- Rio Grande City Port Access Road – NEPA Services (Environmental Assessment)

Project No. 6

Name of Project:
State Highway 365 (SH-365)
Hidalgo County, Texas
2014

Scope of Services:
Terracon performed a geotechnical engineering study for the proposed SH 365 - Segment 1 to be located in Hidalgo County, Texas. This 7.5-mile highway will include several bridge and retaining wall structures as well as the relocation of two existing levees.

Name of Representative:	Address:	Phone Number:
Mr. Phillip Pawelek, P.E.	S&B Infrastructure, Ltd. 5408 N. 10th Street McAllen, TX 78504	(956) 926-5000

In addition, Terracon has performed services on several high-profile projects, please see the following page.

Project 1: New Hidalgo County Courthouse – Edinburg, Texas



Terracon provided Geotechnical Engineering and Materials Testing during construction of the new Hidalgo County Courthouse. Pressuremeter (PMT) tests were conducted to evaluate design bearing capacities that allows for more accurate determination of the strength of the subsurface soils. Non-destructive testing (NDT) in the form of the Sonic Eco/Impulse Response test method to evaluate the length and integrity of the shaft. Located in the heart of downtown Edinburg, the 10-story building will accommodate 471,000 square feet of space and support 24 courts and six additional courts for the future.

Project 2: Bert Ogden Arena – Edinburg, Texas



The new Bert Ogden Arena is the new home of the Rio Grande Valley Vipers. The arena is located along Expressway 281 at Alberta Road and with 9,500 seats, will be the largest in the Rio Grande Valley. The $83 million sports and entertainment venue set to open by August 2018 includes an approximately 260,000 sq. ft. multi-story arena building and associated pavements. Terracon's involvement included

Geotechnical Engineering services that included conducting exploratory borings, associated laboratory testing, in-situ pressuremeter testing, and pile load testing as well as currently providing field and laboratory quality control testing for the duration of the project.

Project 3: Pharr Multi-Use Facility- Pharr, Texas



Terracon provided geotechnical engineering services for the owner and is currently providing construction materials testing and inspection services during construction of the Pharr Multi-Use Facility for the City of Pharr. The project includes the construction of an approximately 80,924-square-foot, two-story event center, together with associated pavements and site improvements. Terracon's services included subsurface exploration, geotechnical engineering recommendations, earthwork observation, field density testing, and construction materials testing during construction.

Project 4: Brownsville Public Safety Facility– Brownsville, Texas



Terracon provided geotechnical engineering services for the City of Brownsville and will provide construction materials testing and inspection services during construction of the new Public Safety Facility. The project includes the construction of an approximately 71,000-square-foot, two-story public safety building, a 150-foot-tall self-support communications tower, a chiller structure, detention facilities, pavements, and associated site improvements. Terracon's services included subsurface exploration, laboratory testing, geotechnical engineering analyses, and development of foundation, earthwork, and pavement design recommendations.

Project 5: South Texas Medical Academic Building – Edinburg, Texas



An 88,000 sq. ft. University of Texas Rio Grande Valley School of Medicine Medical Academic Building is nearing completion in Edinburg, Texas. The project included the construction of a three-story building and a single-story building with a connecting shade structure. Associated pavements are also at the site. Terracon's involvement included Geotechnical Engineering as well as field and laboratory quality control testing for the duration of the project.

Project 6: UTRGV–McAllen Collegiate Academy – McAllen, Texas



Terracon provided geotechnical engineering and environmental due diligence services and provided construction materials testing and inspection services during construction of the new 42,500-square-foot, two-story UTRGV–McAllen Collegiate Academy. The project included a new academic facility and associated site improvements. Terracon's services included earthwork observation, concrete sampling and testing, masonry inspection, structural steel observation, asphalt testing, laboratory testing, and project coordination to verify compliance with project specifications.



Section 3:
Team Member Qualifications and Experience

SECTION 3
TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

Below Terracon proudly presents our Pharr Management Team. Resumes are attached at the end of this section.

Key Leadership



Alfonso A. Soto, P.E., D.GE, F. ASCE | *Role: Geotechnical Task Leader*
Provides senior leadership for the geotechnical program, including technical oversight, quality assurance, and overall project direction. Serves as the primary technical authority and ensures consistency, compliance, and high-quality delivery.



Martin Reyes, E.I.T. | *Role: Geotechnical Project Manager*
Supports management of geotechnical and materials operations, including staff coordination, field activities, and technical delivery. Plays a key role in maintaining efficiency and project execution across assignments.



Mustapha Rahmaninezhad, P.E., PhD | *Role: Geotechnical Project Manager*
Provides engineering support for geotechnical and materials projects, including analysis, reporting, and coordination. Ensures deliverables meet technical and regulatory requirements.



Adamari Davila, P.E. | *Role: Geotechnical Project Manager*
Provides engineering support for geotechnical and materials projects, including analysis, reporting, and coordination. Ensures deliverables meet technical and regulatory requirements.



Guadalupe Leal | *Role: Materials Testing Task Leader*
Leads the materials testing program, overseeing field and laboratory operations, scheduling, and quality control to ensure compliance with project specifications.



Jorge L. Perez | *Role: Materials Testing Project Manager*
Manages materials testing operations and field services, including day-to-day coordination, staffing, and client communication to maintain responsive and efficient service delivery.



Eloy Palacios | *Role: Environmental Services*
Provides oversight of environmental services, including compliance, investigations, and coordination of environmental support as needed for BPUB projects.



Tomas Cruz | *Role: Environmental Services*
Supports execution of environmental projects, including resource coordination, field activities, and delivery of environmental services.

Project Management Team

Project staffing is organized by discipline to provide focused technical expertise while maintaining coordination between geotechnical and construction materials testing services.

Geotechnical Engineering

- Stephany Chacón, E.I.T.
- Arantxa Burgos Montes de Oca, E.I.T.
- Ashley Alanis
- Samantha Leal

Construction Materials Testing

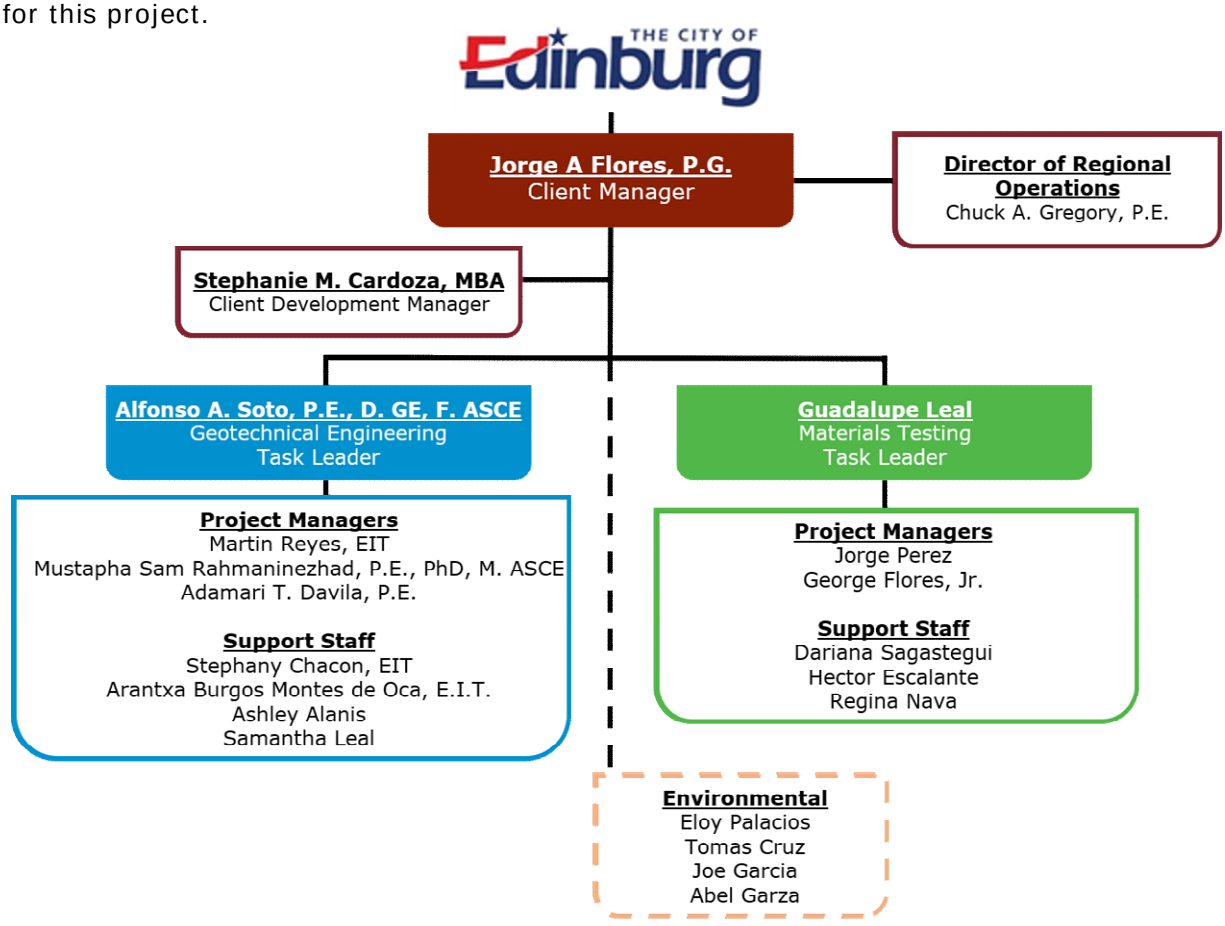
- Dariana Sagastegui, M.S.
- Hector Escalante
- Regina Nava
- George Flores, Jr.

Environmental Support

- Joe Garcia
- Roy Cordero
- Abel Garza



Alfonso A. Soto, P. E., D. GE, F. ASCE will serve as the Project Manager and Project Engineer. He will be the primary technical contact for the City of Edinburg and will be responsible for resolving quality of service issues and will provide overall direction, management and oversight of all Terracon services for this project.



Mr. Soto's early project activities will include a review of the project plans and specifications to obtain an understanding of the proposed construction, as well as coordination with the City of Edinburg concerning project processes including project authorities, scope of services, schedule, budget and communication processes.

During this phase, Mr. Soto will also attend preconstruction meetings with the Design Team and Contractors to meet project personnel, gather additional information about the project and to answer any questions concerning project conditions and project testing and inspection procedures.

At the start of construction, qualified Project Technicians will be assigned to the project to support the field testing and inspection phase of the project. We anticipate using the services of technicians who have the appropriate certifications as outlined in the City of Edinburg Scope of Services.

While on site during construction, the Technicians will be available to communicate directly with the City of Edinburg Representative, and will communicate frequently with Mr. Soto concerning the status of the project and testing results via the company-owned Blackberry Bold ™ cell phones. Mr. Soto will be responsible for keeping the City of Edinburg's Representative apprised of the current status of the testing and inspection associated with the project and, as part of our quality assurance process, and he will be responsible for obtaining the appropriate level of internal review of the testing reports and documentation developed in the field.

Proprietary Construction Materials Management Software

For management of the project, Terracon uses our automated Construction Materials Engineering Laboratory Management System™ (CMELMS). This management system is focused on four major goals related to the construction materials testing services:

- Make all parties fully aware of our scope and role on the project so that none of the required materials testing services are overlooked or ignored.
- Establish an effective process for the rapid transfer of construction observation and material test results.
- Incorporate and maintain a tracking system for material performance, report distribution, and identification and clearance of non-conformance items.
- Communicate regularly with our client on test results and findings as well as budget and cost status in order for the project to be both technically and financially successful.

Mr. Soto will meet with the Project Team prior to the start of construction and review the construction materials testing requirements. This meeting will highlight the overall testing requirements for the project. It will allow the project team to define and discuss items that are of a critical nature so that special attention can be paid and prevent such items from negatively impacting the schedule or construction quality.



Once the project begins, Terracon will utilize our automated CMELMS software program. This allows us to achieve better communication, more consistency, and faster turnaround of reporting on the project. Test data, observations, and other information are easily entered into the system and reports are generated. The program automatically tracks all reports, provides immediate availability of test results, and, in addition, the statistical performance of all concrete mixes being utilized on a project can also be monitored.

The CMELMS software can produce electronic or paper copies of reports for distribution. Reports can be distributed via traditional mail, electronic mail and/or Internet web pages can be established where our reports will be posted. The program will also track our project budget on a daily basis and produce real-time budget reports and invoices for services provided.

Materials Expertise

Terracon and our designated team members are capable of providing a wide variety of materials testing and consulting services. Some of these services include welding procedure review and welder performance qualification testing, pipe weld non-destructive testing, inspection of structural steel metal framing, floor flatness and levelness testing, in-place temperature monitoring, moisture vapor emission testing, roofing inspection, coatings inspection and mil thickness verification, non-destructive testing of hardened concrete, concrete and asphalt coring and materials engineering, specialized testing of asphalt products and flexible base materials, and various forensic evaluations of concrete, asphalt, structural steel, and pipe. Our ability to provide such specialized services make Terracon the most versatile and capable consulting firm in the Rio Grande Valley.

Deficiency Log

Through our CMELMS program, we have the capability to efficiently track and develop a listing of our tests and observations that are not in compliance with the approved plans and specifications for the project. This deficiency log is maintained throughout the project and serves as a valuable tool that can be used to track deficiencies until they are resolved. Maintenance and distribution of a deficiency log serves to notify the responsible parties that deficiencies were noted and corrective action is required. This reduces the risk of uncorrected deficiencies affecting the construction.


American Association of State Highway and Transportation Officials

AASHTO Accreditation Program Certificate of Accreditation

This is to signify that

Terracon Consultants Inc.

in

Pharr, Texas

has demonstrated proficiency for the testing of construction materials and has conformed to the minimum requirements established in AASHTO R 18 set forth by the AASHTO Highway Subcommittee on Materials (HSOM).

The scope of accreditation can be viewed on the AAP Directory of Accredited Laboratories on www.amrl.net.

Bud Wright, Executive Director

Moe Jamshidi, AASHTO HSOM Chair

AASHTO THE VOICE OF TRANSPORTATION

AAP AASHTO R18

Our Pharr office is fully equipped to perform field and laboratory testing of soils, concrete and asphalt- the Terracon Pharr Laboratory is accredited by AASHTO Materials Reference Laboratory (AMRL) in Soils and Aggregates.

Our engineering and technical staff are qualified and trained to perform the geotechnical and construction material engineering and testing services listed in the RFQ. Terracon can deliver the items and data being requested in the RFQ scope of services. The following is a general breakdown of the Pharr office personnel.

Licensed Texas Engineer (P.E.)	3	Project Coordinator	1
Engineer-in-Training (E.I.T.)	3	Logger	1
Licensed Texas Geologist (P.G.)	1	Lab Manager	1
Graduate Engineer	6	Lab Technicians	5
Geologist/Asbestos & Mold Consultant	1	Engineering Technicians	20
Environmental Scientist	4	Administrative Manager	1
Environmental Technician	1	Client Development Manager	1
Resource Coordinator/Dispatch	1	Project Assistant	1
CMT Project Managers	3	TOTAL	51

Most of our employees are cross trained for maximum efficiency. For example, our logger is also a CMT technician and our asbestos project manager an air monitoring technician. * One of our CMT PMs is also a Graduate Engineer-we have 2 full time CMT PMs.

The Prime Contact for our *Team* for the entire project will be Jorge A. Flores, P.G. who will serve as the Client Manager for all projects. When the City of Edinburg assigns a project to Terracon, Mr. Flores will be involved in contract negotiations.



Alfonso A. Soto, P. E., D. GE, F. ASCE, Senior Geotechnical and Construction Materials Testing Engineer will serve as the Senior Project Manager. He will be the primary technical contact for the City of Edinburg, and will be responsible for resolving quality of service issues and will provide overall direction, management and oversight of all Terracon services for this project. Mr. Soto has received his Diplomate, Geotechnical Engineering (D.GE) certification. This professional certification is offered through the Academy of Geo-Professionals and ensures that geotechnical engineers have specialized knowledge and skills in their field of practice. He is also a Fellow of the American Society of Civil Engineers (ASCE). Through civil engineering ASCE Fellows have made significant contributions and developed creative solutions that change lives around the world. It is a prestigious honor held by fewer than 4 percent of ASCE members.

Mr. Soto's early project activities will include a review of the project plans and specifications to obtain an understanding of the proposed construction, as well as coordination with the City of Edinburg concerning project processes including project authorities, scope of services, schedule, budget and communication processes. During this phase, Mr. Soto will also attend preconstruction meetings with the Design Team and Contractors to meet project personnel, gather additional information about the project and to answer any questions concerning project conditions and project testing and inspection procedures. At the start of construction, qualified Project Technicians will be assigned to the project to support the field testing and inspection phase of the project. We anticipate using the services of technicians who have the appropriate certifications as outlined in the City of Edinburg Scope of Services. While on site during construction, the Technicians will be available to communicate directly with the City of Edinburg Representative, and will communicate frequently with Mr. Soto concerning the status of the project and testing results via the company-owned smart phones and laptops. Mr. Soto will be responsible for keeping the City of Edinburg's Representative apprised of the current status of the testing and inspection associated with the project and, as part of our quality assurance process, and he will be responsible for obtaining the appropriate level of internal review of the testing reports and documentation developed in the field.



Chuck A. Gregory, P.E., Senior Principal/Vice President/Regional Manager of Terracon, will be an In-House Consultant to the project. His duties will involve technical and administrative input including proposal review and contract negotiations. He will provide assistance and direction on technical design issues that may arise. Mr. Gregory may also provide final technical review, to include signing and sealing of technical documents. *Mr. Gregory will be available during the duration of the project*. His chargeable time to the project will not exceed about 2 percent of the project time.

After the project is assigned to Terracon, Mr. Flores will transfer any geotechnical and construction material testing projects to Mr. Soto, who in turn may have one of the following Terracon Project Managers assist him:

- Martin Reyes, E.I.T. - Geotechnical Engineering
- Sam Mustapha Rahmaninezhad, Ph.D., A.M.ASCE- Geotechnical Engineering
- Stephany Chacon, E.I.T. - Geotechnical Engineering
- Guadalupe Leal - Construction Materials Testing
- Jorge Perez – Construction Materials Testing
- George Flores - Construction Materials Testing
- Dariana Sagastegui - Construction Materials Testing

The Project Managers will supervise and coordinate the daily activities of the project for the Geotechnical Engineering and Construction Materials Engineering aspects of the project. They will engage any required subcontractors such as drillers or specialty testing requirements. They will perform technical analyses, technical review and project management. *These individuals will be available during the duration of each project*. Their chargeable time to each project will vary between 20 and 40 percent of the project time depending on the scope of each assignment.

Certified Technicians

Terracon's personnel are NICET, ACI, CWI and TxDOT certified with experience on many large construction materials testing projects in South Texas. Many of Terracon's professional and technical staff serve on the boards or regularly participate in organizations developed to improve the science of engineering testing and inspection such as the American Concrete Institute, ASTM, American Association of Laboratory Accreditation, ASCE Materials Section, the Texas Council of Engineering Laboratories and the National Institute of Certified Engineering Technicians.







Jorge A. Flores, P.G.

CLIENT MANAGER/SENIOR PRINCIPAL

PROFESSIONAL EXPERIENCE

Mr. Flores is the operations manager of Terracon's Pharr, Texas office and is responsible for supervising all geotechnical engineering, construction materials testing and environmental services in the Rio Grande Valley area. He also manages administrative, marketing and personnel development activities.

Mr. Flores has over thirty (30) years of professional experience. His project management experience includes directing environmental professional and staff level individuals in conducting due diligence environmental site assessments, developing site health and safety plans, conducting asbestos surveys, initial soil and ground water investigations, bioremediation and landfarm system operation, waste characterization, stormwater sampling, quality assurance and quality control validation, budget and project planning for clients, and risk assessments to assist clients potential risk at various types of sites.

Mr. Flores has extensive expertise in performing field activities for groundwater monitoring and sampling, preparing file logs for soil boring and installation of monitoring wells, providing field observation for UST removal projects, and sampling and characterizing unknown waste streams. In addition, he has conducted vapor monitoring during tank de-gassing, aquifer slug and pump tests, and environmental site assessments (ESAs) for property transactions to determine potential environmental risk and liability due to past and present conditions.

PROJECT EXPERIENCE

City of Edinburg
Mr. Flores has served as client represenative and office manager on all City of Edinburg projects.

Texas Commission on Environmental Quality (TCEQ)
Leaking Petroleum Storage Tank (LPST) – Texas
Project manager for numerous LPST retail fuel facility sites in Texas. Conducted site investigations, including soil boring, monitoring well and sparging point installtions; groundwater monitoring and sampling events; and product recovery, including regulator reporting.

TCEQ Texas Risk Reduction Program (TRRP) Investigations and Report Preparation – Texas
Project manager for numerous Formerly Used Defense Sites, including solid waste management units, Dona Ana and MacGregor missile ranges and retail dry cleaning facilities under the TRRP and Voluntary Cleanup Program. Soil boring installation included geoprobe, hollow-stem, solid-flight, air rotary and mud-rotary drilling. Groundwater monitoring and sampling included hand-bailing, vacuum enhanced recovery and low-flow techniques.

EDUCATION
Bachelor of Arts, Geology, University of Texas, 1996

REGISTRATIONS
Professional Geoscientist: Texas, No. 598
LPST Project Manager: Texas

CERTIFICATIONS
40-Hour OSHA HAZWOPER
8-Hour OSHA Hazwoper Refresher
OSHA Hazadous Waste Operation Site Supervisor;
OSHA Hazardous Materials Transportation Training;
OSHA HazardousCommunication Awareness;
Ergonomics Training;
PPE and Safety Trai ning,
Hydrogen Sufide Operations Management and Supervisor
First Aid & CPR

AFFILIATIONS
Texas Association of Professional Geoscientists (TAPG)
South Texas Geological Society (STGS)
Houston Geological Society (HGS)
South Texas American Concrete Institute (ACI)
Association of Civil Engineers (ASCE)
Association of Environmental & Engineering Geologists (AEG)
Pharr Rotary Club

WORK HISTORY
Terracon Consultants, Inc., Principal / Office Manager 2005- present
Drash Consulting Engineers, Inc., a Terracon company, - Senior Project Geologist, 2004-2005
Malcolm Pirnie, Inc., Project Scientist, 2001-2004;
BNC Environmental Services, Inc., Project Manager, 1996-2001

Alfonso A. Soto, P.E., BC. GE, F.ASCE

GEOTECHNICAL TASK LEADER/SENIOR PRINCIPAL

PROFESSIONAL EXPERIENCE

Alfonso A. Soto, P.E., BC.GE, F.ASCE, is a Senior Principal and Geotechnical Services Manager in Terracon's Pharr office with more than 30 years of experience providing geotechnical engineering services throughout Texas. His experience includes subsurface exploration, geotechnical evaluations, foundation design, pavement design, site development, and construction support for municipal, transportation, educational, commercial, industrial, and public infrastructure projects.

Mr. Soto has extensive experience evaluating shallow and deep foundation systems for compressive, uplift, and lateral loading conditions, conducting roadway soil surveys, and developing geotechnical recommendations for site preparation, pavements, and foundations. He has served clients on a wide range of projects, including public facilities, water and wastewater infrastructure, transportation improvements, educational campuses, commercial developments, and utility facilities. His experience also includes forensic investigations and foundation design for transmission lines, electrical substations, and telecommunications structures. Through these projects, Mr. Soto has developed a strong understanding of the geotechnical conditions and construction challenges commonly encountered throughout South Texas.

PROJECT EXPERIENCE

City of Edinburg Geotechnical, Construction Materials Testing and Engineering Services – Edinburg, Texas
Mr. Soto served as the lead geotechnical engineer for numerous City of Edinburg infrastructure improvement projects. His responsibilities included geotechnical investigations, subsurface exploration, pavement design recommendations, and construction support services for roadway, drainage, utility, water, and wastewater improvements throughout the City.

Regional Detention Pond-Edinburg, Texas
Mr. Soto served as the Project Manager and lead geotechnical engineer for the development of a regional detention pond facility in Edinburg, Texas. His responsibilities included subsurface exploration, laboratory testing, geotechnical evaluations, and preparation of engineering recommendations to support drainage and flood mitigation improvements.

Hidalgo County Courthouse – Edinburg, Texas
Mr. Soto served as the lead geotechnical engineer during the design and construction of the new Hidalgo County Courthouse in Edinburg, Texas. His responsibilities included subsurface exploration, laboratory testing, geotechnical evaluations, and foundation recommendations for this major public facility.

EDUCATION

Master of Engineering, Geotechnical Engineering, Texas A&M University, 1997

Bachelor of Science, Civil Engineering, 1991

REGISTRATIONS

Professional Engineer: Texas, No. 94153

Colegio de Ingenieros de Venezuela, No. 80006

CERTIFICATIONS

14.1.1 *Soil Exploration*
14.2.1 *Geotech Testing*
14.3.1 *Transportation Foundation Studies*
14.4.1 *Building Foundation Studies*

AFFILIATIONS

American Society of Civil Engineers (ASCE)

National Society of Professional of Professional Engineers (NSPE) Texas Section (TSPE)

Sociedad Venezolana de Geotecnia

AWARDS & RECOGNITIONS

Outstanding Faculty Award – The University of Texas PanAmerican 2010

Professional Service to Student Award – ASCE Texas Section Spring 2012

WORK HISTORY

Terracon Consultants Inc., Department Manager 2006 – Present; Senior Project Manager, 2001 – 2006

University of Texas PanAmerican (UTPA) Invited Lecturer 2009-10

ASV Laboratorios y Diseños de Ingenieria, s.c., Project Engineer, 1998–2001

Black & Veatch, LLC, Engineer III, 1997 –1998

Texas Transportation Institute (TTI), Staff Engineer, 1996-1997

ASV Laboratorios y Diseños de Ingenieria, s.c., Staff Engineer, 1991-1995

Martin Reyes, E.I.T.

GEOTECHNICAL PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Reyes is the Group Manager for Terracon's Geotechnical Services Group in the Pharr office and has more than 25 years of experience specializing in geotechnical engineering, construction materials engineering and testing, pavement design, and foundation engineering. His experience includes geotechnical investigations, subsurface exploration, pavement evaluations, earthwork operations, shallow and deep foundation systems, and construction-phase observation and testing for municipal, commercial, industrial, educational, transportation, and water and wastewater infrastructure projects.

As Group Manager and Project Manager, Mr. Reyes is responsible for overseeing geotechnical investigations, construction materials testing programs, field and laboratory operations, resource management, technical reviews, and project coordination with owners, contractors, and design professionals. His experience includes foundation recommendations, pavement design, quality assurance testing, construction observation, and engineering support for roadway improvements, public facilities, utility infrastructure, land development, and large-scale capital improvement projects throughout South Texas.

PROJECT EXPERIENCE

Hidalgo County Courthouse – Edinburg, Texas
Mr. Reyes served as the Geotechnical Project Manager for the new Hidalgo County Courthouse in Edinburg, Texas. His responsibilities included managing subsurface exploration, laboratory testing, geotechnical analyses, and coordination of foundation and pavement recommendations for this major public facility.

Pharr Multi-Use Facility – Pharr, Texas
Mr. Reyes served as the Geotechnical Project Manager for the City of Pharr Multi-Use Facility. The project consists of an approximately 80,924-square-foot, two-story event center with associated pavements and site improvements. His responsibilities included oversight of geotechnical investigations, engineering evaluations, foundation recommendations, and construction support services.

Public Safety Facility – Brownsville, Texas
Mr. Reyes served as Geotechnical Project Manager for the City of Brownsville Public Safety Facility. The project includes an approximately 71,000-square-foot, two-story public safety building, a communications tower, detention facilities, and associated site improvements. His responsibilities included managing subsurface exploration, geotechnical analyses, and foundation recommendations to support design and construction activities.

EDUCATION

Instituto Tecnologico de Nuevo Laredo, Tam., Mexico
B.S. in Civil Engineering, 1988

REGISTRATIONS

Currently seeking Texas P.E. registration

CERTIFICATIONS

Passed Fundamentals of Engineering Exam in 2002;

Nuclear Gauge Safety Training Class on April 8, 1995;

Radiation Safety Officer Training Class on August 7, 2004;

DOT Basic HazMat Training Class on January 13, 2009.

WORK HISTORY

Terracon Consultants, Inc., April 2015 – present in Pharr, TX.

Terracon Consultants, Inc., May 2010 – April 2015 in Laredo, TX.

Drash/Terracon, September 2001 – September 2007 in Laredo, TX.

Trinity Testing Labs, Inc. June 1995 – September 2001 in Laredo, TX.

Anderson Consultants, Inc. 1993 – June 1995 in Laredo, TX.

Adamari T. Davila, P.E.

GEOTECHNICAL PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Adamari Davila is a licensed Professional Engineer with over five years of experience in geotechnical engineering, specializing in site investigations, foundation design, pavement design, and construction materials testing across South Texas. Ms. Davila manages a range of geotechnical projects, including planning and coordinating subsurface explorations, overseeing drilling and field activities, and evaluating soil and groundwater conditions. She performs engineering analyses using field and laboratory data to develop practical and cost-effective recommendations that support design and construction.

Her responsibilities include preparing and reviewing geotechnical reports, proposals, and cost estimates, as well as coordinating with clients, contractors, and design teams to address project requirements. She also oversees project budgets, maintains client relationships, and supports construction by evaluating subgrade conditions and recommending remediation when needed.

Ms. Davila has experience leading geotechnical and materials testing efforts while supervising technical staff and ensuring quality and consistency across project deliverables.

PROJECT EXPERIENCE

Landmark Elevated Water Storage Tank – McAllen, Texas
Adamari Davila provided geotechnical engineering services for the Landmark Elevated Storage Tank project. Her responsibilities included reviewing field and laboratory data, performing geotechnical analyses, and developing updated design recommendations for the tank's foundation system.

Lift Station – Idela Avenue – McAllen, Texas
As the Geotechnical Project Manager, Adamari Davila led geotechnical efforts for the McAllen PUB South Wastewater Treatment Plant Lift Station project. She oversaw drilling operations and laboratory testing, and provided foundation recommendations and geotechnical considerations for the replacement of the existing lift station.

Downtown Brownsville Street Reconstruction – Brownsville, Texas
Adamari Davila supported geotechnical services for the Brownsville PUB Downtown Street Reconstruction project. She managed field exploration and laboratory testing activities and developed recommendations for pavement reconstruction and drainage system installation.

EDUCATION

Bachelor of Science, Civil Engineering, The University of Texas Rio Grande Valley, Edinburg, Texas

REGISTRATIONS

Professional Engineer (P.E.), State of Texas 155298

ORGANIZATIONS

American Society of Civil Engineers (ASCE)

Texas Society of Professional Engineers (TSPE)

Geo-Institute (G-I)

WORK HISTORY

Terracon Consultants, Inc., 2026 – present in Pharr, TX.

Raba Kistner, Inc., 2020 – 2026 in McAllen, TX.

Mustapha ‘Sam’ Rahmaninezhad, Ph.D., P.E., M. ASCE

GEOTECHNICAL PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Mustapha “Sam” Rahmaninezhad., is a Senior Geotechnical Engineer in Terracon’s Pharr, Texas office, where he leads the technical execution of geotechnical projects across the region. He is responsible for developing project scopes, cost estimates, schedules, and specifications, as well as analyzing field and laboratory data to prepare engineering calculations and geotechnical reports. His work provides critical recommendations for foundation systems, pavement design, and earthwork considerations. As a licensed Professional Engineer, Sam also supervises and mentors field staff, including graduate engineers, technicians, exploration crews, and laboratory personnel. His strong technical background, leadership, and attention to detail contribute to the successful delivery of both public and private sector projects.

PROJECT EXPERIENCE

Union Water Supply Corporation Treatment Plant – Weslaco, Texas
Served as Project Manager overseeing subsurface exploration, laboratory testing, and geotechnical analysis to develop foundation and site preparation recommendations supporting the construction of the treatment plant and related infrastructure.

Edinburg Wastewater Treatment Plant – Edinburg, Texas
Managed geotechnical investigations, soil classification, and engineering evaluations to provide recommendations for structural foundations, site grading, and pavement systems for the new wastewater treatment facility.

City of Alice Treatment Plant Building – Alice, Texas
Directed field exploration, soil sampling, and engineering assessments to recommend suitable foundation systems, pavement sections, and site improvements for a municipal treatment plant building.

Edinburg Drainage Improvements – Edinburg, Texas
Led geotechnical engineering services including subsurface investigations, laboratory soil testing, and pavement design recommendations to support stormwater drainage infrastructure upgrades.

EDUCATION

Ph.D., Civil Engineering, University of Kansas, 2019

Ph.D., Civil Engineering, Iran University of Science and Technology, 2013

M.Sc., Civil Engineering, Tarbiat Modares University, 2009

B.Sc, Civil Engineering, Shahrood University of Technology, 2006

CERTIFICATIONS

Teaching Competency Certificate from Tarbiat Modares University

AFFILIATIONS

American Society of Civil Engineers
International Geosynthetic Society

HONORS AND AWARDS

Sweet-Sixteen High-Value Research Project Award

Practice Ready Paper Award

Geosynthetic Institute (GSI) Fellowship, 2018

The Outstanding Researchers Award Nomination

Receiving Ph.D. Degree with Honors, 2019

WORK HISTORY

Terracon Consultants, Inc., Geotechnical Engineer, 2019-Present

University of Kansas, Research Assistant, 2013-2019

Stephany Chacón, E.I.T.

GEOTECHNICAL SUPPORT

EDUCATION
Bachelor of Science, Civil Engineering, UTRGV

REGISTRATIONS
Engineer In Training: Texas, No. 50907

AFFILIATIONS
American Society of Civil Engineers (ASCE)

WORK HISTORY
Terracon Consultants Inc., Geotechnical Specialist 2013 – Present

South Texas College, Tutor 2012 -2013

PROFESSIONAL EXPERIENCE

Mrs. Chacón is a Geotechnical Specialist in the firm's Pharr office. Her training includes geotechnical design, site investigation and subsurface exploration for public works, educational, commercial and residential projects.

Stephany's experience includes performing geotechnical investigations to recommend foundation systems for various types of facilities. These structures have been supported on mats, slabs-on-grade, spread footings piles, and drilled piers. These facilities generally require recommendations for site preparation including grading/leveling the site, pavements for parking and driveways, and expansive soil evaluations. Stephany has also performed the geotechnical investigations for street and drainage projects to provide soil recommendations for roadways, pavements and utility lines.

PROJECT EXPERIENCE

UT System -South Texas Medical Academic, Edinburg, Texas
Performed a geotechnical engineering study for the construction of the new South Texas Medical Academic Building located within the grounds of The University of Texas Pan American. The project includes the construction of a three-story and a single-story academic buildings supported on deep foundations and associated pavements/parking areas.

Edinburg Consolidated Independents School District - LBJ Elementary Gym Improvements – Edinburg, Texas
Performed a geotechnical engineering study for the additions to the existing LBJ Elementary Gymnasium.

State Highway 365 (SH-365) – Hidalgo County, Texas
Mrs. Chacón was the assistant geotechnical engineer during a geotechnical investigation and provided foundation design recommendations for the proposed SH 365 - Segment 1 to be located in Hidalgo County, Texas. This 7.5-mile highway will include several bridge and retaining wall structures as well as the relocation of two existing levees. Terracon provided minimum recommendations required to satisfy sliding, overturning, bearing capacity and global stability for the Mechanically Stabilized Earth (MSE) walls. We also conducted seepage, levee global stability and settlement analysis for the proposed levees.

Martinal – FM 511 Waterline Loop – Brownsville, Texas
Performed a geotechnical engineering study for the installation of pipelines along and across existing roads and canals within the limits of the City of Brownsville.

City of Pharr -Pharr/Reynosa Bridge Lane Expansion - Pharr, Texas
Performed a geotechnical engineering study for the Pharr-Reynosa Bridge Lane Expansion. The project includes the lane expansion of the Pharr-Reynosa International Bridge.

Guadalupe (Lupe) Leal

CONSTRUCTION MATERIALS TESTING TASK LEADER MANAGER

PROFESSIONAL EXPERIENCE

Guadalupe Leal, Senior Associate, serves as the Construction Materials Department Manager in Terracon's Pharr office and has more than 25 years of experience providing quality control testing, inspection, and construction materials engineering services for public and private sector projects. His experience includes management of construction materials testing programs, field and laboratory operations, quality assurance inspections, and coordination of testing services for commercial, industrial, transportation, educational, and municipal infrastructure projects.

As Department Manager, Mr. Leal oversees daily operations, staff development, technician training, project scheduling, and quality assurance programs while supporting clients throughout all phases of construction. He is experienced in field and laboratory testing, inspection, and reporting procedures in accordance with AASHTO, ASTM, and TxDOT standards. His expertise includes earthwork, concrete, asphalt, structural steel, and masonry testing and inspection, helping ensure projects are constructed in compliance with applicable specifications and quality requirements.

PROJECT EXPERIENCE

Solid Waste Management Facility - Edinburg, Texas
Mr. Leal was the Construction Materials Testing Project Manager during the construction of a new Solid Waste Management Facility located near the intersection of Redbird and Jasman Street in Edinburg, Texas. Seven structures are included in this project varying in plan area from approximately 3,000 to 25,000 square feet (sf). Terracon's involvement included providing field and laboratory quality control testing services for the duration of the project.

South Middle School Traffic and Circulation Improvements - Edinburg, Texas
Mr. Leal was the Construction Materials Testing Project Manager during the improvements on the parking lot located at South Middle School in Edinburg, Texas. Terracon's involvement included providing the field and laboratory quality control testing for the duration of the project.

City of McAllen - City of McAllen, Texas
Project manager on all construction materials testing for the City of McAllen including, but not limited to, South Texas College West, Village Center Subdivision, Taylor Commercial Point Subdivision, Palms Tower, Live Oak Subdivision, and currently Citrus Grove, Charlie's Freedom Station, Asian Garden, Sam's and Valencia Market Place

EDUCATION

South Texas College, Associate of Science, Fall 2018

CERTIFICATIONS

Radiation Safety and Nuclear Gauge Training

Texas Department of Transportation Level 1A

Texas Department of Transportation Level 1B

PTI Level I and II

NICET Level 1 Soils

NICET Level 1 Asphalt

NICET Level 1 Concrete

Floor Flatness – F – Number Measurement

WORK HISTORY

Terracon Consultants, Inc., Project Manager 2006- present

Transit, Plant Manager, 2003-2006

SouthTex Concrete; Plant Manager 1991-2003

Jorge L. Perez

CONSTRUCTION MATERIALS TESTING PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Perez is a Group Manager in Terracon's Pharr office and has more than 11 years of experience in construction materials engineering and testing, quality assurance, and construction inspection services. His experience includes management of field and laboratory testing programs for soils, concrete, asphalt, structural steel, and other construction materials for municipal, transportation, commercial, industrial, and public infrastructure projects. He is responsible for project management, engineering support, resource allocation, staff supervision, equipment calibration programs, and coordination of construction materials testing services throughout all phases of construction. In addition to his construction materials engineering experience, Mr. Perez has participated in geotechnical engineering investigations, including subsurface exploration, geotechnical evaluations, report preparation, foundation recommendations, and pavement design under the supervision of senior geotechnical engineers. His diverse project experience and technical background allow him to effectively support clients in evaluating project conditions, maintaining quality standards, and achieving successful project outcomes.

PROJECT EXPERIENCE

City of Edinburg - Tule Recreation Center
Mr. Perez was the Construction Materials Testing Manager during construction of an approximately 28,000sf metal frame building with CMU exterior, 60,000sf of asphaltic pavements and related utilities and drainage improvements.

City of Edinburg - Lull Subdivision Improvements
Mr. Perez was the Construction Materials Testing Manager during the construction of the demolition and reconstruction of approximately 17,700LF of asphaltic pavement, including preparation of the subgrade and flexible base. 52,000sf of concrete driveways impacted will also be reconstructed and tested along with curb & gutters, and inlets. Sidewalk testing is included as an alternate.

City of Edinburg - Las Encinitas Subdivision Phase II
Mr. Perez was the Construction Materials Testing Manager during the construction of a new subdivision that include roadways and related subdivision facilities.

City of Edinburg - Las Rogers Coves Phase A
Mr. Perez was the Construction Materials Testing Manager during the construction of a new subdivision that include roadways and related subdivision facilities.

City of Edinburg - Russell Subdivision Park Subdivision Phase III & IV
Mr. Perez was the Construction Materials Testing Manager during the construction of a new subdivision that includes roadways and related subdivision facilities.

City of Edinburg - Ensenada Estates
Mr. Perez was the Construction Materials Testing Manager during the construction of anew subdivision that includes roadways and related subdivision facilities.

EDUCATION

B.S. Civil Engineering
Texas A&M University, Kingsville
2007

CERTIFICATIONS

Radiation Safety and Nuclear Gauge Training
Radiation Safety Officer

WORK HISTORY

Terracon Consultants, Inc., Project Manager 2019- present

Raba Kistner, Inc., CME Supervisor, 2008-2019

Researcher and Lab Assistant Center of Research Excellence in Science and Technology- Research of Environmental Sustainability of Semi-Arid Coast Areas (CREST-RESSACA) 2006-2007

Engineer Tech II Texas Department of Transportation 2007-2007

PROFESSIONAL MEMBERSHIPS

American Society of Civil Engineers (ASCE), Member

South Texas College Advisory Committee for CADD-Civil Drafting, Member

George Flores

CONSTRUCTION MATERIALS TESTING PROJECT MANAGER

PROFESSIONAL EXPERIENCE

Mr. Flores is a Project Manager in Terracon's Pharr office with extensive experience managing construction materials engineering and testing services for municipal, transportation, commercial, industrial, educational, and public infrastructure projects throughout South Texas. His experience includes the oversight of field and laboratory testing programs for soils, concrete, asphalt, structural steel, masonry, and earthwork construction activities. He is responsible for project planning, scheduling, resource coordination, quality assurance, and direct communication with clients, contractors, and project teams.

As a Project Manager, Mr. Flores provides engineering support and manages all phases of construction materials testing projects, including field operations, laboratory activities, equipment calibration programs, and staff supervision. His experience also includes geotechnical investigations, subsurface evaluations, foundation recommendations, pavement design support, and technical report preparation. His diverse background allows him to successfully support project teams from preliminary site evaluation through construction completion while helping clients achieve quality, schedule, and budget objectives.

PROJECT EXPERIENCE

U.S. Army Corps of Engineers – Illinios, Iowa, La Porte, Galveston, and South Texas
George provided CPT services for Corps of Engineers levees and Border Wall. He supervised two drilling crews in Fort Hancock and Fabens, Texas. He also supervised a drilling crew and served as Site Safety Officer in La Porte, and Galveston, Texas.

Remote Video Surveillance System (RVSS) Towers – South Texas
George provided field service coordination for the geotechnical investigations of more than 80 surveillance and communication towers in various counties including Hidalgo, Starr, Cameron, Brooks, Kennedy, Willacy, and Webb Counties.

Arroyo Colorado Levee Projects – Hidalgo and Cameron Counties, Texas
George provided field service coordination and supervision for the geotechnical investigations to determine levee compliance with U.S. Army Corp of Engineers design standards including performing in-situ testing.

Protective Fence-Upper Rio Grande Valley, Texas
George provided field service coordination for the geotechnical investigations for the construction of sections of a pedestrian/aesthetic fence in various locations in the lower Rio Grande Valley, Texas.

EDUCATION

Bachelor of Business, South Texas College, 2014

LICENSES

Class B CDL-Commercial

O.S.H.A 30+10

Safety Course

American Red Cross First Aid

American Red Cross Adult CPR

WORK HISTORY

Terracon - Engineering Technician, 2008-present

U.S. Army; McAllen, TX, Team Leader; Scope Truck Driver; 2006-2008

Pennant Services; Oilfield Technician; 2005-2006

Eloy Palacios

ENVIRONMENTAL SERVICES

PROFESSIONAL EXPERIENCE

Eloy Palacios has over eleven (11) years of experience in environmental and geotechnical engineering services for Terracon's office in Pharr, Texas. Mr. Palacios has performed over 200 Phase I environmental site assessments (ESAs) and logged for the geotechnical engineering services throughout Texas and Mexico. His Phase I experience includes numerous industrial, manufacturing and retail facilities. Mr. Palacios logging geotechnical engineering experience includes drilling operations in industrial and retail buildings and bridges.

Mr. Palacios is a Texas Department of State Health Services licensed asbestos consultant. He has provided asbestos consulting services in south Texas, for numerous school districts, colleges, and universities. Mr. Palacios is also a Texas Department of State Health Services licensed mold consultant. He has conducted numerous mold inspections throughout the area for educational facilities.

PROJECT EXPERIENCE

El Centro Mall/Pharr Town Center – Edinburg, Texas
Provided asbestos testing surveys and monitored abatement during the demolition of El Cento Mall, now the Pharr Town Center in Pharr, Texas.

Environmental Site Assessments – South Texas
Project Manager and assisted environmental professional to provide ESAs throughout south Texas. Specific project responsibilities included site inspections, review of historical information, and review federal and state databases specifically in Rio Grande Valley. The Phase I ESAs was performed in accordance with industry recognized ASTM environmental site assessment guidelines and specific client requirements. Project experience includes a wide range of industrial, commercial, and retail facilities.

Hidalgo County Court House – Edinburg, Texas
Performed an asbestos survey and assisted in the collection of approximately 200 ACM samples for an approximately 8,000 square foot building. The survey areas included offices, courts rooms, general common areas, and mechanical rooms.

Harwell Middle School Edinburg CISD – Edinburg, Texas
Eloy conducted a limited AHERA-asbestos containing building materials (ACBM) survey of future renovation areas within Harwell Middle School located at 801 East Canton Road in Edinburg, Texas.

EDUCATION

Bachelor of the Science, Geology, University of Texas-San Antonio, 2004

CERTIFICATIONS

TDSHS Licensed Asbestos Inspector: # 602730

TDSHS Licensed Asbestos Consultant: # 105727

TDSHS Licensed Mold Assessment Consultant MAC#1171

40-Hour OSHA Hazardous Waste Operations & Emergency Response

WORK HISTORY

Terracon Consultants, Inc., Environmental Project Manager, 2005 -Present

Raba Kistner Consultants, Inc. Geologist/Logger February, 2005 – December, 2005

Tomas Cruz

ENVIRONMENTAL SERVICES

PROFESSIONAL EXPERIENCE

Tomas Cruz has over 20 years of direct experience in environmental consulting, geotechnical soils logging and construction materials testing services. Mr. Cruz is a Texas Department of State Health Services licensed asbestos consultant. Tomas has performed phase I environmental site assessment (ESA-I) investigations, subsurface soil and groundwater ESA-II investigations, landfill liner construction quality control/assurance (CQC/CQA) and facility post-closure gas and groundwater monitoring, indoor air quality, lead-based paint survey, and other risk-based assessments for projects in the southern U.S. and Mexico.

PROJECT EXPERIENCE

UTRGV – Edinburg, Texas
Performed ESA-I consulting services for campus new building pre-development due diligence at 1201 W. University Drive in Edinburg, Texas.

UTRGV – Brownsville, Texas
Performed ESA-I, general occupancy indoor air quality and mold assessment, and geotechnical engineering soils logging consulting services for campus new building pre-development due diligence at 1 W. Univrsity Boulevard in Brownsville, Texas.

South Texas College – McAllen, Texas
Performed general occupancy indoor air quality and mold assessment consulting services for representative areas throughout the school campus buildings at 3201 W. Pecan in McAllen, Texas.

Nikki Rowe High School, McAllen ISD – McAllen, Texas
Performed general occupancy indoor air quality and mold assessment consulting services for representative areas throughout the school campus buildings at 2101 N. Ware Road in McAllen, Texas.

Fossum Middle School, McAllen ISD – McAllen, Texas
Performed ESA-I and ESA-II consulting services for school site pre-development due diligence at 7800 N. Ware Road in McAllen, Texas.

EDUCATION

Bachelor of Science, Biology, The University of Texas – Pan American, 1997

REGISTRATION

TDSHS Licensed Asbestos Consultant: #105857

Licensed Mold Consultant

CERTIFICATIONS

40-Hour OSHA Hazardous Waste Operations & Emergency Response

WORK HISTORY

Terracon Consultants, Inc. – Staff Scientist, April 2019-Present

Raba Kistner Consultants, Inc. – Environmental Professional, June 2000-April 2019

Environmental Risk Management, Inc. – Environmental Technician, 1999-June 2000

Raba Kistner Consultants, Inc. – Laboratory Technician, 1997-1999



Section 4:
References

SECTION 4
REFERENCES

Provide at least three references (names and current phone numbers) from recent work and list all past projects with the City of Edinburg for each team member. Include a brief description of the projects associated with the reference, and the role of the individual.

Terracon prides itself on its relationships with clients in the City of Edinburg and throughout the Valley, please feel free to contact our references. Please refer to Section 2 for project descriptions associated with these references.

City of Edinburg 415 W. University Drive Edinburg, Texas 78540	Mr. Mardoqueo Hinojosa, P.E. (956) 388-8955 mhinojosa@cityofedinburg.com
City of McAllen 1300 Houston Avenue McAllen, Texas 78501	Mr. Eduardo Mendoza, P.E. (956) 681-1151 edmendoza@mcallen.net
City of Brownsville 404 E. Washington Street Brownsville, Texas 78520	Mr. Doroteo Garcia, P.E. (956) 541-1012 (956) 542-7843 Fax doro@cob.us

In addition, please see reference letter from Zef Mendoza, Jr., Construction Manager for City of McAllen.

To Whom It May Concern:

Please accept this letter as my professional recommendation of Terracon Consultants, Inc. Terracon has been proving services to City of McAllen since 2009. These have included geotechnical engineering and materials testing among other services. Their performance has exceeded our expectations. Their staff is professional, amicable, and easily approachable. Their high-quality services are performed promptly, their prices reasonable, and with complete transparency. It has been a true pleasure collaborating with them.

Therefore, I highly recommend Terracon Consultants, Inc. I have no doubt their services will add great value to your business endeavors. The City of Mc Allen has worked with the firm in the past and would gladly work with them again in the future.

Regards,

Zef Mendoza, Jr.
Construction Manager



Section 5:
Insurance

SECTION 5
INSURANCE

Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

Terracon is a large consulting engineering firm specializing primarily in geotechnical, environmental and construction materials engineering services. Like other firms who provide similar services, we are subject to periodic claims and litigation from time to time. Terracon carries a program of liability insurance to protect against claims arising from its services. Terracon has been very successful in defending itself against claims and in many of these cases, has been completely vindicated. In general, Terracon does not provide information on individual claims or litigation due to the confidentiality and sensitivity of this information. It is the opinion of Terracon senior management that no claim or litigation currently pending will have any effect on Terracon's ability to provide any required services or in any way affect the financial viability of the firm. Please contact Mike Yost at our corporate office for further information at 913-599-6886.

Our firm maintains complete insurance coverage for commercial and professional liability. The firm's commercial, professional, automobile liability coverages are provided by Lockton Companies. Our Worker's Compensation and Automobile Insurance is provided through Liberty Mutual.

Commercial, Professional, Automobile and Workers Compensation Liability
Lockton Companies
444 W. 27th Street, Ste. 900
Kansas City, MO 64112-1906
(816) 960-9000

If selected as your consultant, our agents will forward the City of Edinburg completed copies of our insurance certificates.



Section 6:
Professional Services Agreement

SECTION 6
PROFESSIONAL SERVICES AGREEMENT

Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter into such agreement.

Terracon has reviewed the Professional Services Agreement and confirms that it meets the prerequisite insurance requirements. If selected, Terracon agrees to enter into the agreement subject to the exceptions outlined in the attached Exception Memorandum.

TO: City of Edinburg, Texas
FROM: Terracon Consultants, Inc.
DATE: July 1, 2026
RE: Request for Qualification 2026-4 = Geotechnical Engineering and Construction Materials Testing Services

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Terracon Consultants, Inc. ("Terracon" or "Contractor") has reviewed the Request for Qualification provided by the City of Edinburg, TX ("City") and respectfully requests the following modifications to the Agreement Between the City of Edinburg and Consultant for Geotechnical Engineering Services:

- SECTION VII MINIMUM INSURANCE REQUIREMENTS
  - In Subsection F line 2 – please include "(except Professional Liability)" after "additional insured"

Terracon's professional liability policy provides coverage only for claims arising out of the rendering of professional services that the insured is legally qualified to perform in its capacity as an engineer. Our clients generally are not performing professional services and therefore do not bear the risk that the policy is designed to cover, and therefore would receive no protection by being named an additional insured. Further, naming a client as an insured on a professional liability policy could cause the standard "Insured v. Insured" policy exclusion to apply, potentially compromising coverage for a client's negligence claim against the insured. Therefore, commercially available professional liability insurance policies do not provide for additional insured status

- SECTION VII MINIMUM INSURANCE REQUIREMENTS
  - Please delete Subsection D.

This change is consistent with previous agreements between Terracon and the City. Terracon's Comprehensive General Liability policy has been accepted as having broad enough coverage to forego the need for additional policies.

Terracon has no other concerns with or objections to this RFQ and the requested changes are consistent with previous agreements between Terracon and the City. Terracon's proposal is not contingent on these changes being made and will work with the Community to come to mutually agreeable contract terms. If you have any questions or concerns about this memo, please do not hesitate to contact Vinnie Iuppa in the Legal Department. He can be reached directly by email at Vinnie.iuppa@terracon.com or by phone at (913) 396-6932.



Section 7:
Contacts

SECTION 7
CONTACTS

Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).



Jorge A. Flores, P.G.,
Senior Principal
Office Manager
jorge.flores@terracon.com
Office: 956.588.2475
Mobile: 956.245.2319

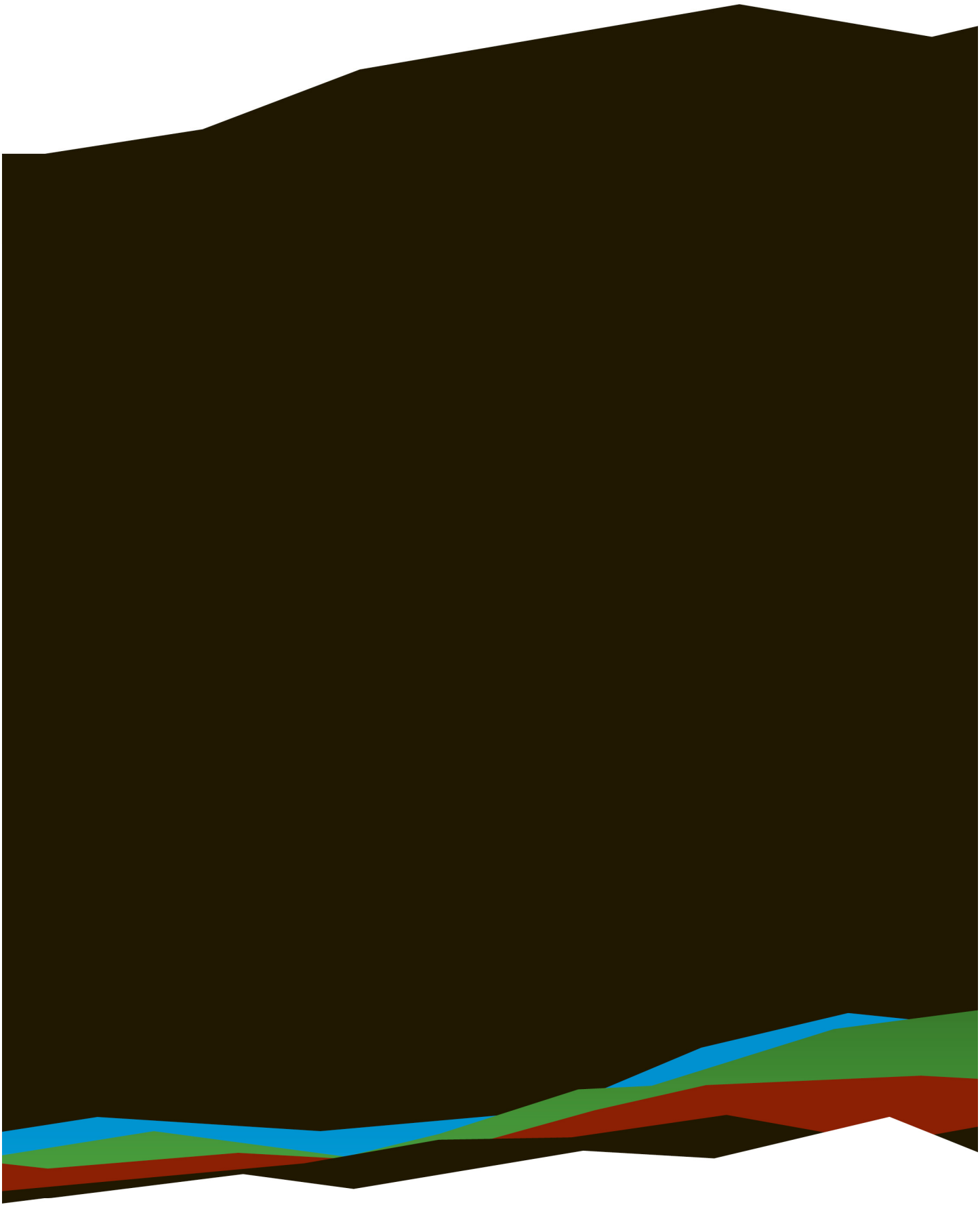


Alfonso A. Soto, P. E., D. GE,
F. ASCE, Senior Principal
Geotechnical Department Manager
CMT Department Manager
alfonso.soto@terracon.com
Office: 956.588.2480
Mobile: 956.884.3582









Response to RFQ 2026-4

REQUEST FOR QUALIFICATIONS - GEOTECHNICAL ENGINEERING AND CONSTRUCTION MATERIALS TESTING SERVICES

City of Edinburg

Submitted To:

City of Edinburg
415 W. University Drive
Edinburg, TX 78541

Mardoqueo Hinojosa
mhinojosa@cityofedinburg.com // 956.388.8211

Lorena Fuentes
lfuentes@cityofedinburg.com // 956.388.8972

July 14th, 2026 by 3:00 PM



UES - Rio Grande Valley Office
11818 West Business Hwy 83, Unit 1
La Feria, TX 78559

James Bauer, PE, Gulf Coast/South Texas Area Manager
Point-of-Contact
jbauer@teamues.com // 956.201.4797

UES™

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UES
11818 West Business Hwy 83, Unit 1
La Feria, Texas 78559
956.201.4797 | TeamUES.com

Attention: Mardoqueo Hinojosa, City Engineer
mhinojosa@cityofedinburg.com // 956.388.8211

Lorena Fuentes, Finance Manager
lfuentes@cityofedinburg.com // 956.388.8972

July 14, 2026

Reference: City of Edinburg // RFQ 2026-4 // Request for Qualifications - Geotechnical Engineering and Construction Materials Testing Services

Dear Mardoqueo, Lorena, and Selection Committee,

With more than **28 years in business**, UES is pleased to submit our qualifications in response to the City of Edinburg's RFQ 2026-4, Request for Qualifications - Geotechnical Engineering and Construction Materials Testing Services. In October 2024, we expanded our operations with the opening of a **fully equipped office and laboratory in the Rio Grande Valley**. Since then, we have proudly supported local public agencies such as the City of Primera, City of Combes, Cameron County, Vanguard Academy, and Harlingen CISD. In addition to the materials included in this qualifications package, we highlight the following key advantages:

Statement of Interest and Commitment

UES expresses our interest in providing geotechnical engineering and construction materials testing services on an as-needed basis to the City of Edinburg. Geotechnical engineering and construction materials testing are critical to infrastructure safety and longevity, and we deliver accurate, reliable results in accordance with industry standards. **UES will be made available to the City of Edinburg and intends to perform geotechnical engineering and construction materials testing, and environmental services on an as-needed basis.**

Unique Qualifications

In-House Capabilities and Rapid Response: UES owns **23 different drill rigs** combined in Texas, with more support from our national team if required. These track, ATV, and truck-mounted rigs allow us to dispatch any combination of the rigs needed to meet any schedule. UES also maintains **in-house, full-service laboratories** in our office locations. Our laboratories are certified and accredited by third party agencies, like AASHTO, validated through USACE, and some labs are certified through TxDOT.

Extensive Municipal Experience: UES has a strong history of supporting municipal infrastructure, public buildings, and capital improvement projects. Our portfolio includes successful partnerships with the City of Primera, City of Combes, Cameron County, Hidalgo County, City of Corpus Christi, and City of Portland.

Availability, Commitment, and Management Structure

Commitment to Communication and Responsiveness: UES proposes **James Bauer, PE**, Gulf Coast/South Texas Area Manager as the primary point-of-contact for this contract. James has the authority to bind the firm in a contract and will assist with contract negotiations. The City can count on our South Texas team to deliver exceptional results for each awarded project.

Expanded Resources: With a workforce of more than **800 personnel statewide** and a **national team of over 4,200 professionals**, UES is equipped to meet the City of Edinburg's needs without compromising service on other projects.

This qualifications package further demonstrates our ability to provide the City of Edinburg with quality service and the required level of expertise needed to be included as a trusted partner for future projects.

Sincerely,

UES

James Bauer, PE // Gulf Coast/South Texas Area Manager
11818 West Business Hwy 83, Unit 1, La Feria, Texas 78559
jbauer@teamues.com // 956.201.4797 // Fax: N/A

2. FIRM QUALIFICATIONS AND EXPERIENCE

FIRM'S EXPERIENCE AND HISTORY

UES was **founded in 1998** and is a registered **State of Texas Engineering Firm (#2101)**, with laboratories holding USACE validation, AASHTO accreditation, and TxDOT laboratory certifications. UES is a geotechnical engineering, materials testing, and environmental services firm and also holds TxDOT pre-certifications in the Materials Testing and Inspection and Geotechnical Engineering categories. Having served the Texas educational community for over **28 years**, UES is ready, willing, and able to provide geotechnical engineering, material testing, and environmental services (and geophysical services if needed) to the City of Edinburg from our **La Feria and Corpus Christi offices and accredited laboratory**.

UES was formerly known as **Rock Engineering and Testing, Inc.** In July 2022, Rock Engineering joined the Universal Engineering Sciences (now UES) family of companies, merging Rock Engineering's Texas expertise with the UES national footprint and resources. Since then, we have been joined by the former Alpha Testing, Riner Engineering, and InControl Technologies. Rock Engineering and our partner firms officially became UES in early 2024. As UES, our teams and resources have integrated to create the largest, most technically qualified geotechnical engineering, construction materials testing, and environmental services firm in Texas. Our Corpus Christi and La Feria teams of 44 include licensed Texas Professional Engineers, certified engineering technicians, ICC special inspectors, Engineers-in-Training, and certified welding inspectors - all available to continue to serve the City of Edinburg.

Core Services



Geotechnical Engineering

UES provides geotechnical drilling, laboratory, and engineering services from each of our offices, including company-owned geotechnical drill rigs with TxDOT cone penetrometer capabilities. Services include subsurface exploration, laboratory analysis, and engineering design recommendations, provided by Texas-registered professional engineers.



Construction Materials Engineering and Testing

Our in-house trained ACI, NICET, and TxDOT certified engineering technicians perform testing in accordance with the latest ASTM and TxDOT procedures. Our laboratory, equipment and staff have been inspected by CCRL (concrete) and AMRL (soil) as part of the AASHTO Accreditation program, has been validated by the U.S. Army Corps of Engineers, and certified by TxDOT. We also regularly participate in the AASHTO Sample Proficiency Program. All operations are conducted under the direct supervision of a licensed Professional Engineer.



Environmental Services

UES provides comprehensive environmental consulting and engineering services. These projects range from initial site assessment to managing any necessary environmental remediation (including asbestos, mold, and lead), and, finally, to strategically obtaining site closure.



Geophysical Technologies (Virtual Design Consulting)

UES provides Geophysical Capabilities (Virtual Design Consulting) focused on Subsurface Information Modeling (SIM), Utility Mapping (SUM), and Utility Engineering (SUE). In addition to an accurate electronic representation of utilities, SIM may also include points of interest like depth to bedrock, unsuitable soils, and underground storage tanks.

Firm State Registrations, Licenses, and Accreditations

Texas Registration License

UES is a registered Texas engineering firm (TBPELS #2101). UES provides proof of our firm's TBPELS license, below.



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

UES Professional Solutions 45, LLC

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

Registration Number
F-2101

Expiration Date
11/30/2026

Laboratory Accreditations

UES' laboratories are accredited through the American Association of State Highway & Transportation Officials (AASHTO) and participates in the proficiency testing programs for Cement & Concrete Reference Laboratories (CCRL) and AASHTO Materials Reference Laboratories (AMRL). Our lab also holds United States Army Corps of Engineers (USACE) validation, and our firm holds Texas Department of Transportation (TxDOT) pre-certifications.

All testing equipment in UES' laboratories is calibrated on an annual basis using traceable standards (NIST or NSTL). Calibrations are confirmed by CCRL and AASHTO on a bi-annual basis during third-party inspections. All laboratory testing is performed under the supervision of a Texas-registered PE. UES adheres to applicable ASTM, AASHTO, and/or TxDOT equipment and test requirements for all tests performed. UES can provide a copy of our laboratory credentials upon request.

US Army Corps of Engineers®

AASHTO ACCREDITED

Texas Department of Transportation

PERFORMING ENGINEERING SERVICES IN A TIMELY MANNER

Providing Quality Services and Overall Performance

UES understands that the City of Edinburg is establishing a pool of engineering and architectural firms capable of supporting a wide range of education projects with rapid, high-quality technical services. Within this pool, UES is seeking to provide geotechnical engineering, construction materials testing, environmental, and building envelope support.

Our approach focuses on responsiveness, technical accuracy, and compliance with applicable standards. For geotechnical services, UES provides subsurface investigations, foundation and pavement recommendations, and design-phase consultation to help the City make informed decisions early in each project. Our accredited laboratories and certified technicians deliver construction materials testing and inspection services that verify compliance with project specifications, support contractor quality control, and document results in accordance with FEMA, FHWA, TxDOT, GLO, and other funding agencies' requirements.

For environmental services, UES uses a structured, compliance-driven methodology to perform asbestos consulting services from initial authorization through inspection, sampling, protocol development, third-party monitoring, and closeout. Our process begins with prompt coordination, confirmation of scope, and safe mobilization using trained personnel, required PPE, and site-specific planning.

Across all services, UES emphasizes responsiveness, timely communication, thorough documentation, and consistent execution, with the ability to mobilize quickly to support evolving project needs across multiple project types and facility conditions.

IDIQ/On-Call/Pool Experience

UES brings decades of on-call experience across Texas, enabling us to respond quickly to client needs. With in-house geotechnical, materials testing, environmental, drilling, and laboratory teams, we control our own schedules and can mobilize staff, often the same day, without relying on subcontractors. This structure allows us to begin fieldwork promptly, accelerate testing and reporting when needed, and consistently meet budget and schedule expectations. **Our proven performance on statewide and IDIQ contracts demonstrates our ability to deliver timely, coordinated support for the City of Edinburg on any request.**

Familiarity with Local Conditions/Requirements

Due to prior experience and a local footprint, UES understands the City's permitting processes and how to best communicate with the entire team. **This will enable us to get a jump start on varying project items to help everyone stay on schedule.**

UES is familiar with the specifications and sampling frequencies of the Coastal Bend area construction materials. We work closely with the design team during the design phase of each project during the geotechnical investigations and coordinate with the design team and the City of Edinburg departments throughout the contract. We understand critical infrastructure, drivers, and relevant policies in completing work for the City.

Much of our work has occurred in the Coastal Bend area. All our key team members assigned to this contract have worked extensively on projects within in and around the City of Hidalgo and are highly familiar with the soils here.

Meeting Deadlines and Schedules

The best way UES can expedite project close out is by assigning a team to serve for the duration of the contract. UES takes the additional steps below to help ensure project completion on time. Advance notification via communication between owner, contractor or construction manager at the project level will allow UES to plan coverage for major events.

Geotechnical Engineering: UES can best assist with meeting deadlines by controlling our schedule for geotechnical engineering projects. Geotechnical projects typically fall behind due to weather such as heavy rains. UES owns and operates 23 drill rigs, which gives us the ability to dispatch multiple rigs to a site as needed to maintain schedules or recover "lost" drilling time due to wet conditions. UES employs multiple laboratory technicians that can analyze and provide test results in a timely manner.

Construction Materials Testing: UES' construction materials testing scheduling is closely tied to the contractor's schedule. We arrange our schedules in a manner that changes through the life cycle of construction. UES has the depth of resources, both personnel and equipment, to keep your project on schedule. UES routinely dispatches multiple qualified technicians to a job-site for field activities such as large concrete pours or steel inspections. UES' approach to non-compliant materials will prevent open items and reduce time delays and expenses to all parties. An example of this might be concrete that does not meet specifications.

UES staff does not and cannot refuse materials or stop work. Staff is instructed to notify on-site personnel (GC or owner) and the UES project manager of the non-compliant item. If field tests indicate a non-compliant result, UES' first response is to notify the responsible party of the result, offer an opportunity to correct the issue immediately, and to provide an immediate retest. Non-compliant materials are immediately brought to the attention of the appropriate party on-site. If an issue cannot be addressed in the field in this fashion, a non-compliant report is completed with the appropriate parties notified by voice, email, or fax as needed on that date. Once corrective measures are identified and implemented by others, UES will perform the re-test needed. Charges for the retest(s) are tracked and invoiced as agreed per the project contract.

Environmental Services: Environmental projects such as Phase I and II assessments can fall behind due to weather as well. UES asks for 48-hour notice for environmental assessments to be scheduled from notice to proceed. UES has Professional Geologists, senior project managers, and environmental scientists available to assist when needed. Asbestos consulting services typically take place on active campuses. UES prioritizes the concern for minimizing disruption to school operations. Staff and student safety is a primary concern for all work on school active campuses. UES can provide services after school hours and on the weekends if requested to maintain work schedules and minimize disruptions to school campuses.

EXPERIENCE WITH GOVERNMENTAL AGENCIES

Experience with Municipalities

UES has over 28 years of experience working with Central/South Texas governmental agencies, where we have worked with on a multitude of projects varying in similar size and scope. Some of our Central/South Texas municipal clients include:

- Aransas County
- Bee County
- Bexar County
- Cameron County
- City of Alice
- City of Aransas Pass
- City of Beeville
- City of Boerne
- City of Cedar Park
- City of Combes
- City of Corpus Christi
- City of Hutto
- City of Ingleside
- City of Ingram
- City of Kingsville
- City of Leander
- City of New Braunfels
- City of Pflugerville
- City of Port Aransas
- City of Port Isabel
- City of Portland
- City of Primera
- City of Refugio
- City of Robstown
- City of San Antonio
- City of Sinton
- Comal County
- Nueces County
- Port of Corpus Christi
- Port of Brownsville
- Refugio County
- San Patricio County

Experience with Texas Agencies

UES has extensive, demonstrated experience providing geotechnical engineering, construction materials testing, environmental services, and building envelope services. Relevant experience spans over 200 projects, including geotechnical investigation and CMT services for TxDOT (80+ projects), Texas Parks and Wildlife Department (14+ projects), Texas Historical Commission (5+ projects), Texas Facilities Commission, USACE Galveston District, and Harris County Engineering. Building envelope services are provided through Amtech Solutions, LLC, a UES company, with demonstrated experience across Texas state agencies including TDCJ and TPWD. Environmental services are supported by UES' environmental team, with on-going multi-year contracts with TCEQ and the Railroad Commission of Texas.

Our past work directly with state entities allows us to apply lessons learned, streamline coordination, and proactively address challenges. This experience helps us deliver efficiently while meeting the City's standards and expectations. Please see a sample of our previous experience working with governmental agencies, as well as projects of similar and relevant scope to that of the RFQ below and the following page.

TEXAS GENERAL LAND OFFICE - STATE VETERANS HOME HOUSTON

UES provided construction materials testing services for the Texas GLO State Veterans Home in Houston, TX in 2017. UES worked alongside Kitchell for this project. The $37 million facility was built on nearly 18 acres of land. The 129,500 gross SF, single-story community living center includes housing for over 100 residents.

TEXAS FACILITIES COMMISSION - SAN ANTONIO DPS PARKING LOT

UES provided construction materials testing services for the Texas Facilities Commission on the San Antonio DPS Parking Lot project. The scope of work included quality control testing to support improvements and additions to the existing parking lot infrastructure, ensuring compliance with project specifications and long-term performance standards.

TEXAS DEPARTMENT OF TRANSPORTATION - MULTIPLE PROJECTS

UES has been selected to provide construction materials testing, geotechnical engineering, or drilling to TxDOT on various contracts in the last nine (9) years and has served over 80 projects.

TEXAS HISTORICAL COMMISSION - MULTIPLE PROJECTS

UES has provided geotechnical and/or construction materials testing services on five (5) Texas Historical Commission projects. Projects include Collections Storage Facility in West Columbia, Landmark Inn Historic Site in Castroville, the Historic Barn at Sam Rayburn House State Historic Site in Bonham, San Felipe de Austin Visitor's Center in San Felipe, and Site Manager's Residence in Albany.

TEXAS PARKS AND WILDLIFE DEPARTMENT - MULTIPLE PROJECTS

UES has provided geotechnical and/or construction materials testing services on 14 Texas Parks and Wildlife Department projects. Projects served within the last five (5) years include: Bastrop State Park CCC Cabin 11 Erosion Control, Eisenhower State Park Restroom Replacements, Galveston Island State Park Beachside Redevelopment, Lake Somerville Trailway Bridge Replacement, Lake Raven Spillway Maintenance, and Mission Tejas State Park Utility Upgrades.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY - MULTIPLE PROJECTS

Our firm has provided comprehensive environmental services to the TCEQ for over a decade, supporting two long-standing contracts: the Dry Cleaner Remediation Program and the Petroleum Storage Tank (PST) Program. Under these contracts, our team has delivered site assessment, investigation, remediation oversight, and regulatory compliance support across numerous sites statewide.

TEXAS DEPARTMENT OF TRANSPORTATION

Our firm has built a strong, long-standing relationship with TxDOT, delivering geotechnical engineering, materials testing, and environmental services across more than 80 projects throughout Texas. Our work has supported a wide range of transportation infrastructure initiatives, from highway expansions and bridge projects to roadway rehabilitation and new construction. With a deep understanding of TxDOT's standards, specifications, and project delivery requirements, our team consistently provides reliable, high-quality results that keep projects on schedule and in compliance.

TEXAS DEPARTMENT OF CRIMINAL JUSTICE

Amtech provided structural forensic engineering services for the roof replacement project at the Texas Department of Criminal Justice's John Montford Unit in Lubbock, Texas. The scope of work consisted of removing 209,563 SF of existing roof and replacing with a single ply "cool roof" and corresponding components. Following full assessment services including testing, reporting, and cost estimating, Amtech produced design and construction documents. Amtech assisted with the bidding phase, and provided contract administration. During construction, a designated construction administration professional from Amtech was on site to monitor the project through closeout and final completion.

RELEVANT PROJECT EXPERIENCE

UES provides some of our relevant projects completed within the past five (5) years below and on the following pages.

City of Corpus Christi Geotechnical Engineering and Construction Materials Engineering Master Services Agreement

Corpus Christi, Texas

Client/Owner Reference

Jeffrey Edmonds, PE
Director of Capital Programs
City of Corpus Christi
1201 Leopard St.
Corpus Christi, TX 78401
361.826.3500
JeffreyE@cctexas.com

Start/Completion Dates

2019 - Present/On-Going

Facility Size

Varies

Construction Cost

$1,000,000.00

Engineering Fee

Varies

Key Personnel

James Bauer, PE

Mark Munroe

Services Provided

Geotechnical Engineering // Construction Materials Testing



Project Description

UES is one of four engineering laboratories currently awarded a Master Services Agreement with the City of Corpus Christi. We have been on contract with the City since 2019.

This contract is for $1,000,000.00, with a one-year renewal option to be administratively authorized for a total amount not to exceed $2,000,000.00 each, with projects located Citywide.

Various task orders are assigned throughout the Contract for Bond Projects or Capital Improvement Projects to conduct geotechnical engineering and construction materials engineering services. UES has maintained a timely response without exceeding project budgets.

A sample list of projects we have completed include:

- Corpus Christi Police Training Academy (GEO & CMT)
- Corpus Christi Fire Station No. 3 Replacement (GEO & CMT)
- Waldron Road, City of Corpus Christi (CMT)
- Corpus Christi City Hall, Police and Municipal Court Parking Improvements (CMT)
- Williams Drive Improvements, Phase 3 (GEO)
- O.N. Stevens Fluoride Tank (CMT)
- Oso Water Reclamation Plant (CMT)
- Allison Wastewater Treatment Plant (CMT)
- Broadway WWTP Demolition (GEO & CMT)
- Coopers Boaters Facility and Parking Lot Resurfacing (GEO & CMT)
- Williams Lift Station Force Main (GEO)
- Oak Park (GEO & CMT)

Vanguard Academy, Monet Mission Campus

Mission, Texas

Client/Owner Reference

Ernie Villarreal
Regional Project Manager
1822 W. Braker Lane, #81734
Austin, TX 78708
evillarreal@pmsitx.com
956.867.9777

Start/Completion Dates

September 2025 - December 2025 (Geo)

July 2025 - On-going (CMT)

Facility Size

55,000 sf (school building)

Construction Cost

$40,000,000.00

Engineering Fee

$28,000.00 (Geo) (UES fees)

$6,431.00 (CMT) (UES fees)

Key Personnel

James Bauer, PE

Neve Steger, EIT

Emilia Monsivais

Services Provided

Geotechnical Engineering // Construction Materials Testing



Project Description

UES provided geotechnical engineering and construction materials testing services for this project located in Mission, TX. The project included the construction of a single-story, school building on the eastern side of the property with a footprint of approximately 55,000 sf; two (2) sports fields including lighting on the western side of the property; and a pavement surrounding the school building and sports fields and around the entire property.

The geotechnical project scope included design recommendations for a stiffened slab-on-grade foundation using WRI criteria with a net allowable bearing pressure of 2,000 psf and 20-ft beam spacing, as well as drilled pier shaft foundations for site lighting with allowable skin friction of 300–500 psf and cohesion values of 1,200–2,000 psf.

A total of 21 borings were drilled at the site to depths ranging from 10 ft to 25 ft. Nine (9) borings were drilled at the pavements areas, two (2) borings were drilled at the sports field lighting area, and nine (9) borings were drilled at the building area. Field tests and observations such as disturbed soil sampling and groundwater observations were conducted on the sampling from the borings.

Services also included subgrade preparation and flexible and rigid pavement design recommendations, including concrete and asphalt pavement thicknesses and aggregate base thicknesses, to support site loading and traffic demands.

The CMT scope for the Monet Driveway Improvements project included concrete testing for strength verification.

City of Primera, Street Improvements

Primera, Texas

Client/Owner Reference

Celina Gonzales
City Manager
22893 Stuart Place Road
Primera, TX 78552
cgonzales@municipal-primera.us
956.423.9654

Start/Completion Dates

July 2025 - November 2025

Facility Size

N/A

Construction Cost

$750,000.00

Engineering Fee

$6,944.00 (UES fees)

Key Personnel

James Bauer, PE

Emilia Monsivais

Services Provided

Construction Materials Testing



Project Description

UES completed construction materials testing services and related inspection services for the Street Improvements project for the City of Primera. Services were provided on an as-requested basis and included field compaction testing, concrete sampling and strength verification, and coordination of specialty inspections when required.

Field technicians conducted compaction testing and other materials verification activities using calibrated equipment and standardized procedures. Concrete sampling and testing were performed in general accordance with ASTM requirements, with coordination between the contractor and project team to address field curing provisions. Testing activities were scheduled to align with construction progress to minimize disruption while maintaining quality oversight.

UES documented testing results and observations and communicated findings to the project team to support construction decision-making and verification of material performance. When site access or specialty inspection needs arose, coordination occurred with the contractor to facilitate safe and efficient execution of services. Overall, the work supported adherence to applicable standards, project requirements, and established construction practices throughout the construction phase.

Cameron County, SH 100 & 2nd Street Improvements

Port Isabel, Texas

Client/Owner Reference

Jared Hockema
1100 E. Monroe St. Dancy Bldg
Brownsville, TX 78520
Jared.Hockema@frontera-rgv.com
956.371.1732

Start/Completion Dates

November 2025 - On-going

Facility Size

N/A

Construction Cost

$696,175.00

Engineering Fee

$14,285.00 (UES fees)

Key Personnel

James Bauer, PE

Emilia Monsivais

Services Provided

Construction Materials Testing



Project Description

UES is currently providing construction materials testing services to support quality assurance and verification of construction materials and workmanship throughout the project.

Services include field sampling and testing of concrete, soils, aggregates, and other construction materials; preparation and handling of laboratory specimens; observation of construction activities; and documentation of test results. Concrete sampling and strength verification testing were conducted, with initial curing provisions coordinated with the contractor in accordance with project requirements.

UES technicians performed requested testing and inspections in alignment with construction activities. Results were documented and communicated to the project team to support timely decision-making and quality control. These services assisted the owner and contractor in maintaining compliance with project specifications and recognized construction standards throughout the construction phase.

City of Corpus Christi, Fire Department Resource Center, Phase 2

Corpus Christi, Texas

Client/Owner Reference

Ms. Jodi Smith Schade, RID
NCIDQ
Project Manager
Turner Ramirez Architects
3751 South Alameda Street
Corpus Christi, TX 78411
jodi@trarch.com
361.445.1979

Start/Completion Dates

June 2024 - July 2024 (Geo)

July 2025 - On-going (CMT)

Facility Size

7,500 sf (building)

Construction Cost

$3,216,000.00

Engineering Fee

$7,045.50 (Geo) (UES fees)

$13,509.75 (CMT) (UES fees)

Key Personnel

James Bauer, PE

Mark Munroe

Services Provided

Geotechnical Engineering **//**
Construction Materials Testing



Project Description

UES provided a subsurface exploration which included evaluating the soil and groundwater conditions at the site and to provide geotechnical recommendations suitable for this project. The project included the construction of one (1) new building with a footprint of approximately 7,500 sf. Approximately one half of the building will consist of two (2) apparatus bays and the other half will consist of office spaces, restrooms, a kitchen, two classrooms, a utility closet, and a storage area. Additionally, drive lanes and parking areas were part of this project.

The scope of the exploration and analysis included the subsurface exploration, field and laboratory testing, engineering analysis and evaluation of the subsurface conditions, provision of foundation recommendations, and preparation of this report. A total of four (4) borings were drilled at the site, ranging from depths of 10 ft to 35 ft. Field observations included standard penetration tests, water level observations, and ground surface elevations.

One challenge was that the firefighters had recently dug trenches for trench training (trenches drawn in picture below as reference), so we had to find solutions to remediate potential settlements that could be contributed by undocumented backfill. Our solution included identifying areas of depression that were not originally in our scope of work. Upon further investigation, we discovered the trench safety pits previously performed by the fire staff as directed by the fire chief. Due to the discovery and our geotechnical recommendations, we avoided potential failures in the proposed flatwork areas that could've posed safety and financial issues for the City of Corpus Christi Fire Department.

New Corpus Christi Police Academy

Corpus Christi, Texas

Client/Owner Reference

Brian Bieneck
Project Manager
Turner | Ramirez Architects
3751 S. Alameda Street, Corpus Christi, TX 78411
361.994.8900
brian@trarch.com

Start/Completion Dates

August 2021 - September 2021 (Geo)

March 2023 - July 2024 (CMT)

Facility Size

30,000 sf (two-story building)

Construction Cost

$18,743.00 (Geo)

$140,530.00 (CMT)

Engineering Fee

$18,743.00 (Geo)

$15,091.00 (CMT)

Key Personnel

James Bauer, PE

Mark Munroe

Services Provided

Geotechnical Engineering **//**
Construction Materials Testing



Project Description

UES provided geotechnical engineering and construction materials testing services for the new Corpus Christi Police Training Academy, located off Yorktown Boulevard in Corpus Christi, TX. The project included the construction of a two-story building with an approximate footprint of 30,000 sf, a new running track, and associated pavement parking and driveway areas.

The scope of the exploration and analysis included the subsurface exploration, field and laboratory testing, engineering analysis and evaluation of the subsurface soils, provision of geotechnical recommendations. The field exploration, to evaluate the engineering characteristics of the subsurface soil materials, included reconnaissance of the project site, performing the test boring operations and obtaining disturbed split spoon soil samples and relatively undisturbed Shelby tube samples. Thirteen (13)borings were performed for the purpose of providing geotechnical recommendations.

For the construction materials testing scope, UES provided soil density and concrete testing for the facility. We provided concrete testing for the columns and identified that the concrete was too weak to support the structure. We also inspected the reinforcement in the columns and provided concrete testing for the new concrete. We were able to work with the contractor to meet the accelerated construction timeline.

Port of Brownsville, Grain Facility Improvements

Brownsville, Texas

Client/Owner Reference

Ariel Chavez II, PE
Director of Engineering
1000 Foust Road
Brownsville, TX 78521
achavez@portofbrownsville.com
956.831.4592

Start/Completion Dates

June 2022 - August 2022

Facility Size

N/A

Construction Cost

$14,500,000.00

Engineering Fee

$35,082.00 (UES fees)

Key Personnel

James Bauer, PE

Services Provided

Geotechnical Engineering



Project Description

UES performed a field exploration to acquire soil samples from the project site and test them in our accredited labs. This endeavor encompassed subsurface investigation, soil description, preparation of boring logs, report delivery, and recommendations based on findings.

The fieldwork involved site reconnaissance, and drilling eight (8) test borings for soil extraction. The drilling process utilized a rig equipped with a rotary head and solid stem augers, employing mud rotary techniques for advancement.

Field tests and observations included standard penetration tests, water level observations, and ground surface elevations. The samples obtained by this procedure were extruded by a hydraulic ram in the field.

During the project, we experienced some challenges regarding the unique terrain of Brownsville. The project site contained soft soil and matter that made it non-conducive for large loads. To overcome this challenge, we were able to provide recommendations to mitigate the settlement of the tank.

ADDITIONAL COASTAL BEND PROJECTS

UES has provided similar geotechnical engineering, construction materials testing, and environmental services for numerous municipalities and other similar entities throughout South Texas. Some of our projects include:

- Vanguard Academy, Van Gogh Campus Improvements - Edinburg, TX
- Vanguard Beethoven Campus Sports Field Lighting - Edinburg, TX
- City of Combes, Economic Development Community (EDC) Subdvision - Combes, TX
- Villa De Las Flores, Street Improvements - Floresville, TX
- City of Port Isabel, Laguna Madre Park - Port Isabel, TX
- TSTC Harlingen, Pavilion Renovations - Harlingen, TX
- Las Cruces Subdivision Phases 1-3 - Alamo TX
- Rabb Ranch Phases 1-2 Subdivision - La Feria, TX
- Metronet - Weslaco, TX
- Monopole-Hidalgo 2 - Edinburg, TX
- FHR Rufugio Tank - Refugio, TX
- Port Isabel Baseball Fields - Port Isabel, TX
- Texas Workforce Commission (TWC) McAllen Parking Lot Repair - McAllen, TX
- Valley Baptists Cone Oasis Camp Levee & Pump Station - La Feria, TX
- Valley Baptists Country Borrow Site - La Feria, TX
- Veterans Crossing Subdivision - San Benito, TX
- Port Isabel San Benito Navigation District Pilot Laydown Area - Port Isabel, TX
- Aquarium at Rockport - Rockport, TX
- Port of Brownsville, Cargo Dock 3 Reconstruction- Brownsville, TX
- Port of Brownsville, Business Park - Brownsville, TX
- Port of Corpus Christi, Pelican Island Breakwater Improvements- Corpus Christi, TX
- Port of Corpus Christi, Coast Guard Station Pier Reconstruction - Corpus Christi, TX
- Port of Corpus Christi, Heavy-Duty Dock - Corpus Christi, TX
- Refugio County Courthouse Remediation - Refugio, TX
- Sherrill Park Restroom - Corpus Christi, TX
- Calallen Police Substation - Corpus Christi, TX
- Southside Police Substation - Corpus Christi, TX
- City of Corpus Christi, Public Health Bldg Site Improvements - Corpus Christi, TX
- Cole Park Splash Pad - Corpus Christi, TX
- Corpus Christi Bay Bluff Shoreline Protection - Corpus Christi, TX
- Holly Road Project - Corpus Christi, TX
- Laguna Shores Road, Segments 1-3 - Corpus Christi, TX
- Slough Road - Corpus Christi, TX
- New Hamlin Middle School - Corpus Christi, TX
- Port of Corpus Christi, New Maintenance Building - Corpus Christi, TX
- London ISD Early Childhood Center - Corpus Christi, TX
- New Goliad ISD Middle School - Goliad, TX
- GPISD Maintenance Facility - Gregory, TX
- Calallen ISD Transportation Facility - Corpus Christi, TX
- Goliad Elementary School - Goliad, TX
- Huntwick Avenue Pavement Improvements - Corpus Christi, TX
- Texas A&M University Kingsville Cooling Tower - Kingsville, TX
- Three Rivers High School Turf Field - Three Rivers, TX
- City of Corpus Christi, Museum of Science & History Improvements - Corpus Christi, TX
- Oso WWTP Storage Shop - Corpus Christi, TX
- St. Paul Elevated Storage Tank & Generators - Sinton, TX

FIRM'S UNIQUENESS AND RELEVANT CHARACTERISTICS

Commitment and Capacity to Perform and In-House Resources

UES owns **23 different drill rigs** combined in Texas, with more support from our national team if required. These track, ATV, and truck-mounted rigs allow us to dispatch any combination of the rigs needed to meet any schedule. UES also maintains **in-house, full-service laboratories** in our office locations. Our laboratories are certified and accredited by third party agencies, like AASHTO, validated through USACE, and some labs are certified through TxDOT.

UES maintains an adequate backlog to employ staff from our 12 offices across Texas. All staff proposed in this document are currently assigned to multiple projects but will be made available to the City as needed. If the City tasks UES with serving multiple/concurrent projects, we will be able to service them reliably and effectively due to the points made, below.

- UES has the ability to utilize up to **23 additional rigs** in Texas. This allows us to mobilize multiple rigs for simultaneous projects, if needed.
- Technicians can provide multiple field services. For example, UES technicians can provide asphalt, earthwork, concrete, reinforcing steel placement, drilled pier inspection, etc.
- UES has additional staff that can be assigned to non-City of Edinburg projects, or to assist in periods of high activity, so that the designated team is available for new requests.
- Projects are assigned unique project numbers and all reporting is tracked by that number.
- Over 50 environmental-specific personnel located statewide to assist with all environmental-related requests.

Due to the nature of our business, our **UES project team and staff will be able to serve any volume of work under the proposed contract**.

Technical Experience and Advantages

Steel Inspections and Special Inspections: UES provides **comprehensive, in-house, steel inspection services**, including verification of material certifications, dimensional checks, welding observation, and structural steel placement inspections. These services help ensure that steel components meet project specifications and industry standards, supporting the structural integrity and safety of the City's projects. By delivering thorough and timely steel inspections, we help keep construction on schedule while minimizing potential rework and ensuring compliance with design requirements. **Amanda Richards, CWI**, Steel Inspector, will be the City's main point-of- contact for all steel inspection requests.

Triaxial Testing Equipment: UES owns triaxial testing equipment including test cells, load frames, pressure control panels, and requisite software. Triaxial testing of soils provides valuable soil strength and shear information for safe and effective design and construction of embankments and foundation systems. More accurate measurements of soil strength and permeability are critical for analysis of global/slope stability. Typical tests include CD (consolidated drained), CU (consolidated undrained), and UU (unconsolidated undrained).

Ground Penetrating Radar (GPR): UES can provide GPR services if necessary. UES most often uses GPR during construction to identify rebar placement and map concrete floors and walls.

Virtual Design Consulting (VDC): Our virtual design consulting team works closely with architects, engineers, and contractors to help integrate and manage subsurface and building information models (SIM/BIM) for design-construction projects.

Team Collaboration and Quality Work

The project team is fully capable of performing all required testing and inspection services and has experience providing **geotechnical engineering and construction materials testing services for numerous IDIQ/On-Call contracts for municipal clients**. **The team will be made available to the City of Edinburg as needed.**

The team will review plans and specifications prior to construction, prepare daily construction progress reports, and observe work in progress and upon completion. They will obtain material samples for laboratory analysis conducted in our **in-house laboratories**, schedule and perform routine materials and field density testing to confirm material quality and workmanship, coordinate and document all test results, and carry out preliminary and final testing and inspections for routine construction projects. The team will also provide input regarding acceptance and prepare all required testing and inspection reports while maintaining complete and accurate records of testing, inspections, plan reviews, and related findings.

Communication with the City of Edinburg and Working Closely with the City

UES' vision is to promote sustainable growth, development, stewardship and community to our employees and clients. UES strives to build lasting relationships with our clients that are mutually beneficial and generate success. All members of the UES team are dedicated to your needs and will work to find a solution in any situation. UES will solve your challenges from start to finish during land acquisition, design and construction. In response to client feedback, there are three (3) main areas in which UES has improved our communication to better facilitate project delivery.

Proactive Communication: Opening up proactive communication from UES' project manager to the contractor, thus supplementing the contractor requests to our dispatch office, reduces late service requests and missed events. This serves to reduce or prevent work proceeding prior to acceptance testing, which can lead to delays in construction and possible removal of some construction elements.

Keeping Up with Project Team: Greater efforts to keep up with the project team as it can evolve over the life of a project. This can address changing contractor personnel or City of Edinburg staff, as well as UES internally sharing this evolution with our team of differently skilled staff at appropriate times. This reduces delays with invoice delivery questions, delays to reports, and delays to RFI or other project type decisions.

Balance: Continuing to balance the need to be in touch, versus waiting for the City of Edinburg to call. UES has established Principal level accountability, as well as assigning a senior technical program manager. Together, Principal in Charge and Program Manager will maintain appropriate contact so that the City of Edinburg is not waiting on UES. While this may impact large construction issues, it can also be as simple as our team making periodic contact for construction document availability, so that a requested estimate may be prepared, again avoiding delays.

Following Codes and Regulations

UES will follow all relevant and necessary codes and regulations for geotechnical and materials testing work performed for the City. This will include any ASTM testing procedures necessary as specified in the project specifications. UES is familiar with and follows all City, County, State, and Federal codes, policies, and regulations applicable to our projects and routinely incorporates design and construction requirements of individual entities into our services. We maintain an in-house electronic library of these requirements and will reference these requirements when preparing cost estimates for services. These requirements will be available to the project team before the commencement of work.

Environmental Reporting - Regulatory Compliance & Agency Coordination

UES will identify applicable federal, state, and local requirements early in the process and maintain communication with the City regarding potential compliance pathways. Our team has experience coordinating with TCEQ and other agencies on PST/LPST sites, Voluntary Cleanup Program sites, Texas Risk Reduction Program documentation, SPCC compliance, stormwater issues, and corrective action planning. UES will support the City by preparing regulatory submittals, responding to agency comments, participating in meetings, and developing technically defensible strategies that move projects toward closure while limiting unnecessary cost and schedule impacts.

OFFICE LOCATIONS AND OFFICE SERVING THE CITY OF EDINBURG

UES will serve the City of Edinburg through our **Rio Grande Valley office**, with our **Corpus Christi office serving as support**. We have an additional 10 offices, with a statewide team of 802 and a national team of more than 4,200 ready to assist if needed. Please see our office locations below.

Rio Grande Valley
Office Performing the Work
11818 W. Business Hwy. 83, Unit 1
La Feria, TX 78559
956.201.4797
Fax: N/A

Corpus Christi
Serving as Support as Needed
6817 Leopard Street
Corpus Christi, TX 78409
361.883.4555
Fax: N/A

Austin
2324 Ridgepoint Drive, Suite E
Austin, TX 78217
210.249.2100
Fax: N/A

Dallas
2209 Wisconsin Street
Dallas, TX 75229
972.620.8911
Fax: N/A

Fort Worth
5058 Brush Creek Road
Fort Worth, TX 76119
817.496.5600
Fax: N/A

Houston - East
4667 Kennedy Commerce Drive
Houston, TX 77032
281.469.3347
Fax: N/A

Houston - North
14731 Pebble Bend Drive
Houston, TX 77068
281.580.8892
Fax: N/A

Houston - West
15811 Tuckerton Road
Houston, TX 77095
713.360.0640
Fax: N/A

Round Rock
7 Roundville Lane
Round Rock, TX 78664
512.284.8022
Fax: N/A

San Antonio
4740 Perrin Creek, Ste. 480
San Antonio, TX 78217
210.249.2100
Fax: N/A

APPROACH TO HANDLING PART-TIME STAFFING NEEDS FOR SMALLER ASSIGNMENTS

Availability of Personnel

We maintain adequate backlog to employ over 150 personnel just in Central Texas. We are also supported by a statewide team of 802, and a national team of 4,200. All staff, both in-office and on-site, are currently assigned to multiple projects but **will be made available to the City as needed**, with key personnel selected based on their educational background, project experience, and availability.

We have the availability, resources, manpower, and knowledge to perform the City's requested geotechnical engineering and construction materials testing services. Our team can mobilize throughout the state and nationwide to access all City of Edinburg sites. If a change of key staff occurs, we will notify the City within ten (10) calendar days. We will provide all applicable information and receive approval before any personnel commence work.

Number of Personnel

UES will serve this contract with our Rio Grande Valley (RGV) and Corpus Christi (CC) team of 44 with additional support from our Houston (HOU) offices, as needed. UES details our Texas personnel by area and discipline, below.

Personnel by Area and Discipline						
	CC/RGV	HOU	SA	AUS/RR	DAL	FW
Licensed Professional Engineers/EITs	**3**	14	3	3	17	7
Licensed Professional Geoscientists/GITs	**0**	9	2	1	4	3
Certified Welding Inspectors/ICC Steel Inspectors	**0**	6	2	0	4	4
Engineering Technicians - Field	**13**	89	39	24	98	53
Engineering Technicians - Laboratory	**8**	19	23	9	38	28
Project Managers - Geo/CMT/Env	**6**	33	8	7	26	12
Field Exploration Support	**3**	11	9	1	18	2
CMT Estimators	**1**	3	2	1	6	4
CMT Dispatchers	**1**	3	2	1	3	2
Administrative/Support Staff	**9**	30	13	1	51	10
Total Staff Per Office	**44**	217	103	48	265	125
Total Staff - UES Texas Region	**802**					

Current Workload

Geotechnical engineering and environmental consulting projects have a duration of two (2) weeks to two (2) months, and our team services multiple projects at a time. Construction materials testing projects vary in duration from six (6) months to two (2) years depending on the size and complexity of each project. UES has the staff and equipment to service multiple construction materials testing projects concurrently. Construction materials testing scheduling is closely tied to the contractor's schedule. We arrange our schedules in a pattern that changes through the life cycle of construction and follow the direction of the contractor's schedule.

Please see a list of our current workload for the Rio Grande Valley and Corpus Christi offices, provided below. **This list will not impact our ability to provide efficient and quality service to the City of Edinburg.**

- 701 Crown Harbor Residential Structure
- Benny's Shack Island Restoration
- Duplex Structures and New Pier
- Rabb Ranch 1&2 Subdivision
- City of Corpus Christi Detention Center
- Ben Garza Elementary Generator Pad
- Petronilla Creek
- Little Bird Island North
- Matagorda Harbor Boat Ramp 2
- London Towne 9A and 9B
- Salem Crossing Phase 1
- Animal Shelter Building Pavement
- Rockport Marina Village
- Ayers Point Oyster Reef Restoration
- Harbor Playhouse Front Entrance Walkway
- Wheeler Ave & Huff Street Pump Station Improvement
- Masten Ranch Barndominium
- Three Rivers High School Turf Field
- Ingleside Main Street
- Beach Break Development
- Edinburg Business Park
- Los Fresnos TX-1904 Proposed Monopole
- Attx3361 La Feria Morales

3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

CITY OF EDINBURG'S MAIN POINT-OF-CONTACT



James Bauer, PE, Gulf Coast/South Texas Area Manager oversees our Corpus Christi and RGV offices and is in charge of several municipalities across South Texas. He will serve as the **City's main point-of-contact for this contract**. He has contractual responsibility for the City's projects, and will continue to hold responsibility for this contract. James will also be overseeing all CMT services for this contract.

jbauer@teamues.com // 956.201.4797 // 11818 West Business Hwy 83, Unit 1, La Feria, TX 78559

James has over **22 years of experience** providing services to South Texas clients. He will interface with the project team and will coordinate each request with the service line Project Manager (PM) to provide a project-specific budget or initiate services. James will use his extensive field experience to analyze problems and situations to develop practical, cost-effective solutions.

PROJECT TEAM QUALIFICATIONS AND EXPERIENCE

Project Team Assigned to the City of Edinburg

In addition to James Bauer, PE, the following team members will be assigned to the City of Edinburg and will be available for any requests. Resumes for these key personnel can be found starting on page 23 of this response.



Neve Steger, MS, EIT, Geotechnical Staff Engineer, will serve as the **City's contact for geotechnical needs** Neve has **over three (3) years of experience** providing geotechnical engineering services. Neve is based in the Rio Grande Valley and manages geotechnical operations for the local office. She serves as project manager for geotechnical projects from initiation through completion, including drilling coordination and logistics, field investigations, laboratory testing assignments, engineering analysis, and preparation of geotechnical engineering reports.



Reinaldo Vega-Meyer, Geotechnical Project Manager, will serve as **an additional contact for geotechnical engineering** needs. Reinaldo has **over 32 years of experience** providing geotechnical engineering services. He has a background in civil/geotechnical engineering, geosynthetics-engineered structures, and aerial image and data acquisition.



Emilia J. Monsivais, CMT Project Coordinator, will serve as **an additional contact for construction materials testing** needs. Emilia has **over six (6) years of experience** and specializes in preparing and submitting CMT testing proposals, coordinating with clients to discuss project requirements and fees, and ensuring compliance with safety protocols.



Amanda Richards, CWI, Structural Steel Inspector, will serve as the **City's main contact for all steel-related services** requested by the City. Amanda has **over 16 years of experience** within the steel industry, where she has served as structural welder and inspector. She has experience with field construction inspection of bolted and welded connections on large to small scale construction projects, while also employing visual and non-destructive testing methods.

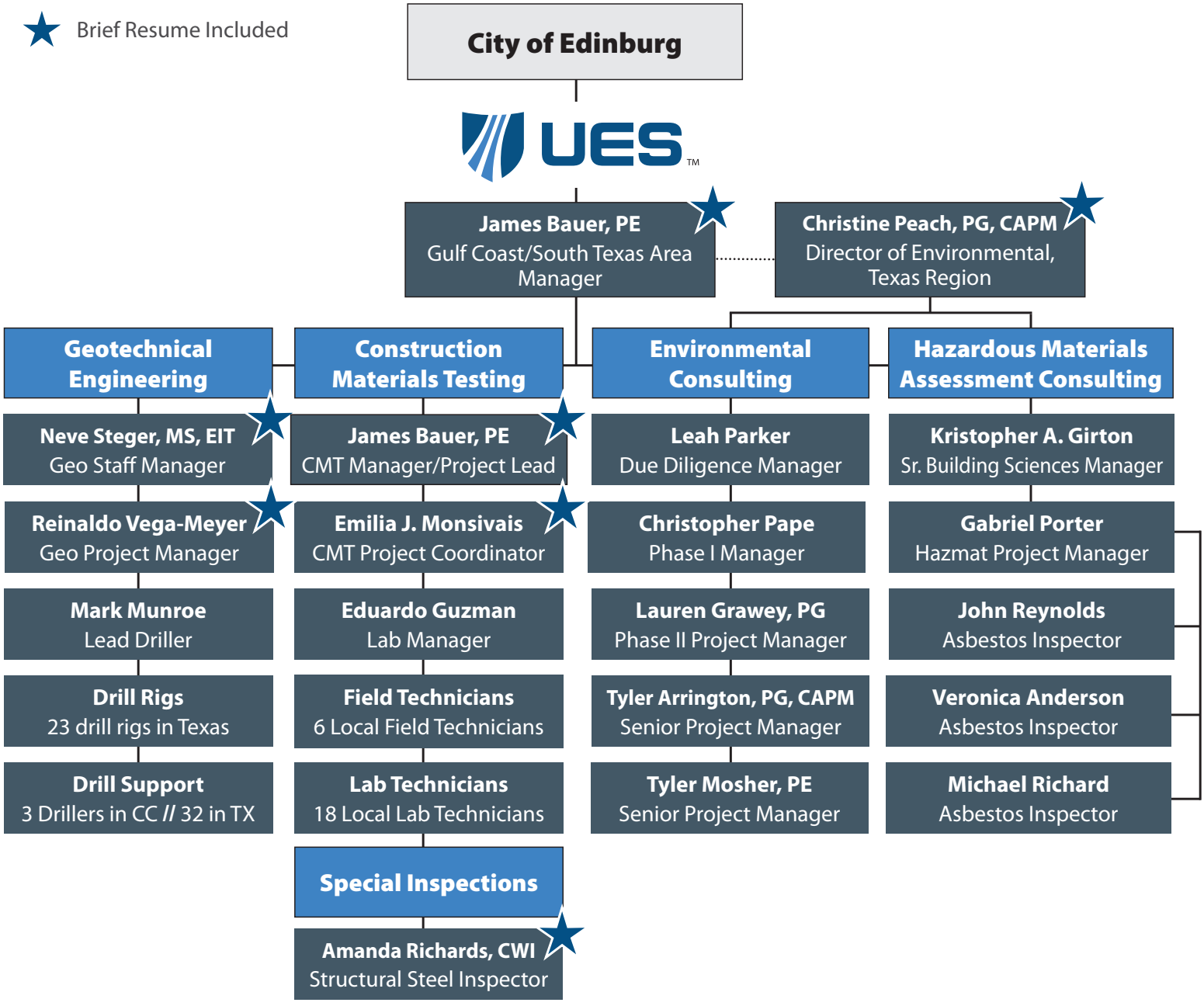


Christine Peach, PG, CAPM, Director of Environmental Services, Texas Region, will serve as the **main point-of-contact for all environmental consulting and hazardous materials consulting services**, if needed. Christine has **over 23 years of experience** in the environmental consulting industry. She has conducted a number of Phase I Environmental Site Assessments (ESAs) and environmental site investigations across various market sectors, such as municipal, higher-education, commercial and industrial facilities.

ORGANIZATION CHART

UES provides an organizational chart that demonstrates the line of authority and responsibilities of the key personnel who will be assigned to the City of Edinburg, below. Resumes for the proposed key personnel to be committed and assigned to this project can be found on the following pages.

★ Brief Resume Included



KEY PERSONNEL RESUMES

UES provides resumes of the team assigned to the City of Edinburg below and on the following pages.

EDUCATION

B.S. Civil Engineering,
University of Missouri

YEARS OF EXPERIENCE

22 years

LICENSES & CERTIFICATIONS

Professional Engineer, Texas,
No. 129201

JAMES BAUER, PE

GULF COAST/SOUTH TEXAS AREA MANAGER

James is the Area Manager for UES Gulf Coast/South Texas Region. He has over 22 years of experience in geotechnical engineering and materials testing. He is responsible for quality assurance and quality control on each project and has been the Project Engineer/Project Manager, and Geotechnical Liaison on numerous geotechnical engineering studies across the Midwest and State of Texas throughout his career. James' project experience includes municipal, transportation, federal, healthcare, commercial, residential, higher education, K-12, and industrial projects. His design experience includes levees, water impoundments, earthen dams, stream river bank stabilization, slope and retaining wall global stability, clay/coal mine mitigation, karst exploration and mitigation, expansive clay soil mitigation, settlement analyses, ground improvement/modification, shallow and deep foundations, and pavements. He is also skilled at advanced field testing, including: inclinometer installation and monitoring, and non-destructive testing methods including; impact echo, audible sounding, ground penetrating radar, electrical resistivity tomography, cross-hole sonic logging.

PROJECT EXPERIENCE

CITY OF CORPUS CHRISTI GEO AND CMT MSA

CORPUS CHRISTI, TX

James is the point of contact for this contract and leads the geotechnical engineering and construction materials testing scope of work for the awarded task orders. Most of these projects are capital improvements projects.

CITY OF PRIMERA, STREET IMPROVEMENTS

PRIMERA, TX

UES completed construction materials testing and inspection services for the City of Primera Street Improvements project, including field compaction testing, concrete sampling, strength verification, and coordination of specialty inspections as requested. Testing was performed using standardized procedures and scheduled to align with construction activities.

CAMERON COUNTY, SH 100 & 2ND IMPROVEMENTS

PORT ISABEL, TX

UES is currently providing construction materials testing services, including field sampling and testing, laboratory specimen preparation, construction observation, and reporting.

CITY OF PORTLAND, PHASE 11 IMPROVEMENTS

PORTLAND, TX

UES provided construction materials testing services for multiple phases of the City of Portland Improvements contract. This street improvement project is one of the series of maintenance projects necessary to keep the streets in proper condition.

EDUCATION

B.S. Marine Science and Environmental Engineering, University of South Carolina

YEARS OF EXPERIENCE

3 years

LICENSES & CERTIFICATIONS

Engineer in Training #84860

NEVE STEGER, MS, EIT

GEOTECHNICAL STAFF ENGINEER

Neve is based in the Rio Grande Valley and manages geotechnical operations for the local office. She serves as Project Manager for geotechnical projects from initiation through completion, including drilling coordination and logistics, field investigations, laboratory testing assignments, engineering analysis, and preparation of geotechnical engineering reports. Neve also provides project management support for Corpus Christi.

PROJECT EXPERIENCE

VANGUARD ACADEMY, MONET MISSION CAMPUS

MISSION, TX

UES provided geotechnical engineering and construction materials testing services for this project in Mission, TX, which involved construction of a 55,000 sf, single-story school building, two lighted sports fields, and surrounding pavements. The geotechnical scope included subsurface exploration consisting of 21 borings across building, pavement, and lighting areas; development of stiffened slab-on-grade foundation recommendations using WRI criteria; drilled pier design parameters for site lighting; and pavement design guidance to support anticipated loads. Field sampling and groundwater observations informed foundation and pavement recommendations. Construction materials testing services included concrete testing for strength verification to support construction quality control.

VANGUARD ACADEMY, VAN GOUGH CAMPUS IMPROVEMENTS

EDINBURG, TX

UES provided geotechnical engineering services for this project with Vanguard Academy. The project included the construction of a new school building, gymnasium, parking lot, along with a detention pond expansion. The geotechnical engineering scope included drilling a total of 15 borings. Five (5) borings were drilled at the building site at depths of 30 ft and ten (10) borings were drilled at the pavement site at depths of 5 ft to 10 ft.

VANGUARD ACADEMY, BEETHOVEN CAMPUS SPORTS FIELD LIGHTING

EDINBURG, TX

UES provided geotechnical engineering services for this project with Vanguard Academy. The project included the construction of field lighting for an existing athletic field. The site was an open lot consisting of two (2) existing soccer fields. The two (2) proposed field lights were located at opposite corners outside the south playing field. A total of two (2) borings were drilled at the site, each at a depth of 30 ft. Relatively undisturbed soil sampling and groundwater observations were conducted.

ADDITIONAL RGV AREA EXPERIENCE

- Valley Baptists Cone Oasis Camp Levee & Pump Station - La Feria, TX
- Valley Baptists Country Borrow Site - La Feria, TX
- Veterans Crossing Subdivision - San Benito, TX
- Port Isabel San Benito Navigation District Pilot Laydown Area - Port Isabel, TX
- Aquarium at Rockport - Rockport, TX

EDUCATION

Polytechnic University of Puerto Rico, BSCE, Structures, Soils, 1994

Missouri University of Science and Technology, Graduate Certificate, Geotechnical Earthquake Engineering, 2007

Missouri University of Science and Technology, MSCE, Geotechnical, 2010

YEARS OF EXPERIENCE

32 years

LICENSES & CERTIFICATIONS

Level I Thermographer

OSHA 10 USF Department of Internal Medicine

Radiation Safety and use of Nuclear Gauges Credential ID 24236

REINALDO VEGA-MEYER

GEOTECHNICAL PROJECT MANAGER

Reinaldo Vega-Meyer has a background in civil/geotechnical engineering, geosynthetics-engineered structures, and aerial image and data acquisition. Reinaldo provides recommendations that ensure products, systems, and designs are tailored to exact requirements and achieve objectives, including being on time and on budget. Reinaldo is effective in analysis, and utilizing tools and combinations of applications to devise solutions that are technically sound, practical, and best value advice. Expertise, thorough training, and dedication to civil engineering accumulated over more than sixteen years of successful collaboration in several projects, including international construction and geosynthetic-related structures. Continuing in-depth education has ensured high-quality, state-of-the-practice professional development, as well as the latest innovations and information in the specialty area of geotechnical engineering.

PROJECT EXPERIENCE

CITY OF CORPUS CHRISTI, MUSEUM OF SCIENCE AND HISTORY IMPROVEMENTS

CORPUS CHRISTI, TX

UES provided geotechnical engineering services for the City of Corpus Christi's Museum of Science and History Improvements project. The improvements included a new stoop and flatwork on the south side of the building, a covered canopy on the east side of the building and replacing flatwork on the north side of the building. The geotechnical scope included drilling a total of three (3) borings at depths ranging from 10 ft to 30 ft at the site. Pavement recommendations were made based on findings.

TSTC HARLINGEN, PAVILION RENOVATIONS

HARLINGEN, TX

UES provided geotechnical engineering services for the restroom, storage, and west wing of the existing pavilion. The west wing was to be walled with concrete masonry units (CMU) and both the restroom, storage and west wing room are to be air conditioned spaces. This renovation project included field exploration (to evaluate the engineering characteristics of the subsurface materials), a reconnaissance of the project site, performing the boring operations and obtaining disturbed split spoon samples.

ADDITIONAL RGV AREA EXPERIENCE

- Quick Quack Car Wash Hwy 77 - San Benito, TX
- Quick Quack Car Wash - Port Isabel, TX
- Las Cruces Subdivision Phases 1-3 - Alamo TX
- Rabb Ranch Phases 1-2 Subdivision - La Feria, TX
- Metronet - Weslaco, TX
- Monopole-Hidalgo 2 - Edinburg, TX
- Port Isabel Baseball Fields - Port Isabel, TX
- Texas Workforce Commission (TWC) McAllen Parking Lot Repair - McAllen, TX

EDUCATION

B.S. Civil Engineering, The University of Texas - Rio Grande Valley

YEARS OF EXPERIENCE

6 years

LICENSES & CERTIFICATIONS

TxDOT HMAC SB101 Properties Specialist

ACI Aggregate Testing Technician – Level 1

ACI Concrete Field-Testing Technician – Level 1

APNGA Portable Nuclear Gauge Safety & US DOT Hazmat Certification

EMILIA J. MONSIVAIS

CMT PROJECT COORDINATOR

Emilia is a highly skilled and detail-oriented construction materials testing (CMT) professional with extensive experience in both field and laboratory environments. Emilia specializes in preparing and submitting CMT testing proposals, coordinating with clients to discuss project requirements and fees, and ensuring compliance with safety protocols. She has a proven track record of conducting laboratory soil and aggregate testing, field testing including soil compactions and concrete sampling, and inspections. A dedicated communicator, she regularly updates project supervisors and the team on testing progress and results. Emilia also enjoys mentorship, having successfully trained and guided new technicians to enhance their skills and contribute effectively to project goals.

PROJECT EXPERIENCE

CITY OF PRIMERA, STREET IMPROVEMENTS

PRIMERA, TX

UES completed construction materials testing and inspection services for the City of Primera Street Improvements project, including field compaction testing, concrete sampling, strength verification, and coordination of specialty inspections as requested. Testing was performed using standardized procedures and scheduled to align with construction activities.

CITY OF COMBES, EDC SUBDIVISION

COMBES, TX

UES is currently providing construction materials testing services for this EDC Subdivision project with the City of Combes. Concrete testing is being conducted to test strength and compaction. Emilia serves as CMT Project Coordinator for this project.

CAMERON COUNTY, SH 100 & 2ND IMPROVEMENTS

PORT ISABEL, TX

UES is currently providing construction materials testing services, including field sampling and testing, laboratory specimen preparation, construction observation, and reporting.

VANGUARD MONET MISSION CAMPUS

MISSION, TX

UES provided geotechnical engineering and construction materials testing services for this project in Mission, TX, which involved construction of a 55,000 sf, single-story school building, two lighted sports fields, and surrounding pavements. The geotechnical scope included subsurface exploration consisting of 21 borings across building, pavement, and lighting areas; development of stiffened slab-on-grade foundation recommendations using WRI criteria; drilled pier design parameters for site lighting; and pavement design guidance to support anticipated loads. Field sampling and groundwater observations informed foundation and pavement recommendations. Construction materials testing services included concrete testing for strength verification to support construction quality control.

EDUCATION

Navarro College, GED

YEARS OF EXPERIENCE

16 years

LICENSES & CERTIFICATIONS

CWI, AWS D1. 1 (No. 13040971)

AWS D1 .5 Bridge Certification

Level II MT/UT (No. SNT-TC-1A)

ICC Special Inspector S1 & S2
No. 9181508

AMANDA RICHARDS, CWI

STRUCTURAL STEEL INSPECTOR

Amanda has more than 16 years of experience within the steel industry, where she has served as structural welder and inspector. She has experience with field construction inspection of bolted and welded connections on large to small scale construction projects, while also employing visual and non-destructive testing methods. These non-destructive testing inspections include field erection and shop fabrication of structural steel. Amanda is an AWS Certified Welding Inspector and has extensive experience performing shop and field inspections of high strength bolting and general fabrication inspections. She is also experienced in working with fabricators and erection crews to review and verify welding joint designs and fit up, welding procedures and welder's certifications. She is proficient with intricate blueprint interpretations and can understand the job scope in order to perform accurate reporting of items inspected. In addition, Amanda has six (6) years of heavy plate and large weldment structural welding experience in the field.

PROJECT EXPERIENCE

CITY OF ROUND ROCK, PUBLIC LIBRARY AND PARKING GARAGE

ROUND ROCK, TX

This massive project included a three-story, 66,000 sf building with a 300-space parking garage. It also has outdoor garden space, a conference room, and play areas for children.

CITY OF ROUND ROCK, FIRE STATION NO. 4, NO. 8, NO.3, & NO. 9

ROUND ROCK, TX

UES provided various services for these projects for the City of Round Rock. Amanda conducted steel inspections for these projects.

CYRUSONE SAT VI-TRP2

SAN ANTONIO, TX

Project consists of a concrete tilt walled two story data center and office building with a combined building area of 132,070 sf supported by a drill pier foundation system. Performed steel inspections on-site for Structural Joints Using High-Strength Bolts, observed exposed portions of the inspected anchor bolts were in general compliance with the project drawings provided, with nuts fully threaded and visually in snug tight conditions. As well as the inspection of welds to meet visual compliance with the designed size, and length specified in project drawings, and in general accordance with workmanship requirements described in AWS.

WESTOVER HILLS MEDICAL OFFICE BUILDING

SAN ANTONIO, TX

Provided visual inspections for this two-story building with a footprint of approximately 30,995 sf with concrete tilt wall panels on a shallow footing/grade beam foundation system. The visual inspection consisted of Roof Framing Glass Ceiling Support Steel welded connections, HSS to existing Roof Framing beam welded connections, HSS to HSS welded connections, HSS to angle welded connections, and angle to angle welded connections.

EDUCATION

M.S., Earth Science (Hydrogeology Emphasis), University of Waterloo, 2002

B.S., Earth Science, Brock University, 1999

YEARS OF EXPERIENCE

23 years

LICENSES & CERTIFICATIONS

Professional Geoscientist, Texas No. 15075

Professional Geoscientist, Louisiana No. 496

TCEQ LPST Corrective Action Project Manager #730

TRAININGS

29 CFR OSHA 1910.120, 40 Hour OSHA HAZWOPER and yearly 8-Hour refreshers

First Aid & Adult/Child CPR Certification, Current

CHRISTINE PEACH, PG, CAPM

DIRECTOR OF ENVIRONMENTAL, TEXAS REGION

Christine Peach, PG, CAPM serves as UES' Director of Environmental Services, Texas with over 23 years of professional experience in the environmental consulting industry. Christine has conducted a number of Phase I Environmental Site Assessments (ESAs) and environmental site investigations across various market sectors, such as commercial and industrial facilities. She has provided technical assistance to clients and facilities engaged in soil and groundwater contamination investigations and remedial actions. Christine's responsibilities encompass all aspects of investigation and clean-up of groundwater and soil on contaminated sites. This includes (but is not limited to) drilling, installation of wells, soil and groundwater sampling. Other responsibilities include the interpretation of collected data and its organization into technical reports. Christine has been involved in several in-situ remediation programs for chlorinated solvent sites (mostly dry cleaner sites). Christine also assists in the design and implementation of various remediation technologies including insitu chemical oxidation, bioremediation, and high vacuum extraction systems.

PROJECT EXPERIENCE

VANGUARD ACADEMY, VETERANS SITE

EDINBURG, TX

UES completed a bulk asbestos survey for the proposed Vanguard Academy site located at 2514 S. Veterans Boulevard in Edinburg, TX. This project involved performing a limited interior asbestos inspection of the existing 10,883 sf commercial building, originally constructed in 1988 and occupied by three tenants. Approximately 70 samples were collected from suspect materials including flooring, sheet-rock systems, ceiling tiles, mastics, caulking, and insulation.

CITY OF HOUSTON, MSD PROJECTS

HOUSTON, TX

Christine is the lead technical advisor for our MSD projects. She has completed multiple Municipal Setting Designation (MSD) applications within the City of Houston and City of Dallas at various commercial and industrial properties and has multiple applications in progress. She completed negotiations with municipalities and retail public utilities to satisfy requirements of the program under the Texas Health and Safety Code. Using the MSD certificate from the TCEQ, many of the sites have been successfully issued a Final Certificate of Completion by the TCEQ.

WATER PLANT NO. 2 PROJECT

HOUSTON, TX

UES performed a Phase II Environmental Site Assessment (ESA) for the proposed Water Plant No. 2 Project in Houston, Texas. Services included a site reconnaissance, historical and regulatory records review, and evaluation of potential environmental concerns. Based on the findings, UES recommended a limited subsurface investigation to further assess site conditions and groundwater impacts.

4. REFERENCES

REFERENCES FOR SIMILAR SERVICES

UES provides three (3) references for similar services and recent work, below.

Reference #1: City of Corpus Christi

Reference Contact Info
Jeffrey Edmonds, PE
Director of Capital Programs
City of Corpus Christi
1201 Leopard St.
Corpus Christi, TX 78401
361.826.3500
JeffreyE@cctexas.com

City of Corpus Christi, Geotechnical Engineering and Construction Materials Engineering Master Services Agreement (MSA)

BRIEF DESCRIPTION

UES is one of four engineering laboratories currently awarded a Master Services Agreement with the City of Corpus Christi. We have been on contract with the City since 2019. Various task orders are assigned throughout the Contract for Bond Projects or Capital Improvement Projects to conduct geotechnical engineering and construction materials engineering services.

Start/Completion Dates: 2019 - Present/On-Going (MSA)

Reference #2: PMSI (Vanguard Academy)

Reference Contact Info
Ernie Villarreal
Regional Project Manager
1822 W. Braker Lane, #81734
Austin, TX 78708
956.867.9777
evillarreal@pmsitx.com

Vanguard Academy, Monet Mission Campus

BRIEF DESCRIPTION

UES provided geotechnical engineering and construction materials testing services for this project located in Mission, TX. The project included the construction of a single-story, school building on the eastern side of the property with a footprint of approximately 55,000 sf; two (2) sports fields including lighting on the western side of the property; and a pavement surrounding the school building and sports fields and around the entire property.

Start/Completion Dates: September 2025 - December 2025 (Geo) // July 2025 - On-going (CMT)

Reference #3: Turner | Ramirez Architects

Reference Contact Info
Brian Bieneck
Project Manager
Turner | Ramirez Architects
3751 S. Alameda Street,
Corpus Christi, TX 78411
361.994.8900
brian@trarch.com

New Corpus Christi Police Academy

BRIEF DESCRIPTION

UES provided geotechnical engineering and construction materials testing services for this project. The project included the construction of a two-story building with an approximate footprint of 30,000 sf, a new running track, and associated pavement parking and driveway areas.

Start/Completion Dates: August 2021 - September 2021 (Geo) // March 2023 - July 2024 (CMT)

PAST PROJECTS WITH THE CITY OF EDINBURG

Local City of Edinburg Projects

Even though UES has not worked directly with the City of Edinburg, we have provided services for projects located within the City of Edinburg. We have provided geotechnical engineering and construction materials testing services for the following projects- all located in Edinburg, TX. Please see the sample list, below.

- Vanguard Academy, Van Gogh Campus Improvements - Edinburg, TX
- Vanguard Beethoven Campus Sports Field Lighting - Edinburg, TX
- Monopole-Hidalgo 2 - Edinburg, TX
- 7-Eleven - Edinburg, TX
- AutoZone - Edinburg, TX
- Freddy's Frozen Custard & Steakburgers - Edinburg, TX
- HEB Parking Lot 1 - Edinburg, TX
- HEB Parking Lot 2 - Edinburg, TX
- NuStar Energy Trench Backfill Hwy 83 - Edinburg, TX
- Little Ceaser's Pizza - Edinburg, TX

Additional RGV Area Projects

UES has provided similar geotechnical engineering, construction materials testing, and environmental services for numerous municipalities and other similar entities throughout the Rio Grande Valley area. Some of our projects include:

- City of Combes, Economic Development Community (EDC) Subdivision - Combes, TX
- Villa De Las Flores, Street Improvements - Floresville, TX
- City of Port Isabel, Laguna Madre Park - Port Isabel, TX
- Quick Quack Car Wash Hwy 77 - San Benito, TX
- Refugio WWTP Improvements - Refugio, TX
- Quick Quack Car Wash - Port Isabel, TX
- Quick Quack Car Wash - Laredo, TX
- Las Cruces Subdivision Phases 1-3 - Alamo TX
- Rabb Ranch Phases 1-2 Subdivision - La Feria, TX
- Metronet - Weslaco, TX
- Port Isabel Baseball Fields - Port Isabel, TX
- Texas Workforce Commission (TWC) McAllen Parking Lot Repair - McAllen, TX
- TSTC Harlingen, Pavilion Renovations - Harlingen, TX
- Valley Baptists Cone Oasis Camp Levee & Pump Station - La Feria, TX
- Valley Baptists Country Borrow Site - La Feria, TX
- Veterans Crossing Subdivision - San Benito, TX
- Port Isabel San Benito Navigation District Pilot Laydown Area - Port Isabel, TX
- Aquarium at Rockport - Rockport, TX
- Port of Brownsville, Cargo Dock 3 Reconstruction- Brownsville, TX
- Port of Brownsville, Business Park - Brownsville, TX

Due to prior experience and a local footprint, **UES understands the City's permitting processes and how to best communicate with the entire team.** This will enable us to get a jump start on varying project items to help everyone stay on schedule. Much of our work has occurred in the Coastal Bend area. All our key team members assigned to this contract have worked extensively on projects within in and around the City of Edinburg and are highly familiar with the soils here.

UES is familiar with the specifications and sampling frequencies of the Coastal Bend area construction materials. We work closely with the design team during the design phase of each project during the geotechnical investigations and coordinate with the design team and City of Edinburg departments throughout the contract. We understand critical infrastructure, drivers, and relevant policies in completing work for the City.

5. INSURANCE

PROFESSIONAL LIABILITY INSURANCE COVERAGE - LIMITS AND DEDUCTIBLES

Our primary professional liability policy is as follows: UES carries $5,000,000 per claim and in aggregate. In addition, our deductible on that policy is $1,500,000, but it can be lowered if required for a specific project.

In addition to what has been provided, please see the following page for our sample insurance certificate. Pending award, we can request a Certificate of Insurance specifically for the City of Edinburg and will ensure that if we utilize any subconsultants that they will also meet the requirements listed in the RFQ.

PENDING LITIGATION

As part of the general business practice of providing engineering and professional services, UES has had claims made within the last five (5) years. The claims made against UES were resolved and/or currently being resolved either amicably by our professional liability carrier or through UES' dismissal from the claim upon a finding that no errors were the responsibility of UES. **UES has no current, pending, or past claims that will impact our ability to serve the City of Edinburg.**

6. PROFESSIONAL SERVICES AGREEMENT

UES has read and acknowledges the Professional Services Agreement provided by the City of Edinburg. UES will meet the prerequisite insurance requirements and, if selected, agrees to enter into such agreement.

7. CONTACT INFORMATION

James Bauer, PE
Gulf Coast/South Texas Area Manager
11818 West Business Hwy 83, Unit 1, La Feria, TX 78559
956.201.4797
jbauer@teamues.com

Neve Steger, EIT
Geotechnical Staff Engineer
11818 West Business Hwy 83, Unit 1, La Feria, TX 78559
956.201.4797, ext. 32118
nsteger@teamues.com

8. PRESENTATION

UES has submitted one complete PDF document which includes everything from Section 4.2 - Submittal Requirements and Section 5.4 - Required Forms electronically to www.secure.procurenow.com/portal/cityofedinburg.

REQUIRED FORMS

REQUIRED FORMS

UES has submitted the required forms on the procurement website under Section 4. Required Forms.

Additionally, UES provides the required forms on the following pages of this response. If awarded, UES will provide the Form 1295 upon request to the City. Please refer to page 45 of this submittal for our official response for Section 4.9 of the Vendor Questionnaire.

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

- 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
- Texas Local Government Code Chapter 171.004
- City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date: 7/10/2026

Company/Vendor Name: UES Professional Solutions 45, LLC

Printed Name and Title: James Bauer, PE

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: UES Professional Solutions 45, LLC
(Full, correct legal name)

- Address: 11818 West Business Hwy 83, Unit 1, La Feria, TX 78559
- Telephone/Fax: 956-201-4797
- Email address: jbauer@teamues.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No_X__

3. Is your Company authorized and/or licensed to do business in Texas? Yes_X__ No____

4. Where is the Company's corporate headquarters located? Corpus Christi, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No_X__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months) N/A

c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No_X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: James Bauer, PE
Address: 11818 West Business Hwy 83, Unit 1, La Feria, TX 78559
Telephone: 956-201-4797
Fax: N/A
Email: jbauer@teamues.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (x).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. N/A

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (x)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets.
N/A

10. Provide any other names under which your business has operated within the last 10 years.
Rock Engineering and Testing, LLC (2022-2024) // Rock Engineering and Testing, Inc. (1998-2022)

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

N/A

HOUSE BILL 89 VERIFICATION

I, James Bauer, PE, the undersigned representative of

UES Professional Solutions 45, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

James Bauer, PE, Gulf Coast/South Texas Area Manager

TYPE/PRINT NAME AND TITLE:

7/10/2026

DATE:

SENATE BILL 13 VERIFICATION

I, James Bauer, PE, the undersigned representative of

UES Professional Solutions 45, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

James Bauer, PE, Gulf Coast/South Texas Area Manager

TYPE/PRINT NAME AND TITLE:

DATE: 07/10/2026

SENATE BILL 19 VERIFICATION

I, James Bauer, PE, the undersigned representative of

UES Professional Solutions 45, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

James Bauer, PE, Gulf Coast/South Texas Area Manager

TYPE/PRINT NAME AND TITLE:

7/10/2025

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Brian Hoyt, PE, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of UES Professional Solutions 45, LLC (Company) the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title President - Texas Region

Subscribed and sworn to me this 9 day of July 2026.

By: _____

Notary Public

MARY MICHELLE YOUNG
Notary ID #135552043
My Commission Expires
March 30, 2030

My commission expires March 30, 2030

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

UES Professional Solutions 45, LLC

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

James Bauer, PE
Name of signatory

Signature

7/10/2026
Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

FORM 1295

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

⊗ Yes
◯ No

*Response required


UES
TM
teamues.com

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.D.
2026-2028 Architectural Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-5, Architectural Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion, the City of Edinburg requires Architectural Services on City projects which do require an Architect. The qualified firm(s) selected should be experienced in the field of architectural services, experience in planning research, site analysis and consultation, land use entitlement, city planning, architectural and engineering design, code analysis, sustainable design, contracting and sourcing, cost analysis and schedule, construction contract admin, landscaping architecture, and design services for furniture. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and appraisal expertise to carry out the projects without constraints to produce documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date.

The rotation is for potential projects between October 2026 through September 2028. Projects are to be funded in the upcoming fiscal years, as prioritized by the City Council.

Requests for Qualifications were received on Tuesday, July 14, 2026, at 3:00 p.m. for Architectural Services. A total of twelve (12) Requests for Qualifications were received and reviewed by staff. All the submittals received met the criteria set out in the Request for Qualifications. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. Alvarado Architects & Associates, Inc.*
2. Brown Reynolds Watford Architects
3. ERO Architects, LLC*
4. Gignac & Associates, LLP
5. GMS Architects
6. Heffner Design Team
7. LEVY DYKEMA
8. Milnet Architectural Services, PLLC*
9. Orange Made, LLC
10. Raine Architects
11. RIKE
12. Sam Garcia Architect, LLC*

* On 2024-2026 rotation

Limiting the selection of firms between 3 and 5 will insure each firm will obtain a project as it

arises. The current 2024-2026 rotation has four (4) firms, and they have received approximately (1) project.

3. Staff's Recommendation:

Staff recommends awarding RFQ No. 2026-5 Architectural Services to qualified firm(s) and authorize the City Manager or designated appointee to enter into a Professional Services Contract with such firm(s) as projects arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City Engineer

Attachments:

A. RFQ 2026-5 - Architectural Services
B. Agreement (Draft)
C. Alvarado Architects & Associates, Inc
D. Brown Reynolds Watford Architects
E. ERO Architects, LLC
F. Gignac & Associates, LLP
G. GMS Architects
H. Heffner Design Team
I. LEVY DYKEMA
J. Milnet Architectural Services, PLLC
K. Orange Made, LLC
L. Raine Architects
M. RIKE
N. SAM Garcia Architect, LLC

EVALUATION

Request for Qualifications - Architectural Services

Request For Qualification

Engineering

90600

Project ID: RFQ 2026-5

Release Date: Wednesday, June 24, 2026

Due Date: Tuesday, July 14, 2026 3:00pm

Posted Wednesday, June 24, 2026 8:00am

Bid Unsealed Tuesday, July 14, 2026 3:11pm by Lorena Fuentes

Pricing Unsealed Tuesday, July 14, 2026 3:11pm by Lorena Fuentes

All dates & times in Central Time

Post Information

Posted At:
Wed, Jun 24, 2026 8:00 AM
Sealed Bid Process:
Yes (Bids Unsealed / Pricing Unsealed)
Private Bid:
No

1. Introduction

1.1. Summary

The City of Edinburg's Department of Engineering is currently seeking to retain a rotation list of qualified professional Architectural firms to provide Architectural services. The term of the contract will be two (2) years from 10/01/2026 – 09/30/2028. The services request is of qualified architect firms with expertise in all phases of the design, construction, repairs, or additions of all city public buildings. It is anticipated that architectural firms will lead full teams of engineers and or related consultants as needed for each project.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes

Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

1.3. Timeline

Release Project Date:
June 24, 2026

Question Submission Deadline:
July 7, 2026, 3:00pm

Proposal Submission Deadline:
July 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Request for Qualifications - Architectural Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 14, 2026.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. RFQ 2026-5 to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

RFQ No. RFQ 2026-5

If you have any questions or require additional information contained in the RFQ, you may contact Lorena Fuentes, Interim Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Tuesday, July 7, 2026.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: RFQ 2026-5 Request for Qualifications - Architectural Services

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

DEVIATION FROM SPECIFICATION

Please read your requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked "ORIGINAL," and one (1) Digital Copy in a flash drive**. Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

RFQ CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFQ

If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one, more than one, or no contract(s) in response to this RFQ.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent’s “recognition and compliance to” official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Request for Qualifications - Architectural Services as specified.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Edinburg.

RESPONDENT’S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled **"Addenda and Modifications".**

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

RFQ PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

VERBAL THREATS

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Employer’s Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City’s Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Scope of Services

The selected firm(s) will report to, and operate under, the direction of City of Edinburg's Department of Engineering staff. Must have a Texas Licensed Professionals with superior background, training, and qualifications meeting all requirements of this RFQ, Registered or licensed in the State of Texas. The scope of services required by this RFQ may include some or all of the following services:

A. **Planning research**: Review, synthesize, update and/or supplement as required completed trial court facilities master plans and/or court programs;

B. **Site analysis and consultation:** Perform site analyses, including test fits, parking, traffic, zoning, geotechnical, on- and off-site utility and related utilization studies; participate in and coordinate with AOC staff, legal counsel, consultants and real estate brokers in site selection and acquisition activities (Real Estate brokerage services are not included in scope of services of this RFQ);

C. **Land use entitlement:** Participate in the preparation of environmental studies and reports as required under CEQA and related local and state laws and regulations, and coordinate required mitigations with site and building design (Environmental site surveys and hazard documentation, EIR preparation, and site remediation services are not included in scope of services of this RFQ);

D. **City planning:** Conduct city-wide operations master planning and analysis; conduct functional programming, design definition and space planning for court building functions;

E. **Architectural and engineering design services:** Provide architectural, structural, civil, mechanical, electrical, plumbing, security, acoustical, interior design, lighting, data/telecommunications, graphics, and related services which may be required in connection with planning, design and execution of renovation and or new building projects. Special services may be requested as warranted by specific projects, including but not limited to, campus planning, geotechnical engineering; land surveys; wind engineering; vibration control; life safety/code consulting; audio visual; physical and electronic security design; parking structure design; and parking revenue control;

F. **Code analysis:** Conduct and/or participate in building, planning, access, and historical code analyses and reviews for new and existing facilities;

G. **Entitlements and approvals:** Identify, coordinate, and support the acquisition of any required entitlements or approvals by local, state, federal agencies;

H. **Sustainable Design:** Develop, analyze, and implement programs for sustainable site and building design, including LEED goals and documentation;

I. **Contracting and sourcing:** Provide consultation on and analysis of methods of project delivery methods, such as design/bid/build, design/build, and CM @ Risk; participate in preparation of associated conventional or unique contract documents required for procurement; (Legal services, construction management, and construction services are not included in the scope of services in this RFQ);

J. **Cost analysis and schedule planning:** Provide and/or participate in all aspects of project cost estimating and schedule planning, including construction estimating, life cycle costing, value engineering, critical path and special scheduling;

K. **Design services for furniture, fixtures and equipment:** Provide all services required to properly plan, design, specify and coordinate furniture, fixtures, special finishes and equipment;

L. **Site planning and landscape architecture:** Provide all services required to, design, specify and coordinate site design, including grading, utilities, parking lots, roads, driveways, hardscape, landscape, lighting, and irrigation;

M. **Construction contract administration:** Provide construction administration services, including field observations, submittal review, testing and inspection bid document preparation (testing laboratory or construction inspection services are not part of this RFQ), requisition and procurement of specialized pricing and consideration/negotiation of changes, and project contract completion, including punch list, warranty review, preparation of record drawings and closeout;

N. **Building Commissioning:** Participation in development of building commissioning documents and procedures; specification of commissioning procedures, and participation in commissioning program. (Specialized Commissioning agent services are not part of this RFQ);

O. **Move and occupancy planning:** Planning, design and execution of temporary relocations, move planning, and start-up assistance;

P. **Public Art:** For projects that include a public art component provide the services of an artist experienced in creation and installation of artworks in and surrounding public buildings;

Q. **Project Reviews:** Participate in peer and constructability reviews of projects.

All qualified firms or persons shall have current licenses as required under the State of Texas for the provisions of services requested for the City of Edinburg.

4.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

A. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

B. Firm Qualification and Experience – Discuss the firm's experience and history in performing architectural services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

C. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

D. References – Provide at least three references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

E. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

F. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

G. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

H. Presentation – Electronic submittal only.

5. Vendor Questionnaire

1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

2. If you have any proprietary documents, please attach the redacted document here.

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

4. Required Forms

4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here*

Please download the below documents, complete, and upload.

CONFLICT_OF_INTEREST.pdf

*Response required

4.2. Please fill out and sign the General Questionnaire and upload here*

Please download the below documents, complete, and upload.

GENERAL_QUESTIONNAIRE.pdf

*Response required

4.3. Please fill out the Litigation Disclosure Form and upload here*

Please download the below documents, complete, and upload.

LITIGATION_DISCLOSURE_FORM.pdf

*Response required

4.4. Please fill out and sign HB 89 and upload here*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

HOUSE_BILL_89_VERIFICATION.pdf

*Response required

4.5. Please fill out and sign the Senate Bill 13 and upload here*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_13_VERIFICATION.pdf

*Response required

4.6. Please fill out and sign the Senate Bill 19 and upload here*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_19_VERIFICATION.pdf

*Response required

4.7. Please fill out and sign the Non-Collusion Affidavit and upload here*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

*Response required

4.8. Please fill out and sign the Conflict of Interest form and upload here*

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

◯ Yes
◯ No

*Response required

4.10. Draft Agreement* Response not required./For reference only

Please download the below documents. *FOR REFERENCE ONLY

RFQ_Agreement_2026-2028_-_Architectural.pdf

6. Evaluation Criteria

1. Ability to meet Schedules and Deadlines

Scoring Method:
Points Based
Weight (Points):
30 (*30% of Total*)

2. Stability and References

Scoring Method:
Points Based

Weight (Points):
15 (*15% of Total*)

3. Overall Qualification of Team

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

4. Presentation

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

5. Previous Experience with City

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

7. Attachments

B - Rules for Electronic Bidding

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR PROFESSIONAL ARCHITECTURAL SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT “A” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL ARCHITECTUAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT “B” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL ARCHITECTURAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

THE CITY OF Edinburg

STATEMENT OF QUALIFICATIONS FOR ARCHITECTURAL SERVICES



RFQ No. 2026-5

ALVARADO ARCHITECTS & ASSOCIATES, INC.

COVER LETTER

Section 01 - Introduction

email: eli@alvaradoarchitects.com
address: 307 South Main St.
Donna, TX 78537
(p) 956-464-8258
(f) 956-464-8259

July 14, 2024

Ms. Clarice Yvette Balderas, City Secretary
City Secretary Department (1st Floor)
City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

RE: RFQ# 2026-5 Architectural Services

Dear Ms. Balderas:

Alvarado Architects & Associates, Inc. is pleased to submit our qualifications for Architectural Services to the City of Edinburg. After carefully evaluating your request, we have assembled this enclosed response.

With over 30 years of experience in serving the Rio Grande Valley, Alvarado Architects & Associates, Inc. is thoroughly familiar with renovations and new construction of public/municipal facilities. Our experienced team is committed to provide you with the most creative and innovative designs required to facilitate your needs. Our commitment to you will be to take the utmost care of detail in design while being fiscally responsible and our service will be unparalleled to anyone else. Alvarado Architects & Associates, Inc. is ready and willing to assist your needs in any way possible.

The team for the City of Edinburg project will be as follows: Mr. Erasmo “Ed” Alvarado Jr., AIA, President will be leading the design team; Mr. Eli Alvarado, Vice President will be responsible for contract administration, client relations and the point of contact for the city; Mr. Mario Garza Jr., RA will be project manager.

*We acknowledge that no addenda have been issued.

Again, Alvarado Architects & Associates, Inc. appreciates the opportunity in allowing us to submit our qualifications to you. Thank you for your consideration. We look forward to further presenting our qualifications and experiencing a successful working relationship together. Should you have any further questions, please do not hesitate to contact us at 956-464-8258.

Sincerely,
Alvarado Architects & Associates, Inc.

Erasmo 'Ed' Alvarado, Jr. AIA
President

Erasmo 'Eli' Alvarado, III
Vice President

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FIRM QUALIFICATIONS AND EXPERIENCE

Section 02 - Firm Information

A. FIRM NAME:
Alvarado Architects & Associates, Inc.

ADDRESS:
307 South Main Street
Donna, Texas 78537

PHONE NUMBER:
(956) 464-8258

B. STRUCTURE OF FIRM:
Alvarado Architects & Associates, Inc. is structured as a corporation. Erasmo Alvarado Jr. has served as President of Alvarado Architects & Associates, Inc. since 1991. Erasmo Eli Alvarado III was named Vice President of Alvarado Architects & Associates, Inc. in 2016.

C. EMPLOYEES:
Alvarado Architects & Associates, Inc. currently employs 5 employees

D. HISTORY OF FIRM FOUNDATION:
Alvarado Architects & Associates, Inc. was founded in 1991. We have been in business for 33 years.

E. PRINCIPAL OWNERS:
Ed Alvarado, Jr. AIA President; Eli Alvarado III, Vice President; Irma Alvarado, Secretary/Treasurer

F. POINT OF CONTACT:
Erasmo Eli Alvarado III, Vice President
eli@alvaradoarchitects.com
Cell Phone Number
(956) 334-4145

G. ORGANIZATIONAL DESCRIPTION:

TEXAS REGISTRATION: Erasmo Alvarado Jr., No. 11954 - Renewal Dec. 31, 2026

Mario Garza Jr., No. 32452 - Renewal Oct. 31, 2026

HUB CERTIFIED: #1742613525100

PROFESSIONAL SERVICES:
Full Architectural Services, Planning, Design, District Facility Master Planning, Specifications, Project Coordinator, Facilitator, Facility Plans, Facility Assessments, Building Code Reviews, Engineering, Energy Audits, Indoor Air Quality Consulting, Technology, Communications Design, Life Safety, Security Design, Interior Design, Landscaping, Site Analysis, Site Planning, Site Selection.

H. HISTORY:
Alvarado Architects & Associates, Inc. was founded in 1991 by Erasmo "Ed" Alvarado, Jr. , President, AIA. After graduating from Texas A&M University Mr. Alvarado, a Rio Grande Valley native, returned home where he served as the lead designer for several local architectural firms. After persevering through the Architectural Depressions of the 1980's, Erasmo Alvarado, Jr. decided it was time to open up his own firm. Mr. Alvarado set up shop in his hometown of Donna, Texas.

Now, with over 30+ years experience dedicated to educational facility planning and design, Alvarado Architects & Associates, Inc. continues to deliver quality projects with an emphasis on customer service. In 2016 Erasmo Eli Alvarado, III joined Alvarado Architects & Associates, Inc., and as Vice-President he is dedicated to maintaining the customer service culture and work ethic established by his father. Erasmo "Ed" Alvarado, Jr. and Erasmo Eli Alvarado, III are committed to their involvement on each and every project undertaken by the firm.

I. ABILITY TO PERFORM SERVICES:

Alvarado Architects & Associates, Inc. team is uniquely qualified to serve as the architect on your next project. We are commited to establishing a long term partnership. The team we have proposed was carefully assembled in order to not only bring you the best professional talent and a team that is deeply rooted in the Rio Grande Valley community, but also and even more importantly, has the relevant knowledge to deliver a successful project. Our team members have prior experience working in South Texas and know all the opportunities and challenges of designing and building a project in this region. Alvarado Architects & Associates, Inc. selected each of the design consultants based on their relevant experience, local offices in South Texas. Our team is well-suited to provide the best design possible in meeting the needs and requirements of the renovated buildings.

Alvarado Architects & Associates, Inc. strives to deliver the most efficient, functional and well-designed facilities that are within budget and on schedule. Our firm offers a design team that brings together multiple services within a single source. This allows an increased flexibility to react quickly to a variety of options and considerations. The following are services offered by our team, but are not limited to:

- Code Compliance
- Architectural Planning & Design
- Design/Build Delivery Method
- Construction Management
- Fast Track Construction
- Construction Administration
- Master Planning
- Computer Aided Design (CAD)
- Interior Design

No matter whether the design requires a new facility, a renovation, or an addition to an existing facility, our firm ensures that the highest level quality of service to its clients remains the same. Our goal is not only to meet your expectations but to exceed them.

FIRM HIGHLIGHTS

HUB Certified
Alvarado Architects & Associates, Inc. is a minority-owned business and has obtained HUB certification.

Commitment of Principals and Senior Level Personnel
Our Team is committing senior level, highly experienced personnel to the client's project. Alvarado Architects & Associates, Inc. is a hands-on firm and one of our Principals will be involved in all phases of the projects.

Local Construction Industry Experience
Our team has worked extensively in the South Texas region. With over 30+ years serving the Rio Grande Valley we are familiar and have knowledge of the local construction practices, procedures, regulations, soil and environmental conditions.

Local Office

Alvarado Architects & Associates, Inc. has a dedicated office located in Donna, Texas which is only 20 minutes from Edinburg. We can meet on a moments notice.

J. FIRM'S PHILOSOPHY:

Alvarado Architects & Associates, Inc., feel that the sole reason for our continued growth and success, can be summed up in three words: unparalleled customer service. Every aspect of our firm, from selection of personnel to design methods to construction services, has been strategically planned to respond to the specific needs of our clients. Our Firm will assist our clients in having the most efficient, functional and well-designed facilities within budget and time. No matter whether a design requires a new facility, a renovation, or an addition to an existing facility, our firm ensures that the high level of quality service to its clients remains the same. Our Firm provides multiple services with a single source of project leadership to ensure that responsibility is firmly established. This allows increased flexibility in react efficiently to a variety of options and considerations. Our goal is not only to meet your expectations, but to exceed them.

K. AVAILABILITY AND COMMITMENT

The Alvarado Architects & Assoicates, Inc. team is ready to begin work on your project immediately and ready to provide the proposed staff within this submittal and any other resources necessary to perform architectural services for this project. If awarded this assignment, the Alvarado Architects & Associates Inc. team commits to providing you with all the assistance you require. We have the capacity to provide you dedicated resources and the capability to provide additional specialty services if needed. We have the full range of experts that can help solve any challenge you may have.

WHAT SETS US APART

Alvarado Architects & Associates, Inc. has over 30 years of experience working on publicly funded institutions. We understand that we must perform well in order for our client to maintain its good standing in the community – to be able to return to the public for a positive vote in the future. This can only be accomplished when the voting public realizes that the value of their tax dollar has been respected. Having extensive experience in this environment, we know and understand, and can properly plan and schedule for City Staff Meetings, Council, Zoning, and other official meetings requiring prior public notice. We have ample respect and appreciation for the contribution of public servants wherein their available time is limited. Consequently, we must be prepared to fully illustrate with graphics, documents, schedules, and any other information that might enable our client to confidently make informed decisions without delay.

TEAM'S WORKING RELATIONSHIP

Alvarado Architects & Associates, Inc. is proud to propose the enclosed architectural team and engineering consultants. The consultants were selected based on previous projects, coordination proceedures and proximity to our office. Having a past working relationship allows us to listen and follow through in a quick and efficient manner with the Owners' questions and concerns.

The team we have assembled for your project provides all management, architectural planning, design and documentation to be delivered directly by Alvarado Architects & Associates, Inc.

PROJECT BUDGET CONSIDERATIONS

With over 30+ years in serving the Rio Grande Valley, Alvarado Architects & Associates, Inc. has created a database of construction costs for all of our projects. We begin in assisting the Owner at the beginning of each project in establishing a preliminary construction cost estimate for each project. During Design, we remain fiscally responsible in designing efficient building facilities while using low maintenance cost materials throughout the project. By incorporating Alternates, Allowances, and/or Contingencies, the Owner has the authority to pick and choose which items are to be included in the project. Once the project goes out for proposals, Alvarado Architects & Associates, Inc. will assist the General Contractor and ensure the project is within budget. During Construction, all contingencies will be carefully reviewed by Alvarado Architects & Associates, Inc. and no authorizations will be made unless approved in writing by the Owner.

DESIGN STANDARDS

Our team will first review and analyze the current City of Edinburg standards and will hold a focus meeting with Weslaco leadership to confirm the intent and direction of the standards. We will then identify any and all aspects of the standards that may have impact or influence on the scope of the project at hand. The project will develop within the design phases which will confirm Alvarado Architects & Associates, Inc.'s compliance with City's facility standards. A process of checks and balances in the design process will ensure the City's satisfaction with the project's relationship to established standards.

VALUE ENGINEERING

Alvarado Architects & Associates, Inc. works aggressively early on in the project to collaborate with the client's representative to provide pre-construction services such as scheduling, budget and constructability reviews. When the bids are over budget it is our utmost priority to make the project a reality. Once the contractor is under contract our team will work hand-in-hand to review project systems, material selections and site work to ensure the Owner is getting the best possible value.

QUALITY ASSURANCE/QUALITY CONTROL

From the very beginning of a project, our team strives to maintain design integrity and quality by working with the Owner to explore, define and document a concrete set of project goals that will be incorporated into the final solution. Our quality control program offers a comprehensive, multi-level system of checks and balances.

First and foremost, we understand the importance of assigning one single source of accountability that the Owner can depend on every time they pick up the phone and then having that representative act as the

daily liaison between all levels of project management - from project designers to construction phase field representatives.

In order to strive for error-free plans and specifications during the construction document phase, we initiate multilevel quality control program from the very beginning. Weekly coordination meetings with the architectural, mechanical, electrical, plumbing, structural and civil engineering teams will be held to discuss existing and potential problems and to find an immediate resolution for each. The bottom line is that quality assurance starts on the first day of work and is a continuous process through project completion.

QUALITY CONTROL DEPARTMENT

Alvarado Architects & Associates, Inc. is committed to providing quality support and training to our Staff through a responsive, systematic and consistent approach of compiling data, delivering valuable relevant information and providing timely quality project control reviews. We maintain a checklist of items to review, keep up with the latest construction methodologies and products and ensures our drawings meet the highest standards of quality. Alvarado Architects & Associates, Inc. have established a protocol for project quality review by senior staff at pertinent points during the project design and production phases in order to assess, direct and support project management of the project.

QUALITY CONTROL MAINTENANCE

Alvarado Architects & Associates, Inc. has also developed a comprehensive internal "checklist" that is addressed throughout the entire project to ensure items are not left off the drawings. Our architects will constantly review this checklist and cross-reference the construction documents for accuracy. In addition, every set of drawings generated at Alvarado Architects & Associates, Inc. is checked for final approval. The project schedule is also arranged so that a 10-day "proofing" period is allotted prior to releasing for bidding to allow for further coordination and evaluation of the drawings and specifications to ensure correctness.

TECHNICAL COMPETENCE

The team we've assembled is very qualified to address projects much like the one proposed. Alvarado Architects & Associates, Inc., especially, has specialized in this type of work for more than 30 years. Our proposed team is dedicated exclusively to pre-planning, programming, design and construction administration of similar event and institutional facilities. We pride ourselves on being leaders in our field and it is due to our experience that clients continue to come back to us time and time again to complete their projects.

COST ESTIMATING

Our team utilizes innovative methodologies when it comes to cost estimating. We maintain a comprehensive database of construction costs in the South Texas area. This allows us to better understand the "current state of the market" for southern Texas. With the aid of the latest computer software and up-to-date cost factors, our staff of professionals can deliver the detailed estimates required for building projects.

Together, our team will consistently meet client cost estimating objectives by:

- Joining with our clients to define and coordinate the project specifications, budget and schedule. Each must work in terms of the other and everyone involved must have a common understanding of the objectives.
- Designing an efficient plan – the ratio of gross to floor area must be low. Dollars spent on inefficient spaces and circulation do not contribute to the functional program.
- Selecting cost-effective materials and details – materials and details impact both initial and longer maintenance costs. These must be balanced against the funds available and conditions in the current construction market.
- Selecting cost-effective building systems (structural, MEP) – the most effective systems for a building may vary from year to year and region to region depending on conditions in the local market. The client and design team should explore a host of potential system options before fixing these important elements of the project.

- Writing specifications – having defined precisely the requirements to be met, specifications should afford bidders as much flexibility as practicability to offer high quality at the lowest cost.
- Bidding procedures – to provide flexibility, we often include a number of alternates in bid documents which affords clients the opportunity to adjust both scope and cost after bids are received.

DELOPING AND MAINTAINING WORK SCHEDULES

Our proposed team's standard procedures require all project managers to develop a work schedule at the startup of every project to match or beat the Owner's schedule. This schedule is regularly reviewed by both the Production Staff Manager and Design Studio Manager to ensure project staff will be appropriately sized and scheduled as work commences. Earmarking staff and assigning them as early as possible in the process ensures the controlled and reliable production of the quality work.

TIMELY COMPLETION

Alvarado Architects & Associates, Inc. has implemented step-by-step procedures to ensure a project stays on schedule. At the beginning of every project a Schedule of Services is generated to ensure all phases of the project are being met according to the contract. The Schedule of Services is generated directly with the Owner to ensure responsibilities of each party are also implemented in the schedule. Dates such as Facilities Meetings, Board Meetings, or any required presentations are incorporated for all necessary approvals.

Alvarado Architects & Associates, Inc. will work closely with the Owner to ensure project meeting timelines are met. We would recommend meeting on a weekly basis until the Program, Budget, and Schedule are satisfactory to the Owner. Then we will work towards the design of the project by implementing any of the Owner's Standards or Design Criteria. Once in the Construction Documents Phase, we will schedule meetings with the Owner until we receive a 100% review of the plans. During Construction, we will meet on site with the General Contractor on a weekly basis for the duration of the construction of the project.

Alvarado Architects & Associates, Inc. will supplement production capability to meet schedule demands, if and when necessary.

FIRM QUALIFICATIONS AND EXPERIENCE

Section 02 - Firm Information

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1742613525100**
Approval Date: **September 30, 2025**
Scheduled Expiration Date: **September 30, 2029**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

Alvarado Architects & Associates Inc

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 30, 2025**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

FIRM QUALIFICATIONS AND EXPERIENCE

Section 02 - Firm Information

TEXAS Board of Architectural Examiners
Architects • Landscape Architects • Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

ERASMO ALVARADO Jr.
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 11954

Renewal of this registration is due December 31, 2026

Copyright 2026 - Texas Board of Architectural Examiners

TEXAS Board of Architectural Examiners
Architects • Landscape Architects • Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

Mario Garza Jr.
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 32452

Renewal of this registration is due October 31, 2026

FIRM QUALIFICATIONS AND EXPERIENCE

Section 02 - Projects

YEAR	PROJECT NAME	CONTACT PERSON & TEL. #	DELIVERY METHOD (CMAR, DESIGN BUILD, LUMP SUM)	SCOPE SUMMARY	ACTUAL OR ESTIMATED COST	% COMPLETE OR DATE COMPLETED	CONTRACTUAL COMPLETION DATE
2025	City of Edinburg Airport Terminal Rehabilitation	Mardoqueo Hinojosa, City Engineer (956)388-8955 email: mhinojosa@cityofedinburg.com	Competitive Sealed Proposals	Addition Full Architectural Services	$526,000.00	On Hold Pending New Budget Cycle	202X
2024	City of Edinburg Animal Care Facility	Mardoqueo Hinojosa, City Engineer (956)388-8955 email: mhinojosa@cityofedinburg.com	Competitive Sealed Proposals	Addition Full Architectural Services	$600,000.00	Completed	2026
2024	City of Los Fresnos Park Concessions Building	Mark Milum, City Manager (956)233-5768 email: mmilum@citylf.us	Lump Sum	Full Architectural Services	$150,000.00	Completed	2025
2023	City of Harlingen Lon C. Hill Office Renovations	Javier Mendez, Park and Recreation Director (956) 216-5954 emial: jmendez@harlingentx.gov	Lump Sum	Renovation Full Architectural Services	$100,000.00	Completed	2023
2023	City of Pharr International Bridge Port of Entry Phase 1	Luis A. Bazan, Bridge Director (956)	Lump Sum	Addition Full Architectural Services	$49,000.00	Completed	2023
2022	City of Weslaco - Fire Station No. 3 Renovations	Andrew Munoz, Assistant City Manager/Aviation Director Weslaco Mid-Valley Airport (956) 969-0291 amunoz@weslacotx.gov	Competitive Sealed Proposals	Renovation Full Architectural Services	$500,000.00	Completed	2023
2022	City of Weslaco - Public Works Recycling Bldg	Andrew Munoz, Assistant City Manager/Aviation Director Weslaco Mid-Valley Airport (956) 969-0291 amunoz@weslacotx.gov	Competitive Sealed Proposals	Renovation Full Architectural Services	$500,000.00	On Hold	202X
2021	City of Edinburg - Amphitheater & Water Garden	Mardoqueo Hinojosa, City Manager (956)388-8955 email: mhinojosa@cityofedinburg.com	Competitive Sealed Proposals	New Facility Full Architectural Services	$3,050,000.00	Completed	2022

2021	City of Pharr - Javelina Sign	Sergio Alaniz, Director of Parks & Recreation (956) 787-5981 email: sergio.alaniz@pharr-tx.gov	Competitive Sealed Proposals	New Sign	$124,000.00	Completed	2022
2021	City of Pharr - Owassa Sign	Sergio Alaniz, Director of Parks & Recreation (956) 787-5981 email: sergio.alaniz@pharr-tx.gov	Competitive Sealed Proposals	New Sign	$100,000.00	On Hold	TBD
2021	City of Pharr - Outdoor Shooting Range	Sergio Alaniz, Director of Parks & Recreation (956) 787-5981 email: sergio.alaniz@pharr-tx.gov	Competitive Sealed Proposals	New Facility Full Architectural	$3,160,000.00	On Hold	TBD
2020	City of Pharr - City Sign	Sergio Alaniz, Director of Parks & Recreation (956) 787-5981 email: sergio.alaniz@pharr-tx.gov	Competitive Sealed Proposals	New Sign - Full Architectural	$137,000.00	Completed	2021
YEAR	**PROJECT NAME**	**CONTACT PERSON & TEL. #**	**DELIVERY METHOD (CMAR, DESIGN BUILD, LUMP SUM)**	**SCOPE SUMMARY**	**ACTUAL OR ESTIMATED COST**	**% COMPLETE OR DATE COMPLETED**	**CONTRACTUAL COMPLETION DATE**
2019	City of Edcouch - Community Center Building & Pool	Hugo Dela Cruz, City Manager (956) 720-2350 citymanager@cityofedcouch.org	Competitive Sealed Proposals	New Facility Full Architectural Services	$930,176.00	Completed	2020
2019	City of Donna - Public Safety Building	Carlos Yerena, City Manager (956) 464-3314 cmoffice@cityofdonna.org	Competitive Sealed Proposals	Renovation Full Architectural Services	$3,250,000.00	On Hold	2021
2018	City of Grapevine - Landscaping Soccer Fields	Hilario	Competitive Sealed Proposals	New Facility Full Architectural Services	Undisclosed	Completed	2019
2018	City of Pharr - Parks and Recreation Dugouts	Sergio Alaniz, Director of Parks & Recreation (956) 787-5981 email: sergio.alaniz@pharr-tx.gov	Competitive Sealed Proposals	Renovation	$295,000.00	Completed	2019
2017	City of Weslaco - North Side Fire Station	Andrew Munoz, Assistant City Manager/Aviation Director Weslaco Mid-Valley Airport (956) 969-0291 amunoz@weslacotx.gov	Competitive Sealed Proposals	New Facility Full Architectural Services	$1,699,000.00	Completed	2019

City of Pharr – City Parks Baseball Fields



Project Name & Location: Dr. William Long and James Box Parks - Pharr, TX

Name of Client: City of Pharr - Parks and Recreation
Sergio Alanis, Director

- Telephone Number: (956) 402-4550
- Email: sergio.alanis@pharr-tx.gov

Project Description: Phase one of this project consists of new site infrastructure, landscaping, surface parking, seven new buildings and various support and sports facilities.

Actual or Estimated Construction Cost: $4,500,000.00 (William Long Park) $2,500,000.00 (Jones Box Park)

Project Size: Baseball Fields

Year Project Completed or Percent Complete: In Design

Services Provided: Full Architectural Services

Project Manager: Erasmo Eli Alvarado, III

Project Architect: Erasmo D. Alvarado Jr., AIA

Project Designer: Erasmo D. Alvarado Jr., AIA



ity of Pharr - Jones Box Park Alvarado Architects & Associates, Inc.

City of Weslaco – North Side Fire Station



Project Name & Location: North Side Fire Station - Weslaco, TX

Name of Client: City of Weslaco
Homer Rhodes, Purchasing Agent

- Address: 1909 Joe Stephens Ave., Weslaco, TX 78596
- Telephone Number: (956) 447-2240
- Email Address: hrhodes@weslacotx.gov

Project Description: New Fire Station. A 6,000 sf. five bay garage for six fire apparatus vehicles and four emergency response trucks. The 4,000 sf. house side area of the facility contains a lobby, a computer reporting office, a kitchen, living room, restrooms and sleeping quarters for twelve fire fighters, private sleeping units for captains and laundry room.

Actual or Estimated Construction Cost: $1,699,000.00
Project Size: 10,000 sf

Year Project Completed or Percent Complete: Spring 2020

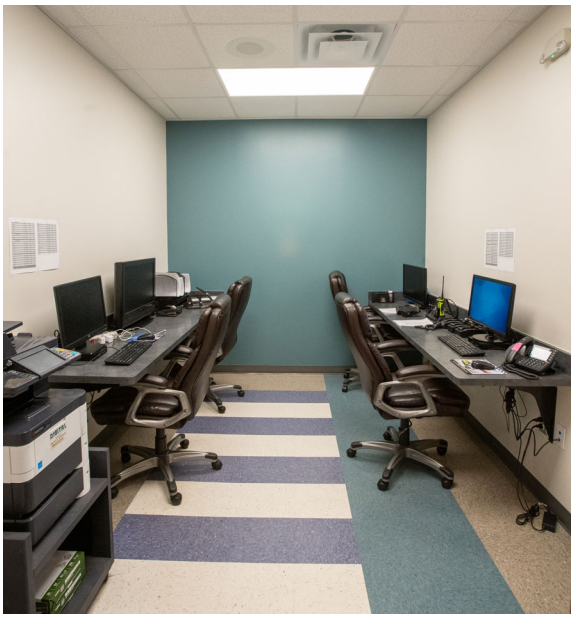
Services Provided: Full Architectural Services

Project Manager: Erasmo Eli Alvarado

Project Architect: Erasmo D. Alvarado Jr., AIA

Project Designer: Erasmo D. Alvarado Jr., AIA
Consultants: MEP - VME Engineering, Structural - Chanin Engineering, Civil - M Garcia Engineering





City of Edinburg – Promenade Park Amphitheater and Water Garden









Project Name & Location: Promenade Park Amphitheater & Water Garden - Edinburg, TX

Name of Client: City of Edinburg

Mardoqueo Hinojosa, City Engineer

- Telephone Number: (956) 467-9536
- Email Address: mhinojosa@cityofedinburg.com

Project Description: Tiered seating for 600 spectators and capacity for an additional 2,000 spectators in the lawn area. An open-air stage with a lighting and sound system. A restroom/concession building was added next to an existing museum building that was also renovated as a part of this project. A walking path with pavers connects to a waterfountain/splashpad that included a computer controlled water show system.

Project Size: 600 Seats, 1,500 sf Restrooms and Concessions

Contract Period: September 2021 - October 2022

Cost: Projected - $1,300,000; Actual - $3,174,047 (Owner Scope Increase)

Timeframe: Projected - 8 months; Actual - 13 months

Status: Complete as of 10/05/22

Services Provided: Full Architectural Services

Project Manager: Erasmo Eli Alvarado, III

Project Architect: Erasmo D. Alvarado Jr., AIA

Project Designer: Erasmo D. Alvarado Jr., AIA

Consultants: MEP - VME Engineering, Structural - Chanin Engineering, Civil - Meldon & Hunt Engineering

City of Edcouch - Community Center & Municipal Pool



Project Name & Location: Community Center and Municipal Pool - Edcouch, Texas

Name of Client: City of Edcouch
Virginio Gonzalez Jr., Mayor

- Telephone Number: (956) 372-0660
- Email: -

Project Description: New community center with a large hall space, computer lab, confernece room, and public restrooms. The existing swimming pool was completely renovated and expanded with new filtration system, a beach entry, water slide, water sprinklers, new decking and a refurbished kiddie pool.

Actual or Estimated Construction Cost: $930,176
Project Size: 5,735 sf Community Center

Year Project Completed or Percent Complete: Fall 2020

Services Provided: Architect Basic Services

Project Manager: Eli Alvarado





City of Donna – Public Safety Building





Project Name & Location: Public Safety Building - Donna, TX

Name of Client: City of Donna

Gilbert Guerrero, Chief of Police

- Address: 307 S. 12th., Donna, TX 78537
- Telephone Number: (956) 272-3018
- Email Address: -

Project Description: Renovation and New Building. A 15,000 sf. facility with an administration, secured lobby, criminal investigation dept., patrol functions, processing, detention jail area with sally port, dipatch center, narcotics/armory/evidence and court room.

Actual or Estimated Construction Cost: $3,250,000.00

Project Size: 15,000 sf

Year Project Completed or Percent Complete: Under Design

Services Provided: Renovation/Full Architectural Services

Project Manager: Erasmo Eli Alvarado

Project Architect: Erasmo D. Alvarado Jr., AIA

Project Designer: Erasmo D. Alvarado Jr., AIA

Consultants: MEP - VME Engineering, Structural - Chanin Engineering, Civil -Urban Infrastructure Group Engineering

Hidalgo County Pct. 1 – Sunset Park Operations Facility



Project Name & Location: Sunset Park Operations Facility - Mercedes, TX

Name of Client: Hidalgo County Pct. 1
Carlos Del Angel, Executive Vice President

- Address: 900 S. Stewart Rd., Ste. 4, Mission, TX 78572
- Telephone Number: (956) 585-3773
- Email: carlos@B2ZENG.com

Project Description: New main operations facility with executive offices, staff cubicle pool, lockers for 50 field personnel, conference room with support spaces.

Actual or Estimated Construction Cost: $1,300,000.00

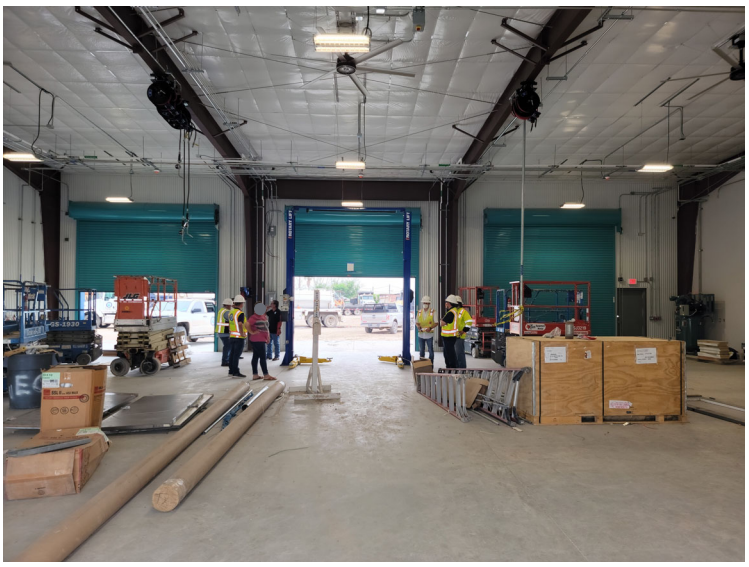
Project Size: 9,300 sf

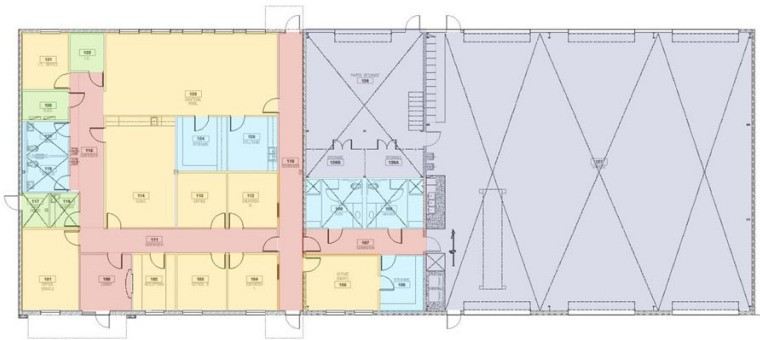
Year Project Completed or Percent Complete: Summer 2019

Services Provided: Full Architectural Services

Project Manager: Eli Alvarado

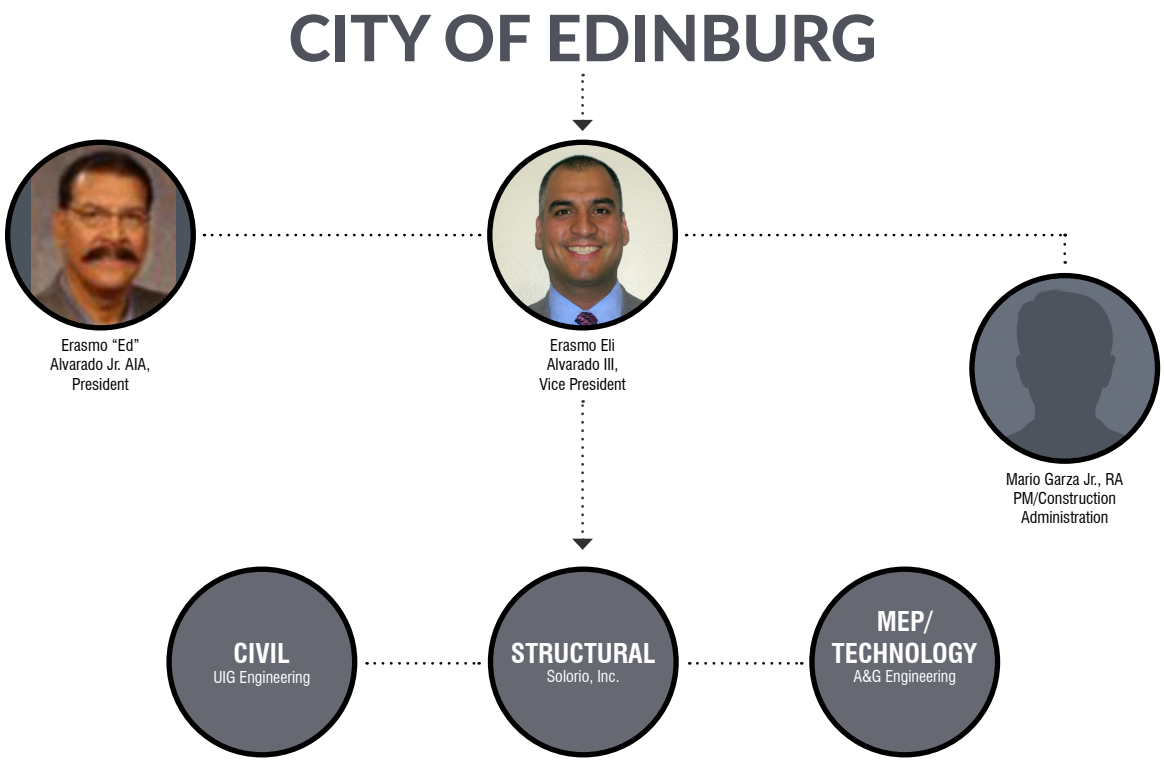
Project Architect: Erasmo D. Alvarado Jr., AIA





TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Section 03 - Lines of Authority



RESUMES

Please see key personnel's resumes on the following pages. Alvarado Architects and Associates, Inc. will work with consultants preferred by the Client.

CONSULTANT NAME	COMPANY NAME	FIRM SIZE	TYPE OF SERVICE	# OF YEARS IN BUSINESS	% OF TIME INVOLVEMENT
Simon G. Solorio, PE State of Texas - Lic. #83066	Solorio, Inc.	5 Employees	Structural Engineering Design	30+ Years	100%
Luis Madrigal, PE State of Texas - Lic. #114403	A&G Engineering, LLC (HUB CERTIFIED)	6 Employees	MEP Engineering Design	10+ Years	100%
Craig Gonzalez, PE State of Texas - Lic. #99628	Urban Infrastructure Group, Inc. (HUB CERTIFIED)	6 Employees	Civil Engineering Design	15+ Years	100%

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Section 03 - Resumes

Alvarado Architects & Associates, Inc. are committed to the City of Edinburg. Our team has sufficient staff and resources to meet the needs of the city and deliver projects on your schedule. We are committed to providing exemplary service throughout the duration of any project that may result. The percent of time that individuals will be involved with the project will of course depend on what the project turns out to be, and what the City's scheduling needs turn out to be.

The Alvarado Architects & Associates, Inc. team, led by the following qualified professionals, have all made a commitment to the City:

Erasmo 'Ed' Alvarado, Jr., AIA - President/C.E.O., responsible for contract negotiations and will oversee entire project. Erasmo is an experienced architect, who also has a lengthy track record working in the Rio Grande Valley area. Erasmo's involvement with the project might be 100% depending on project size, and will be throughout all project phases.

Eli Alvarado - Vice President, immediate availability and on-site decision making. Eli has run an architectural office for many years in the Rio Grande Valley, and is familiar with local conditions, consultants and contractors. Eli's involvement will be 100% and consist of day-to-day operations from design through construction & warranty phase.

Mario Garza Jr., RA - Construction Administration, responsible for site observation. Mario has experience working on projects from small scale single buildings to large campuses. Mario's involvement will begin in the early stages of design to 100% during construction.

Please see key personnel's resumes on the following pages.

CONSULTANT #1:

Consultant Name: Simon Solorio, PE, Solorio Inc.

Brief History: Solorio, Inc., is a small firm established in 1997 and ideally suited to provide structural engineering services in a prompt and courteous manner for small, large and challenging projects. The key Principal will be directly involved with each project, and will be responsible for production management in all phases of design, contract documents, and construction administration.

Proposed Role: Structural Engineering Design

List a project(s) that the prime firm & consultant have worked together on during past 5 years:
Roma ISD - Gladiator Stadium Renovations
San Perlita ISD - New Sports Complex, Site Drainage Improvements, Transportation Building and Classrooms
City of Edinburg - New Animal Shelter
City of Los Fresnos - New Concessions Building
CACOST - Main Administration Building Balcony Repair

Provide a statement of the consultant's availability for the project(s): Simon Solorio will be immediately available for any work assigned to them by Alvarado Architects & Associates, Inc.

Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project: See resume on following pages.

CONSULTANT #2:

Consultant Name: Luis Madrigal, PE, A&G Engineering

Brief History: A&G Engineering is both HUB certified and a Service-Disabled Veteran Owned Small Business with expertise in Mechanical (HVAC), Electrical, and Plumbing (MEP) Design. We are a privately owned company that has faithfully served the Rio Grande Valley since 2012. A&G Engineering has primarily served private investors in light commercial construction including retail shopping plazas shell and finish-out, places for religious worship, and office Spaces. A&G Engineering has recently opened their focus to include public projects including work for cities, municipalities, and local school districts.

Proposed Role: Mechanical, Electrical & Plumbing Design / Technology

List a project(s) that the prime firm & consultant have worked together on during past 5 years:
Roma ISD - Gladiator Stadium Renovations
STC Pecan Plaza Kinesiology Renovation Phase I
Cayetano Office Building Addition
D BAT Baseball Academy

Provide a statement of the consultant's availability for the project(s): Luis Madrigal will be immediately available for any work assigned to Alvarado Architects & Associates, Inc.

CONSULTANT #3:

Consultant Name: Craig Gonzalez, PE, UIG Engineering

Brief History: Urban Infrastructure Group, Inc. (UIG) is a Texas based engineering and environmental consulting firm established in 2010 in Austin, Texas. Mr. Gonzalez moved the firm to Weslaco, Texas in 2012. As a Weslaco engineering firm UIG has established itself locally in the Rio Grande Valley and throughout the State of Texas. UIG has projects as far north as Dalhart in the Texas panhandle. UIG also has projects in Austin, Killeen, New Braunfels, Seguin and Conroe.

Proposed Role: Civil Engineering

List a project(s) that the prime firm & consultant have worked together on during past 5 years:
City of Edinburg - Animal Care Facility
WellMED Parking Lot Expansion
Optometry Office - Edinburg

Provide a statement of the consultant's availability for the project(s): Craig Gonzalez will be immediately available for any work assigned to Alvarado Architects & Associates, Inc.

Provide resumes giving the experience and expertise of principals and key professional members for the consultant who will be assigned to the project: See resume on following pages.



ERASMO D. ALVARADO, JR., AIA

President/Architect

Mr. Alvarado offers extensive experience in educational, institutional and public facilities as well as medical, office, commercial and golf course design. His 38-year career has taken him to work for the ruler of dubai, united arab emerits, to operating his own office in the rio grande valley. As architect of record for Alvarado Architects & Associates, Inc., Mr. Alvarado is involved in design development, construction documents, quality control and quality assurance, contract management and negotiations, as well as the day-to-day operations of the company.

Education:

Bachelor of Architecture, Texas A&M University, 1970

Licensure:

Registered Architect No. 11954, State of Texas, 1987

PROJECT EXPERIENCE

GOV. PROJECTS:

City of Edinburg - Animal Care Facility
City of Edinburg - Airport Terminal Rehabilitation
City of Edinburg - Promenade Park Amphitheater
City of Edinburg - Fire Dept. Training Facility
City of Edcouch - Community Center and Pool
City of Pharr - Law Enforcement Firing Range
City of Weslaco - North Side Fire Station
Hidalgo Co. Pct. 1 - New Operations Offices
City of Donna - Big Joe Fitness Park
City of Donna - Altas Palmas Sports Park
City of Donna - Altas Palmas Restrooms
City of Pharr - Dr. William Long Park Master Plan
City of Pharr - James Box Park Master Plan
City of Pharr - Witten Park and Pharr Sports Complex Dugouts
City of San Benito - Fire Station No. 1
City of Monte Alto - Fire Station Addition

HIGHER EDUCATION PROJECTS:

SOUTH TEXAS COLLEGE
Pecan Campus Sand Volley Ball Courts

EDUCATIONAL PROJECTS:

50 Plus Educational Campuses Valley-Wide, including:

EDINBURG CISD
Freddy Gonzalez Elementary School Addtions/Renovations
ECISD Secured Entrances Phase III
Lincoln Elementary School Additions/Renovations

BROWNSVILLE ISD
Seven (7) Mini-Gyms for BISD, Brownsville, Texas

MISSION CISD
Tom Landry Hall of Fame Stadium Renovations
Mission CISD - Leo Najo Baseball Park Stadium Renovations
Mission CISD - Veterans Memorial High School Stadium Additions

DONNA ISD
Earl Scott Fieldhouse
Bennie La Prade Stadium Renovations
Donna High School - New Library
Basketball Shelters, Various Campuses (12-Mini Gyms)
Todd Junior High / Gymnasium A/C & Site Work Renovations
Stadium Additions (Toilets & Concessions)
High School Tennis Court & Professional Lighting & Infrastructure

DRISCOLL ISD
Elementary Cafetorium Addition & H.S. Gymnasium/Fieldhouse
LA VILLA ISD
Elementary New Gym
Pre-School Wing Renovations
Running Track Renovations

MONTE ALTO ISD
Elementary & Junior High School Cafetorium Additions
Gymnasium Renovations

PALMVIEW ISD
Palmview High School Additions

PROGRESSO ISD
Basketball Mini Gyms

TAFT ISD
Taft High School Re-Roofing and Lighting Controls
Taft H.S. HVAC Replacements, Building Controls & Lighting Upgrades
Taft ISD - Facilities Assessment
Taft ISD - Post Harvey Facilities Assessment

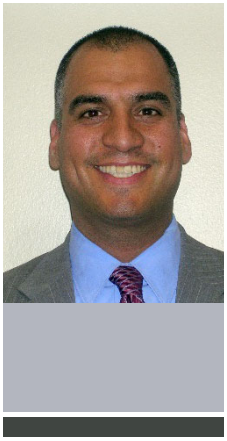
WESLACO ISD
Central Middle School Restroom Addition
Cuellar Middle School PE Pavilion
Mary Hoge Middle School PE Pavilion
East High School – Practice Gym Addition

ADDITIONAL PROJECTS:

Olmito, Texas Golf Course Development on 5,000 acres
"El Diablo" and "El Angel" Golf Courses
Bahia Mar Condominiums, South Padre Island, TX
Padre South Condominiums, South Padre Island, TX
Resort Palace in Hatta, United Arab Emerits
20+ Golf Courses, Nationwide and in Mexico
L&F, Rio Grande City, TX
L&F Warehouse, Harlingen, TX
Resort Parks in Weslaco (Pine to Palm Resort Park) & Donna

AFFILIATIONS:

Member American Institute of Architects
Member Rio Grande Valley AIA
Member Texas Society of Architects
Ex-Trustee Valley Baptist Medical Center
Ex-President/Foundation Board Knapp Medical Center, Weslaco, TX



ERASMO ELI ALVARADO, III

Vice-President

Eli has more than 18 years of experience in providing architectural planning, design development and construction administration services. He is responsible for planning, managing, and coordinating all phases of project development. He has joined his father's firm to their continued success. Eli is vastly familiar with the local codes and ordinances. He will be the local day-to-day contact and will ensure all projects are running on schedule, and he will serve the needs and objects of the Client.

Education:

Bachelor of Environmental Design, Texas A&M University

Licensure: A.R.E. Candidate

PROJECT EXPERIENCE

GOV. PROJECTS:

City of Edinburg - Animal Care Facility
City of Edinburg - Airport Terminal Rehabilitation
City of Edinburg - Promenade Park Amphitheater
City of Edinburg - Fire Dept. Training Facility
City of Edcouch - Community Center and Pool
City of Pharr - Law Enforcement Firing Range
City of Weslaco - North Side Fire Station
Hidalgo Co. Pct. 1 - New Operations Offices
City of Donna - Big Joe Fitness Park
City of Donna - Altas Palmas Sports Park
City of Donna - Altas Palmas Restrooms
City of Pharr - Dr. William Long Park Master Plan
City of Pharr - James Box Park Master Plan
City of Pharr - Witten Park and Pharr Sports Complex Dugouts
City of Progreso - New Police & Fire Station
US Customs & Border Protection - Annex Building A Renovations
City of San Juan - Public Safety Building

HIGHER EDUCATION PROJECTS:

SOUTH TEXAS COLLEGE
Pecan Campus Sand Volley Ball Courts
South Texas College
Pecan Plaza Police Station Renovation
STC - Regional Center for Public Safety Facility
STC - North Academic Building

TEXAS A&M UNIVERSITY
Texas A&M University - New McAllen Campus Multipurpose Academic Building
Texas A&M University – Corpus Christi
Momentum Sports Complex
Texas A&M University – Kingsville
Javelina Stadium Renovations

TEXAS SOUTHMOST COLLEGE
Relocation of Health Training Program Labs

THE UNIVERSITY OF TEXAS AT BROWNSVILLE
Oliveira Library Renovation
The University of Texas-Pan-American
Soccer, Track & Field Complex

TSTC - Building D (Dental Lab) Renovations

EDUCATIONAL PROJECTS:

EDINBURG CISD
Edinburg CISD Secured Entrances Phase III
Harwell Middle School
Elias Longoria Middle School
Freddy Gonzalez Elementary School Renovations
B.J. Garza Middle School Athletic Addtion

BROWNSVILLE ISD
Pace H.S., Porter H.S., and Hanna H.S. Gym Renovations
Ben Brite Elementary School
Edward Manzano Jr. Middle School
Thomas Keller Elementary School
Pace H.S. & Porter H.S. Field House
Central Annex Building Renovations
Porter H.S. – New 8th Tennis Court

New Performing Arts Center Master Plan
Central Middle School Renovations
Sams Stadium - Fieldhouse
Pace H.S. and Porter H.S. Fine Arts Building
BISD Performing Arts Center Masterplan

EDCOUCH-ELSA ISD
Demolition of Junior H.S.
New Special Education Facility
E.E.H.S. Benny Layton Stadium Track & Turf Field
E.E. Elementary School Abatement & Demolition
Parking Lots Project
Edcouch-Elsa High School Parking Lots Improvements
RCR Gym Mold Abatement & Roof Replacement
Ybarra M.S. Bandhall & Dressing Room Renovations
Ybarra M.S. Gym Floor Replacement
E.E.H.S. Capello Gym and Fieldhouse Roof Replacement

DONNA ISD
New Donna North High School & CATE Building Add.

IDEA PUBLIC SCHOOLS
IDEA Public School – Pharr School Campus Phase I, II, & III
IDEA Public School – San Juan Campus Phase I
IDEA Public School – Weslaco Campus Phase I & Phase II
IDEA Public School – Edinburg Campus Phase I & Phase II
IDEA Public School – Donna Campus
IDEA Public School – Brownsville Campus Additions/Cafeteria
IDEA Public School – San Benito Campus
IDEA Public School – San Juan Pavilion

McALLEN ISD
Perez Elementary School
Sanchez Elementary School
Michael E. Fossum Middle School

MERCEDES ISD
Mercedes H.S. Stadium Relocation & Athletic Complex
Tiger Stadium Bathroom Addition

MISSION CISD
Tom Landry Hall of Fame Stadium Renovations
Leo Najo Baseball Park Stadium Renovations
Veterans Memorial High School Stadium Renovations
Alton Elementary Renovation
Leal Elementary Renovation
Central Kitchen Boiler Replacement
Veterans Memorial H.S. Field House
Veterans Memorial H.S. CTE Building
Rafael Cantu Jr. High School
Mission High School Ag Barn
Veterans Memorial High School Ag Barn
Mims Elementary Ramp Enclosure
O'Grady Elementary Ramp Enclosure
Agricultural Farm Master Plan
Child Nutrition Program Kitchen Additions
Rafael Cantu Jr. H.S. MEP Repairs
Mission Jr. H.S. & Alton Jr. H.S. Canopies
Mission Jr. H.S. Cafeteria Kitchen Addition & Renovations
Mission High School Renovations
Veterans Memorial H.S. Cosmetology Lab
Mission Junior H.S. Fire Alarm, Security and Intercom System

PHARR-SAN JUAN-ALAMO ISD
Assessment Survey of 33 Campuses

RIO HONDO ISD
New Middle School

SANTA GERTRUDIS ISD
Academy H.S. Science Lab Renovations
Academy H.S. Interior Renovations
Santa Gertrudis PreK-8th School

TAFT ISD
Taft High School Re-Roofing and Lighting Controls
Taft High School HVAC Replacements, Building Controls and Lighting Upgrades
Taft ISD - Facilities Assessment
Taft ISD - Post Harvey Facilities Assessment

WESLACO ISD
Central Middle School Restroom Addition
Cuellar Middle School PE Pavilion
Mary Hoge Middle School PE Pavilion
Armando Cuellar M.S. Additions & Renovations
Sepulveda Gym Seat Replacements
Weslaco District-Wide – Misc. Roofing Projects
Sam Houston Elementary School

MARIO GARZA JR.

Project Manager/Architect

Mr. Garza is a designer and detailer with more than 24 years of experience developing various project types, from residential to large scale municipal, public, religious, and private facilities. As an Architect and Project Manager on many projects, Mr. Garza gained the experience to execute a project from initial conception to the completion of the building. He leads the project team by developing the design to meet construction/budgetary requirements and coordinating with the various job sub-consultants, to executing the construction documents. His experience includes pre-design services, schematic design, design development, construction documents, construction administration, 3D computer generated and hand renderings; conceptual visualizations.

Education:

B.E.D., Environmental Design, Texas A&M University, 2001

Licensure:

Registered Architect No. 32452, State of Texas, 2026

PROJECT EXPERIENCE

GOV. PROJECTS:

City of Edinburg - Animal Care Facility
City of Edinburg - Airport Terminal Rehabilitation
City of Edinburg - Promenade Park Amphitheater
City of Edinburg - Fire Dept. Training Facility
City of Edcouch - Community Center and Pool
City of Pharr - Law Enforcement Firing Range
City of Weslaco - North Side Fire Station
City of Donna - Public Safety Building
Hidalgo Co. Pct. 1 - New Operations Offices
City of Donna - Big Joe Fitness Park
City of Donna - Altas Palmas Sports Park
City of Donna - Altas Palmas Restrooms
City of Pharr - Witten Park and Pharr Sports Complex Dugouts
City of Pharr - Dr. William Long Park Sports Fields Master Plan
City of Pharr- James Box Park Sports Fields Master Plan
Mercedes Public Works/Fire Station – City of Mercedes
San Carlos CRC/Retaining Wall and Landscaping – County of Hidalgo, Pct. #4
City Hall Parking Lot LID Renovation – City of Donna

EDUCATIONAL FACILITIES:

Mission CISD - Leo Najo Baseball Park Stadium Renovations
Mission CISD - Veterans Memorial High School Stadium
Brownsville ISD - Canales Elementary Classroom Building Addition
Taft ISD - Taft High School Re-roofing and HVAC Replacement
Mission CISD - Tom Landry Stadium Renovations
Edinburg CISD - Edinburg CISD Secured Entrances Phase III
Edinburg CISD - Edinburg High School
South Texas College - STC Starr County Campus Student Activity Building and Student Services Building
Weslaco ISD - Weslaco Central Middle School Annex B Renovation
Weslaco ISD - Weslaco High School Music Halls Building
Weslaco ISD - Central Middle School Restroom Addition
Weslaco ISD - Cuellar Middle School PE Pavilion
Weslaco ISD - Mary Hoge Middle School PE Pavilion
La Joya ISD - Lloyd M. Bentsen Elementary
Mercedes ISD - Mercedes North Elementary
San Benito CISD - San Benito High School Science Lab Renovations
San Benito CISD - Frank Roberts Elementary Classroom Building Addition

Simon G. Solorio Jr., P.E.
President

EDUCATION

B.S. in Civil Engineering,
San Diego State University, May 1990.
Construction Technician,
CECTY, Tijuana, Mexico, June 1981.

PROFESSIONAL REGISTRATION

Professional Engineer: Texas
California

AFFILIATIONS

American Society of Civil Engineers
International Code Council
Structural Engineers Association of Texas
Structural Engineers Association of Southern California
Structural Engineering Institute

ACTIVITIES

Committee Member, ASCE Structural Condition Assessment of Existing Buildings
Committee Member, SEAOSD Seismology committee
Past Secretary, ASCE Rio Grande Valley Branch
Past Appointed Member, Building Board of Adjustments and Appeals, City of McAllen
Past Vice President, Military Vehicle Preservation, RGV Branch
Past Vice President, ASCE Rio Grande Valley Branch
Past Editor, ASCE Rio Grande Valley Branch Newsletter
Past Treasurer, ASCE, Student Chapter
Past Vice-President, AGC, Student Chapter

RECOGNITIONS

2016 ASCE RGV Branch Project of the Year
1886 Hidalgo County Courthouse Restoration
2012 John A. Focht, Jr. Citizen Engineer Award
Texas Section of ASCE
2007 Award of Merit, AIA Rio Grande Valley,
Encino Police/Community Center, McAllen, Texas.
1995 Outstanding Civil Engineering Project, Award of Merit, ASCE
Balboa Park Club Building Renovation.
1995 Orchid and Onions Award, Orchid
Balboa Park Club Building Renovation.

PROFESSIONAL QUALIFICATIONS

As President and project manager Mr. Solorio is is responsible for production management in all phases of design, contract documents Forensic Engineering, Structural Engineering and construction administration. He encompasses a wide array of responsibilities, including project management, structural design analysis, engineering plan reviews, support calculations and scheduling.

His experience includes the design of large and small scale projects in institutional facilities, correctional facilities, multistory housing projects and large and small scale corporate/industrial parks. Other types of buildings he has completed include banks, hotels, medical facilities and office buildings.

His substantial experience includes designs for the following construction materials; Concrete, Masonry, Timber and Steel.

Other structural experience has included Tilt-Up Panel Construction, Foundation Design and Inspection, Seismic Analysis, Remodels and Additions and Code Compliance Assistance. Additional experience includes investigations of failures of building envelope, including walls, windows and roofing systems.

A&G ENGINEERING, LLC
M.E.P. DESIGN



LUIS EDUARDO MADRIGAL, PE
CEO AND PRESIDENT

REGISTRATION

Licensed Professional Engineer – Texas
PE No. 114403

Licensed Fire Sprinkler RME
RME – G – 2154876

Licensed Fire Alarm Superintendent
APS – 2324396

BIOGRAPHY

Born and raised in the Rio Grande Valley (RGV), Luis always had a curiosity to learn how things operated. After severing six years with the United States Air Force, and receiving an honorable discharge, Luis returned to the RGV to finish his Engineering Degree. Immediately after graduation, he started work for General Electric under their Aero-Derivative Power Generation Business. During the design of industrial gas turbines, Luis learned the principles behind Fluid Flow Dynamics, Cooling Load/Transfer Analysis, and High Voltage Electrical Load Calculations. Upon qualifying as a Licensed Professional Engineer, Luis started A&G Engineering. Luis has sealed MEP Design projects from small 800 SqFt remodels to medium 40,000 SqFt shopping plazas, upto large 400,000 SqFt Aerospace Production Facilities. Luis has also been intimately involved with the projects after the design stage which has cemented his relationship with previous clients. Luis is one of forty engineers in the nation to be a part of the NCEES ME Committee tasked with creating FE Exam questions required for PE licensing and one of sixteen engineers in the nation to be part of the NCEES Architectural Engineering Committee tasked with creating the PE Exam.

DESIGN EXPERTISE

Wet Pipe Fire Sprinkler
Dry Pipe Fire Sprinkler
Fire Alarm
Cold Storage
Medical Gas
MRI Clinics
Places of Worship
Septic System
HVAC & Refrigeration
Chill Water
Kitchen Exhaust & Make-Up Air
Construction Administration

EDUCATION

UNIVERISTY OF TEXAS AT RIO GRANDE VALLEY • 2007
Bachelor of Science in Mechanical Engineering

COMMUNITY COLLEGE OF THE AIR FORCE • 2003
Associate Degree in Mechanical Engineering

MEMBERSHIP

Board Member National Council of Examiners for Engineering & Surveying(NCEES)
NCEES – Fundamental of Engineering Exam Committee (Mechanical Engineering)
NCEES – Principles of Engineering Exam Committee (Architectural Engineering)
Society of Professional Engineers – Texas
American Society of Mechanical Engineers
National Fire Protection Association

A&G ENGINEERING
1004 W FRONTAGE RD • ALAMO, TX 78516 • O: 956.787.FIRE • E: LUIS@AANDGMEP.COM

urban infrastructure group, inc.

www.uigtexas.com I 956.405-3337 I info@uigtexas.com



Craig A. Gonzalez, P.E.

Position: Principal
Experience: 24 years
Education: Bachelor of Science - Civil Engineering, University of Texas at Austin, 2001
Licenses: Licensed Professional Engineer, Texas License No. 99628
Certified Floodplain Manager Certification No. 3277-17N
Certified TDI Windstorm Inspector
Professional Affiliations:
Guest Lecturer at The University of Texas-Rio Grande Valley ('18-'19)
American Society of Civil Engineers (ASCE)
Haestad HEC-RAS Floodplain Modeling & Navigating FEMA Approval ('03)

Areas of Expertise

- Project Management
- Land Development
- Wastewater Engineering
- Drainage Systems
- Municipal Infrastructure

Experience Summary

Mr. Gonzalez is the principal of Urban Infrastructure Group, Inc. in Weslaco, Texas. He has been leading UIG in the Rio Grande Valley since January 2012. Prior to starting UIG Mr. Gonzalez was a Project Manager and Design Engineer at CMA Engineering, Inc. in Austin, Texas.

Mr. Gonzalez has 24 years of experience in the design and project management of civil engineering projects. His diverse project experience includes feasibility studies, residential and commercial subdivisions, commercial site plans, project scheduling, cost estimates, construction plans and technical specifications, permitting, Low Impact Development (LID) design, construction administration and inspections.

Mr. Gonzalez has worked on a variety of projects including residential and commercial land development, master drainage studies, FEMA Letters of Map Change, floodplain modeling, and water and wastewater systems, structural/windstorm design and TDI certification. He has served as a guest lecturer for Water Resources Engineering at UTRGV. He has been involved in all phases of projects from planning through construction.

Mr. Gonzalez has managed staff and other sub-consulting engineers to produce technical specifications, construction plans and contract documents that meet the client's goals and government regulations. He is a proven construction administrator experienced in cost analysis, contractor scheduling, reviewing contractor submittals, shop drawings, pay requests, and negotiating change orders between client and contractor.

REFERENCES

Section 04 - Recent Work



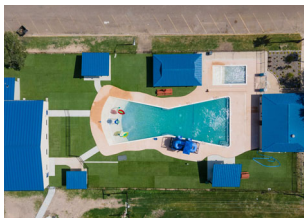
City of Pharr
Sergio Alanis, Director of Parks and Recreation
(956) 787-5981
email: sergio.alanis@pharr-tx.gov
Current Project: City Parks Baseball Fields, Javalina Drive Monument Sign, City of Pharr Outdoor Shooting Range
Project Information: See following project write-ups



City of Weslaco
Homer Rhodes, Purchasing Agent
(956) 447-2240
email: hrhodes@weslacotx.gov
Current Project: North Side Fire Station, Fire Station No. 3 Renovations, Sanitation Department Building Renovation
Project Information: See following project write-ups



City of Edinburg
Mardoqueo Hinojosa, City Engineer
(956) 388-8955
email: mhinojosa@cityofedinburg.com
Current Project: City Animal Shelter, Promenade Park Amphitheater and Water Garden
Project Information: See following project write-ups



City of Edcouch
Virginio Gonzalez, Jr., Mayor
(956) 372-0660
Current Project: Edcouch Community Center, Edcouch Municipal Pool
Project Information: See following project write-ups



City of Donna
Gilbert Guerrero, Chief of Police
(956) 272-3018
Current Project: Public Safety Building
Project Information: See following project write-ups

INSURANCE

Section 05 - Insurance Requirements

INSURANCE CERTIFICATES

Alvarado Architects and Associates, Inc. has its proper general liability, auto liability, workers' compensation and professional liability in place. It will provide proof of insurance (Certificate of Insurance) upon receiving an executed contract and/or Purchase Order from the City of Edinburg.

Policy Number: 68G-7N964647-24/BA-7N965078-24/CUP-7N964973-24/UB-7N964893-24/106565192-7

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IAM Insurance Agency L.L.C. P.O. Box 657 Edinburg, Tx 78540-0657	CONTACT NAME: Smiley Martinez PHONE (A/C, No, Ext): (956)207-2789 FAX (A/C, No): ( ) - E-MAIL ADDRESS: iamins@sbcglobal.net
INSURED Alvarado Architects and Associates, Inc. Erasmo Alvarado 307 S. Main St Donna, TX 78537	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : The Travelers INSURER B : The Travelers INSURER C : The Travelers INSURER D : The Travelers INSURER E : The Travelers INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X	X	68G-7N964647-24	07/26/2025	07/26/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO X OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	X	X	BA-7N965078-24-47-G	07/26/2025	07/26/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	X	X	CUP-7N964973-24	07/26/2025	07/26/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	UB-7N964893-24	07/27/2025	07/27/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	Professional Liability	X	X	106565192-7	07/27/2024	07/27/2026	Per Occurence Aggregate	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CG-2037 (Additional Named Insured) The City of Edinburg
CG-(Primary/Non-Contributory)Primary/Non-Contributory The City of Edinburg
Blanket WOS must be listed in favor of The City of Edinburg

Request for Qualifications - Architectural Services Rotation
RFQ 2026-5

CERTIFICATE HOLDER	CANCELLATION
Mardoqueo Hinojosa, Engineering Director The City of Edinburg 415 W. University Drive Edinburg, Texas 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Ismael A. Martinez

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PROFESSIONAL SERVICES AGREEMENT

Section 06 - Acknowledgement

Alvarado Architects & Associates has read and is in agreement with the project requirements as outlined in the RFQ and agrees to enter in to such agreement. The firm meets all prerequisite insurance requirements. All insurance requirements shall be obtained once a contract has been executed with the City of Edinburg. See Section 05 for insurance certificate.



CONTACT INFORMATION

Section 07 - Contact Information/Litigation

A. Identification of a principal contact person authorized to commit the Respondent to a contractual agreement.

1. POINT OF CONTACT:

Erasmo Eli Alvarado III, Vice President
eli@alvaradoarchitects.com
Cell Phone Number
(956) 334-4145

2. POINT OF CONTACT:

Erasmo Ed Alvarado Jr., AIA, President
ed@alvaradoarchitects.com
Cell Phone Number
(214) 478-4484

REGULATORY AGENCY ACTIONS AGAINST FIRM

Alvarado Architects and Associates, Inc. has no regulatory actions against the firm for work performed.

PROJECT TERMINATION

Alvarado Architects & Associates, Inc. has completed all awarded work.

LITIGATION SUMMARY

Alvarado Architects and Associates, Inc. has no claims or litigation including arbitration involving the firm in the last five (5) years. Our organization has completed all awarded work.

REQUIRED FORMS

Section 08

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date:

July 14, 2026

Company/Vendor Name:

Alvarado Architects & Associates, Inc.

Printed Name and Title:

Erasmo Eli Alvarado III, Vice President

Authorized Signatory:



COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Erasmo Eli Alvarado III / Alvarado Architects & Associates, Inc.
(Full, correct legal name)

- Address: 307 South Main Street
  Donna, Texas 78537
- Telephone/Fax: Tel: (956) 464 - 8258
- Email address: eli@alvaradoarchitects.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
   Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? _____

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

   b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

   c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

   If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

   Name: Erasmo Eli Alvarado III
   Address: 307 South Main Street, Donna, Texas 78537
   Telephone: (956) 464 - 8258
   Fax: N/A
   Email: eli@alvaradoarchitects.com

8. Surety Information

   Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
   Yes ( ) No (✓).
   If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Erasmo Eli Alvarado III, the undersigned representative of

Alvarado Architects & Associates, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Erasmo Eli Alvarado III, Vice President

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Erasmo Eli Alvarado III, the undersigned representative of

Alvarado Architects & Associates, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Erasmo Eli Alvarado III, Vice President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 19 VERIFICATION

I, Erasmo Eli Alvarado III, the undersigned representative of

Alvarado Architects & Associates, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Erasmo Eli Alvarado III, Vice President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Erasmo Eli Alvarado III, being first duly sworn, deposes and says that: *(Name)*

(1) He is Vice President of Alvarado Architects & Associates, Inc., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Vice President

Subscribed and sworn to me this 14th day of July 2026.

By: April Dowait Mata

Notary Public

APRIL DOWAIT MATA
Notary Public, State of Texas
Comm. Expires 11-08-2027
Notary ID 134638926

My commission expires 11/08/27

CONFLICT OF INTEREST DISCLOSURE

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  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
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* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date:

July 14, 2026

Company/Vendor Name:

Alvarado Architects & Associates, Inc.

Printed Name and Title:

Erasmo Eli Alvarado III, Vice President

Authorized Signatory:



ALVARADO
ARCHITECTS &
ASSOCIATES, INC.

City of Edinburg

REQUEST FOR QUALIFICATIONS - ARCHITECTURAL SERVICES

Request For Qualifications No. 2026-5 | July 14, 2026 at 3:00 PM



BRW ARCHITECTS

4.2.1

TRANSMITTAL LETTER



BRWARCHITECTS
701 E. EXPRESSWAY 83
SUITE 150
MCALLEN, TX 78501
956-762-5470
BRWARCH.COM

JULY 14, 2026

Mardoqueo Hinojosa, City Engineer
415 W. University Drive
Edinburg, TX 78539

RE: REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES ROTATION; RFQ NO. 2026-5

BRW Architects is pleased to submit our qualifications for RFQ 2026-5, Continuing Architectural Services. We appreciate the opportunity to be considered as the City's on-call architectural partner and are committed to providing responsive, high-quality design services that support the City of Edinburg's operational needs and long-term vision.

Committed to the City of Edinburg

As one of the fastest-growing communities in South Texas, Edinburg continues to invest in facilities that enhance municipal services and improve quality of life for its residents. Maintaining and improving these assets requires an architectural partner that is responsive, adaptable, and prepared to assist with projects ranging from small renovations and facility assessments to complex civic improvements. We are excited about the opportunity to support the City through this continuing services contract and to build a long-term relationship founded on trust, communication, and dependable service.

Experience That Delivers Value

For more than 40 years, BRW Architects has partnered with communities throughout Texas to plan, design, renovate, and expand civic facilities that serve the public for generations. We have completed hundreds of municipal projects and more than 100 facilities assessments and master plans for cities, counties, school districts, and universities, many of which have progressed into successful implementation. This experience has given our team a practical understanding of municipal operations, capital planning, and the importance of delivering projects that are functional, durable, and fiscally responsible.

Responsive On-Call Service

Successful on-call relationships are built on responsiveness, consistency, and accountability. We understand that assignments often arise unexpectedly, require accelerated schedules, and demand thoughtful solutions regardless of project size. Our team is structured to respond quickly, communicate proactively, and provide the technical expertise needed to move projects efficiently from initial evaluation through construction. Whether the assignment involves facility improvements, planning studies, renovations, or new construction, our focus remains on delivering quality work that aligns with the City's priorities, schedule, and budget.

A Dedicated Long-Term Partner

The professionals identified in our proposal will remain actively involved throughout each assignment, providing continuity, efficient decision-making, and clear communication from project initiation through completion. Supported by trusted engineering and specialty consultants with whom we have collaborated for many years, our team is committed to becoming a reliable extension of City staff. We believe successful projects begin with listening, understanding each client's goals, and developing solutions that reflect the character of the community while serving its long-term needs.

Thank you for your consideration of our qualifications. We acknowledge that no addenda were issued for RFQ 2026-5 and confirm that no addenda have been incorporated into this submission. We look forward to the opportunity to serve the City of Edinburg and contribute to its continued growth and success.

The undersigned is an officer of BRW Architects and is authorized to bind the firm contractually.

Stephen J. Hilt

Stephen Hilt, AIA
Principal-in-Charge / Primary Point of Contact
shilt@brwarch.com



4.2.2

FIRM QUALIFICATION AND EXPERIENCE



WINKLER COUNTY EMS

WHY BRW

Established in 1984, Brown Reynolds Watford Architects, Inc (BRW) is a 160+ person architectural and planning firm with offices in Texas (Dallas, McAllen, Houston, and College Station) and San Francisco, California.

At BRW, we design with purpose. Our work is driven by a commitment to creating spaces that reflect the values and vision of our clients—places that foster ownership, pride, and lasting impact. We believe exceptional design begins with strong relationships, which is why we prioritize clear communication, close collaboration, and creative problem-solving at every stage of a project.

Our strength lies in our process. We build consensus among stakeholders, lead master planning efforts that guide long-term decision-making, and deliver thoughtful, budget-conscious solutions. The result is architecture with clarity, character, and care.

Whether we're developing a public safety facility, a healthcare clinic, or a vibrant community center, we aim to design buildings that function well, stand the test of time, and make a positive impact on both users and neighborhoods.

BRW offers several advantages that make the firm uniquely qualified to serve the City of Edinburg.

- **Extensive On-Call Experience.** Over the past ten years, BRW has completed more than 700 projects through On-Call, IDIQ, and Job Order Contract (JOC) programs and currently serves under continuing services contracts for numerous municipalities, federal agencies, and universities throughout Texas. This experience has refined our ability to mobilize quickly, manage multiple concurrent assignments, and deliver projects ranging from minor renovations to complex civic facilities with equal attention and responsiveness.
- **Award-Winning Civic Expertise.** BRW is nationally recognized for civic and public safety design, combining operational functionality, durability, and thoughtful architecture that reflects each community it serves.
- **Tailored Design Approach**. Rather than applying a signature style, BRW develops solutions that respond to each client's goals, operational needs, budget, and community character. Every project is approached with careful planning, efficient circulation, durable materials, and long-term maintainability as guiding principles.
- **Experienced, Consistent Teams.** The City will work with a stable project team throughout each assignment. Senior leadership remains actively involved while project managers provide day-to-day communication and coordination, resulting in continuity, efficient decision-making, and responsive service.
- **Depth of Resources.** BRW's statewide practice provides immediate access to specialists in civic architecture, public safety, planning, sustainability, construction administration, and quality control whenever a project's needs expand beyond the core team.

GOVERNMENT AGENCY EXPERIENCE

Since 1984, Brown Reynolds Watford Architects (BRW) has provided architectural services to municipalities, counties, state agencies, and special districts throughout Texas. During the past five years alone, BRW has successfully completed projects for dozens of governmental agencies, delivering planning studies, renovations, additions, and new civic facilities on schedule while meeting budget and operational goals.

BRW has partnered with more than 160 Texas communities and understands the pace, accountability, and coordination required for public-sector work and on-call architectural services. Our experience includes:

- City / Town Hall
- Courts
- Dispatch / 911 Call Centers
- Government Center / Tax Office
- Emergency Operations Centers
- Fire Administration
- Fire Stations
- Firing Range
- Fleet Maintenance
- Libraries
- Maintenance Facilities
- Memorial Gardens
- Municipal Centers
- Nature Centers
- Parks Facilities
- Performing Arts
- Police Stations
- Police Property and Evidence
- Public Works
- Recreation and Aquatics
- Senior / Active Adult Centers
- Sports Facilities
- Training Facilities
- Visitor Centers
- Other Unique projects

BRW Architects has had the honor of working with over 160 communities across the State of Texas. Some of our clients include:

- City of Baytown
- City of Beaumont
- City of Brazoria
- City of Bridge City
- City of Brownsville
- City of Corpus Christi
- City of Clute
- City of Dallas
- City of DeSoto
- City of Edinburg
- Town of Fulton
- City of Galveston
- City of Garland
- City of Grand Prairie
- City of Gregory
- City of Groves
- City of Harlingen
- City of La Porte
- City of League City
- City of Los Fresnos
- City of McAllen
- City of Mineral Wells
- City of Mont Belvieu
- City of Nederland
- City of Orange
- City of Pearland
- City of Port Arthur
- City of Port Neches
- Town of Prosper
- City of Richardson
- City of Richmond
- City of Robstown
- City of Rosenberg
- City of Royse City
- City of South Padre Island
- City of Sugar Land
- City of Victoria
- City of Weatherford

OFFICE PROVIDING SERVICES

Architectural services for the City of Edinburg will be provided through BRW's McAllen office, located at 701 E. Expressway 83, Suite 150, McAllen, Texas 78501. This office serves as BRW's dedicated Rio Grande Valley location, allowing rapid response for meetings, site visits, field observations, and coordination throughout the duration of the contract.

The McAllen office is led by BRW's Senior Associate Andres Vela, AIA, whose professional experience and longstanding ties to the Rio Grande Valley provide valuable local knowledge and immediate accessibility. The office is fully supported by BRW's Dallas, Houston, and College Station offices, providing additional personnel and specialized expertise whenever required without sacrificing local responsiveness.

STAFFING APPROACH FOR SMALLER ASSIGNMENTS

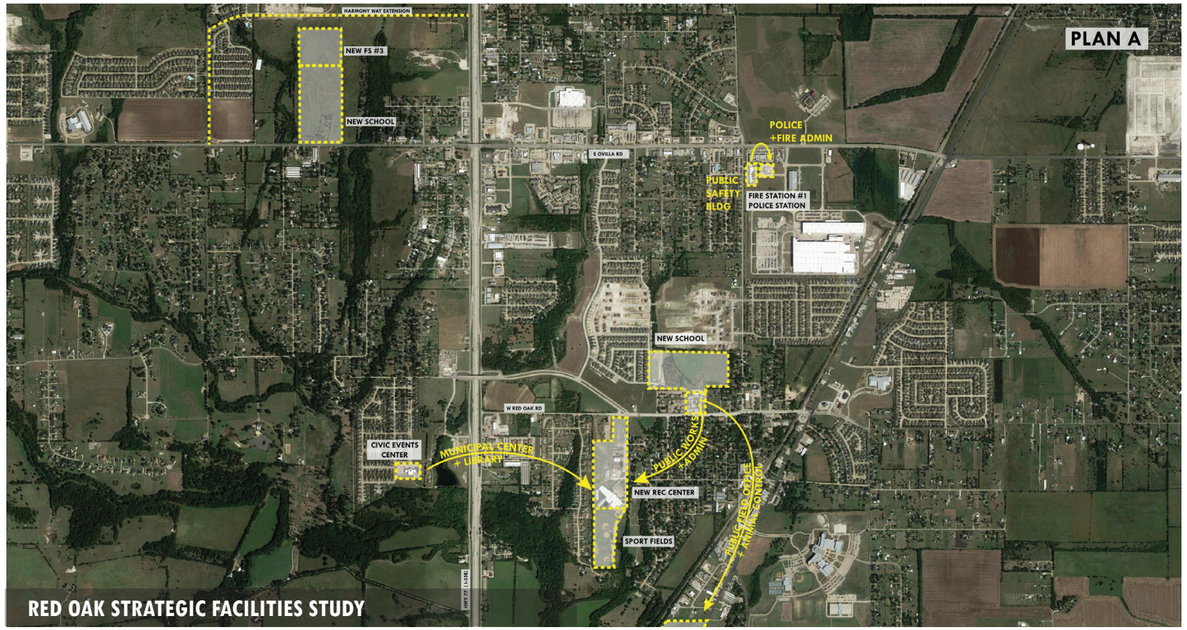
BRW understands that continuing services contracts require flexibility. Assignments may range from small maintenance projects to major facility improvements, each requiring an appropriate level of staffing.

For smaller projects, BRW uses a streamlined team consisting of the McAllen-based Project Architect supported by a Principal-in-Charge. This approach provides direct communication, efficient decision-making, and cost-effective delivery while maintaining senior oversight throughout the project.

As assignment complexity increases, BRW supplements the local team with experienced specialists from across the firm, including civic design leaders, technical architects, construction administrators, and discipline-specific experts. Because these professionals routinely work together under BRW's integrated project delivery model, additional resources can be added seamlessly without disrupting schedules or communication.

This scalable staffing approach allows BRW to right-size every assignment while providing the City continuous access to senior leadership, specialized expertise, and the full resources of a statewide practice. Regardless of project size, the City can expect responsive service, consistent staffing, and timely delivery.

> **"One of BRW's greatest strengths is their focus on customer service. They listened closely, adapted to evolving needs, and ensured that the end result met or exceeded expectations.**
>
> **Chad Hester, Facility Manager**
> **City of Grapevine**







STRATEGIC PLANNING & FACILITY ANALYSIS

Every successful civic project begins with a clear understanding of needs, priorities, and long-term goals. BRW helps municipalities make informed decisions before design begins through strategic planning, facility assessments, feasibility studies, and master planning.

Our process combines stakeholder engagement, operational evaluations, facility condition assessments, and growth projections to create a comprehensive picture of current and future needs. We analyze existing facilities, identify deficiencies, evaluate alternatives, and develop practical implementation strategies that align with budgets and community priorities.

Rather than simply identifying problems, we provide actionable roadmaps that help cities prioritize investments, reduce risk, build consensus, and confidently plan for the next generation of public facilities. BRW provides superior studies for these types of projects:

- Adaptive Reuse
- Handicap Accessibility
- Renovations / Expansions
- City Halls
- Public Safety Facilities
- Historic Preservation / Adaptation
- City-Wide Strategic Facilities Plans
- Facilities Conditions Assessments
- Municipal / Campus Master Plans
- Public Works and Maintenance Facilities
- Feasibility Studies
- Recreation / Senior Activities
- Training Facilities
- Unique Projects
- and more!

FEATURED CLIENTS

- Town of Flower Mound
- City of Red Oak
- City of Novi, Michigan
- City of Wichita Falls
- City of Anna
- Ellis County Appraisal District
- City of Saginaw
- City of Richardson
- City of Mesquite



POLICE DEPARTMENT - OPTION 1A



FIRE STATION

POLICE DEPARTMENT - OPTION 1B

MUNICIPAL CENTER / ANNEX BUILDING

FEATURED PROJECT

Flower Mound Strategic Facilities Study

BRW's study addressed the future facilities needs of the growing community across a wide range of municipal departments. The study documented the current facilities and infrastructure and provided recommendations of anticipated needs of the fast-approaching build-out of the Town. This information is being utilized by the Town to inform priorities for future projects as well as budgets for funding mechanisms and bond elections.

The study was far-reaching, including nearly all facilities envisioned for future expansion until build-out to the Town's limits. The study provided recommendations regarding the suitability of existing city-owned land or new site requirements, and forecast facilities needs with prioritization for immediate, near-term, and long-range planning initiatives. This project demonstrates BRW's expertise in similar municipal studies spanning multiple project types.

The study covered nine facility types: an Animal Shelter, Branch Library, Town Hall/Administrative Services Expansion, three Fire Stations (Stations 3, 6, and 8), Municipal Center/Annex Building, Police Station (including an existing facility assessment and Options 1A, 1B, and 2), Public Works Facility (West Service Center, Fleet Maintenance, and an expansion after relocation of Fleet Maintenance), and Recreation Center (West Recreation Center and Outdoor Sports Complex).



ANNA COMMUNITY LIBRARY


HORSESHOE BAY CITY HALL



SAGINAW FIRE ADMINISTRATION

CIVIC ARCHITECTURE

Civic architecture should reflect the community it serves while providing safe, functional, and enduring public spaces. BRW designs municipal buildings that balance operational performance with civic identity, creating facilities that are both practical workplaces and lasting community assets.

Our designs respond to each client's goals, local context, and budget rather than following a predetermined style. We emphasize clear organization, durable materials, efficient building systems, and timeless architecture that supports long-term performance while minimizing lifecycle costs.

Whether designing a city hall, public safety facility, library, or community center, our goal is to create buildings that strengthen public trust, enhance daily operations, and contribute positively to the community for decades.

FEATURED CLIENTS

- City of Anna
- City of Mansfield
- City of Horseshoe Bay
- City of Saginaw
- City of Bedford
- City of College Station
- City of Port Arthur
- Frio County
- Winkler County
- Red River County







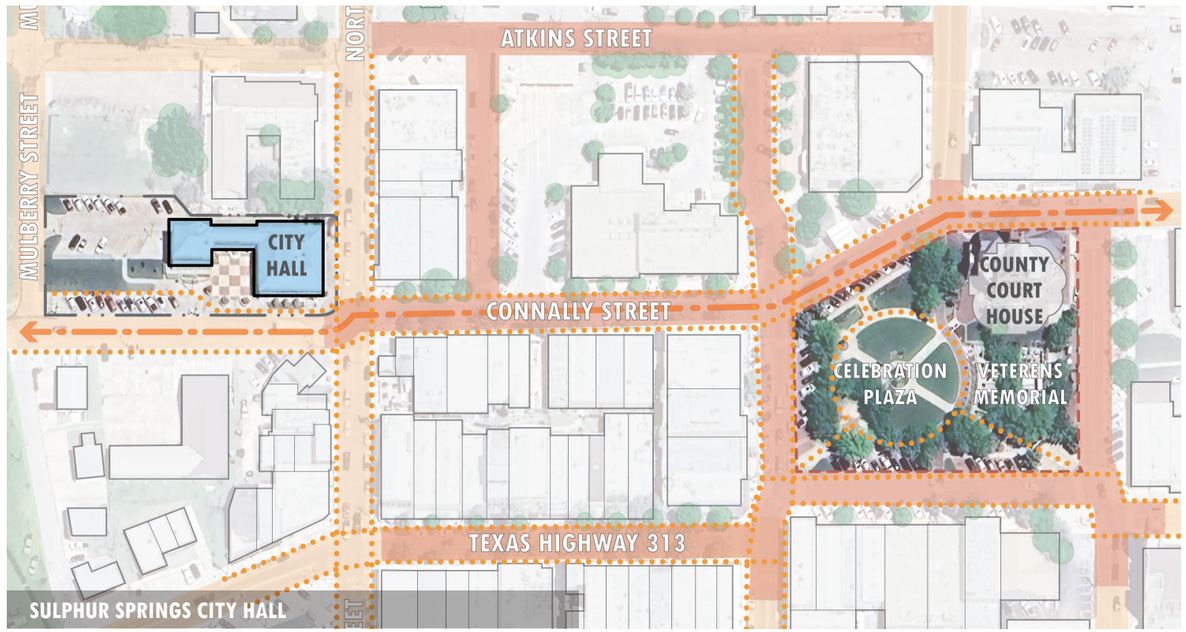
FEATURED PROJECT

Bedford Performing Arts & Community Park

The Bedford Performing Arts Center and Park Master Plan demonstrates how civic architecture can shape both a destination and a stronger sense of community. Designed as the centerpiece of a new cultural hub, the project transforms the historic Old Bedford School site into a welcoming civic campus that connects arts, recreation, and public gathering. Rather than treating the performing arts center as a standalone building, the design establishes a long-term vision for a five-acre site that invites residents and visitors to experience the community in new ways.

The 12,000-square-foot Community Arts Building is organized around a 200-seat multipurpose performance venue that supports local theater, music, community events, and touring productions. Supporting spaces, including dressing rooms, makeup areas, and a catering kitchen, provide the flexibility needed for a wide range of civic and cultural activities. Architecturally, expansive glass, a dramatic cantilevered roof, and carefully integrated landscaping create a transparent, welcoming civic presence that reflects the City's investment in arts and culture.

The surrounding park reinforces the project's civic purpose through event lawns, pavilions, picnic groves, outdoor performance spaces, pedestrian pathways, and preserved mature trees that encourage year-round public use. Future phases include a Black Box Theatre and Conference Center, extending the site's role as a regional destination. Together, the architecture and landscape create a civic environment that supports community identity, economic vitality, and lasting public value.



SULPHUR SPRINGS CITY HALL


TRINITY RIVER AUTHORITY GENERAL OFFICE COMPLEX



BEDFORD PERFORMING ARTS AND COMMUNITY PARK

SITE PLANNING & LANDSCAPE DESIGN

Successful civic sites do more than accommodate a building. They organize movement, strengthen connections, and create welcoming public spaces.

Our site planning process carefully considers circulation, accessibility, emergency response, parking, utilities, drainage, and future expansion to create sites that function efficiently from day one. Landscape design complements these goals by providing durable, attractive outdoor environments that support everyday use while reinforcing community identity.

From civic plazas and gathering spaces to streetscapes and public safety campuses, we design landscapes that improve the user experience, enhance resilience, and create lasting value for the community.

Site Planning & Landscape Design Capabilities

- Master Planning
- Site Planning
- Landscape Planning
- Landscape Phasing
- Concept Development
- Historic Corridor Design
- Site Security Strategies
- Memorial Parks
- Donor Coordination

FEATURED CLIENTS

- City of Anna
- City of Lewisville
- City of Bedford
- City of Cleburne
- City of Brownwood
- Harris County ESD
- Bexar County ESD
- Dallas Zoo
- Texas Parks & Wildlife | Various Locations







FEATURED PROJECT

Anna Community Library

BRW Architects, is bringing the City of Anna's first municipal library to life as a cornerstone of the community's evolving downtown. As part of a larger municipal master plan, the project demonstrates how thoughtful site planning and community placemaking can shape a vibrant civic destination rather than a single building.

The library is strategically positioned within a coordinated municipal campus that includes City Hall, the Central Fire Station, and surrounding streetscape improvements. A central public plaza ties these destinations together, creating a walkable environment that encourages residents to move easily between public services while strengthening downtown Anna's identity. Careful attention to pedestrian circulation, building orientation, and gathering spaces creates a welcoming civic experience.

Community placemaking continues throughout the building with flexible event spaces, arts and crafts rooms, a maker space, and collaborative learning areas that invite residents of all ages to gather, create, and learn together. A rooftop patio overlooking the plaza further strengthens the connection between the library and the public realm. Together, the site strategy and programming establish the library as both a community resource and a catalyst for downtown revitalization, creating a lasting civic destination that reflects Anna's vision for a connected and welcoming community.


HORSESHOE BAY CITY HALL



SAN PATRICIO COUNTY JUSTICE CENTER


MONT BELVIEU COUNCIL CHAMBERS & COURTS

MUNICIPAL CAMPUS & COURT PLANNING

Municipal campuses require thoughtful organization to support multiple departments, public access, and future growth. BRW specializes in planning civic campuses that improve operational efficiency while presenting a unified civic presence.

Our work includes programming, campus master planning, court planning, phased implementation strategies, and facility adjacencies that strengthen relationships between municipal departments. We carefully balance security, public accessibility, circulation, and long-term flexibility to create campuses that function effectively today while accommodating tomorrow's needs.

The result is an organized, efficient civic campus that supports government operations, enhances the public experience, and provides a framework for future investment.

FEATURED CLIENTS

- San Patricio County
- City of Mont Belvieu
- City of Los Fresnos
- City of Horseshoe Bay
- City of College Station
- City of La Porte
- City of Leander
- City of Port Neches







FEATURED PROJECT

Los Fresnos City Hall

The City of Los Fresnos was seeking guidance for the future of their city facilities, including their City Hall, Police Station, Municipal Court, and Volunteer Fire/EMS Station. Currently, City Hall, Police, and Municipal Court share a facility that was outdated, spatially inadequate for all personnel, and fails to meet current building codes and accessibility standards. The Fire/EMS department was located in an adjacent facility which was also deficient in providing the necessary space requirements for the Fire and EMS crew and apparatus. In 2015, BRW performed a Feasibility Study evaluating the City's existing municipal facilities as well as current and projected space needs.

Through several meetings with each city department, BRW architects created a detailed program outlining the current and future facility requirements necessary to meet building codes and provide adequate services for the citizens of Los Fresnos. With a landlocked site, expanding the existing municipal facility was not an option, therefore, the City requested that BRW design a new municipal complex on city owned property near the rodeo fairgrounds.


PROSPER CENTRAL FIRE STATION


RICHARDSON POLICE DEPARTMENT


RICHARDSON FIRE ADMINISTRATION

INTERIOR ENVIRONMENTS & FF&E

Interior environments play a critical role in how civic facilities function every day. BRW integrates interior design and furniture, fixtures, and equipment planning throughout the design process to create spaces that support operations, durability, and occupant well-being.

Our team coordinates furnishings, finishes, equipment, and specialty systems alongside the architecture to ensure every space functions as a cohesive whole. From fire station living quarters and police evidence storage to council chambers, public service counters, and administrative offices, every interior is tailored to the unique operational needs of the facility. By coordinating interiors early in design, we improve functionality, simplify procurement, and create environments that remain flexible and durable throughout the life of the building.

Interior & FF&E Capabilities

- Furniture Selection
- Custom Furniture
- Interior Design
- Visitor Centers
- Recreation and Senior Centers
- City Hall and Administrative Offices
- Maintenance Facilities
- Commercial Exhaust Systems
- Industrial Shelving
- Locker Rooms
- High-Density Storage Systems
- Fitness Equipment Selection
- Activity and Events Centers

FEATURED CLIENTS

- City of Richardson
- City of Dallas
- City of El Paso
- City of Lewisville
- City of Mansfield
- City of Mont Belvieu
- City of Sulphur Springs
- Town of Prosper
- Rio Bank | Edinburg
- USPS | Texas & National









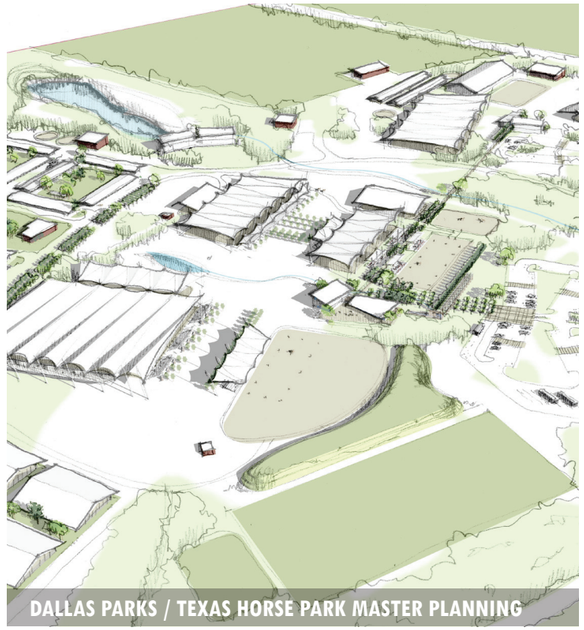
FEATURED PROJECT

Brownwood Event Center

The Brownwood Event Center Complex demonstrates how thoughtful interior environments and carefully coordinated furnishings can transform historic structures into vibrant civic destinations. Following a feasibility study that identified the historic J.M. Radford Grocery building and adjacent Ice House as the preferred site, the project combined adaptive reuse, strategic additions, and new construction to create a flexible event venue that supports community gatherings, conferences, celebrations, and cultural events.

Interior design balanced preservation with contemporary function by celebrating the buildings' industrial character while creating warm, inviting spaces. Exposed brick walls, expansive industrial windows, and generous ceiling heights establish a distinct sense of place, while carefully designed transitions between historic and new construction create a seamless visitor experience. Meeting rooms feature integrated audiovisual technology, communal tables, and flexible layouts that accommodate a variety of event formats while maintaining a cohesive design language.

BRW provided comprehensive FF&E services, coordinating furnishings, fixtures, and equipment as an integral part of the design process. Furniture selections emphasize durability, comfort, and flexibility while complementing the building's industrial aesthetic. Outdoor seating, modular furnishings, and event amenities extend activity beyond the interior, creating cohesive indoor and outdoor environments. The result is a welcoming, adaptable venue that supports Brownwood's growing event programming while reinforcing the city's ongoing downtown revitalization.



DALLAS PARKS / TEXAS HORSE PARK MASTER PLANNING



DALLAS HOUSING AUTHORITY LAKE WEST COMMUNITY MP



TEXAS PARKS & WILDLIFE GAME WARDEN TRAINING CENTER MASTER PLAN

SUSTAINABLE STRATEGIES & SITE STUDIES

Sustainability begins long before building systems are selected. It starts with understanding the site and making informed decisions about how a facility fits within its natural and built environment.

BRW evaluates site opportunities and constraints to guide responsible land use, environmental stewardship, and long-term operational performance. Our approach includes site analysis, grading strategies, stormwater management, native landscaping, tree preservation, and careful building placement that minimizes environmental impacts while improving project performance.

Whether pursuing LEED certification or simply creating more resilient civic facilities, our sustainable strategies focus on practical solutions that reduce operating costs, conserve resources, and strengthen communities over the long term.

Sustainability & Site Studies Capabilities

- Master Planning
- Site Planning
- Site Fit Studies
- Site Analysis
- Public Plazas
- Event Spaces
- Sports Complexes
- Citywide Planning
- Public Park Planning
- Park Reimagining
- Traffic Studies
- Landscape Design

FEATURED CLIENTS

- City of Anna
- City of Saginaw
- City of Coppell
- City of Cleburne
- City of Sulphur Springs
- City of Galveston
- City of Dallas
- Texas A&M Kingsville
- Private Development



FEATURED PROJECT

Trinity River Authority General Office Complex Expansion

The Trinity River Authority General Office Complex Expansion demonstrates how thoughtful site planning can strengthen both organizational operations and environmental stewardship. Located on a 16.5-acre parcel adjacent to the Authority's existing headquarters, the project transforms underutilized land into a unified campus that supports future growth while respecting the natural character of the Trinity River Basin.

Rather than expanding into multiple locations, the design consolidates administrative offices, public meeting spaces, and field operations into a single campus. This approach eliminates the need for an off-site leased facility, bringing environmental field staff, boats, specialized equipment, and support functions together in one location. Consolidating these operations improves efficiency, reduces travel between facilities, and minimizes the long-term environmental impacts associated with dispersed development.

The site plan carefully organizes new buildings and support facilities to maximize land efficiency while preserving open space and limiting unnecessary site disturbance. Landscape design reinforces the Authority's mission by responding to the surrounding environment and creating a campus that reflects its role as a steward of Texas waterways. Enhanced public meeting facilities also establish the campus as a welcoming civic destination, reducing reliance on external venues while strengthening community engagement.







CONSTRUCTION ADMINISTRATION & OCCUPANCY

Delivering a successful civic project requires active involvement through construction and beyond. BRW provides comprehensive construction administration services that help protect design quality, support informed decision-making, and keep projects moving toward successful completion.

Throughout construction, we review submittals, respond to contractor questions, observe progress, coordinate with project teams, and help resolve field conditions quickly and collaboratively. For occupied facilities, we also develop phasing, relocation, and transition plans that allow public services to continue with minimal disruption. Our involvement extends through final occupancy, helping owners navigate move-in, commissioning, closeout, and project completion so new facilities are ready to serve their communities from the first day of operation.

Construction Administration Capabilities

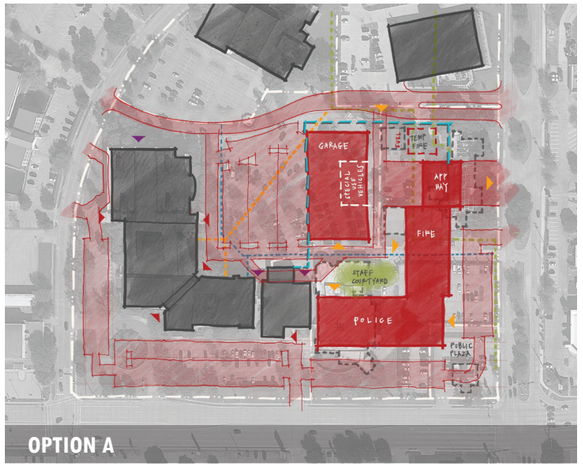
- Attendance at Monthly OAC Meetings
- Field Observations
- Field Reports
- On-Site Photo Documentation
- Shop Drawing Review
- Submittal Review

Phased Occupancy Capabilities

- Temporary Relocation Facilities
- Furniture Relocation
- Phasing Strategies
- Phased Construction
- Logistics Planning
- Occupancy Studies
- Furniture Fit Studies
- Furniture Mock-ups

FEATURED CLIENTS

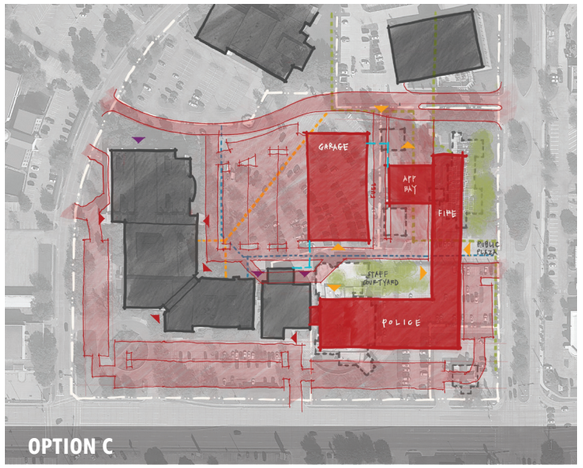
- City of Lewisville
- City of Richardson
- City of Mansfield
- City of Coppell
- City of Arlington
- City of Garland
- City of Dallas
- City of Houston
- City of Brownwood



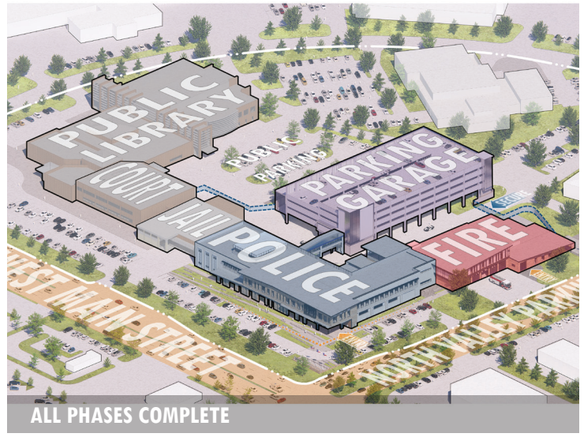
OPTION A



OPTION B



OPTION C



ALL PHASES COMPLETE

FEATURED PROJECT

Lewisville Tittle McFadden Public Safety Campus

The Lewisville Tittle McFadden Public Safety Center demonstrates how we manage complexity through investigative planning, concept design, and effective phasing. This $100 million project replaced outdated facilities and consolidated core public safety services (police, fire administration, central fire station, quartermaster, data center, and 911 Dispatch) on a unified campus with an Emergency Operations Center and a five-level parking garage.

Keeping departments operational during construction was the central challenge. BRW worked with city leaders to map phasing options, identify essential operational areas, and sequence construction to minimize service interruptions and delays. Because maintaining operations in existing buildings wasn't feasible, we recommended temporary swing space for the Police Station, Fire Administration, and Firehouse #1, balancing upfront costs against long-term savings. The broader campus, home to the Jail, Courts, Library, Municipal Annex, and Recreation Center, remained occupied throughout. When adjacent projects fell behind schedule, our phasing plan proved resilient. Construction phasing information boards kept the public and staff informed, resulting in zero citizen complaints.

Over the two-and-a-half-year schedule, departments moved into temporary facilities at key milestones, keeping every function fully operational. Proactive communication, disciplined phasing, and a willingness to pursue enabling projects allowed us to deliver a cohesive, community-oriented public safety campus that honors city values and demonstrates clear value in execution.



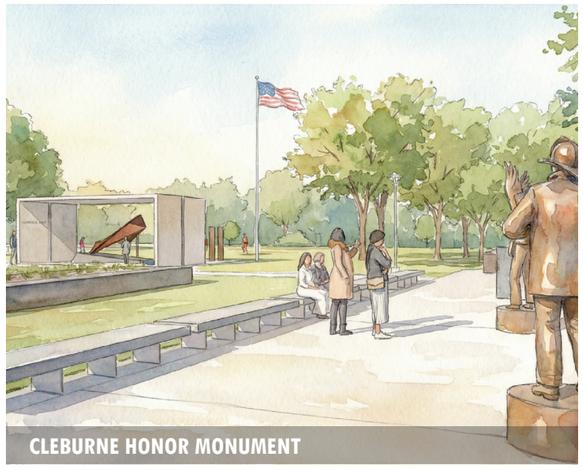
NORTH TEXAS MUNICIPAL WATER DISTRICT STORY TELLING



PROSPER FIRE ADMINISTRATION 911 MEMORIAL



DALLAS FIRE STATION 33 PUBLIC ART


CLEBURNE HONOR MONUMENT

PUBLIC ART INTEGRATION

Artwork integration is a specialized service we offer across multiple project types, not just an afterthought.

We offer public artwork selection and coordination as a formal specialized design service. This means we manage the full process of identifying, selecting, and placing artwork within a project, working alongside clients to make sure pieces align with the building's purpose and the community it serves. On projects like the City of Lewisville Public Safety Facility, artwork coordination was delivered alongside furniture selection, move management, and environmental graphics. In short, we treat artwork as part of the design, not a separate add-on. Whether it's a mural, a memorial, environmental graphics, or curated pieces, we coordinate the selection, placement, and lighting to make sure it fits the building and means something to the people who use it.

BRW also offers in-house graphics capabilities which is a key part of how we bring art into buildings. Our services include environmental graphics, branding, signage, and wayfinding. We treat graphics as a storytelling opportunity. Our designers listen to a client's history, culture, and values, then translate that narrative into the built environment through murals, infographics, imagery, and branded elements. This approach connects occupants to the space and to each other.

PUBLIC ART INTEGRATION CAPABILITIES

- Artist Selection
- Artist Interviews
- Sculpture
- Murals
- Memorials
- Monuments
- Exterior & Interior Graphics
- Signage & Wayfinding
- Storytelling





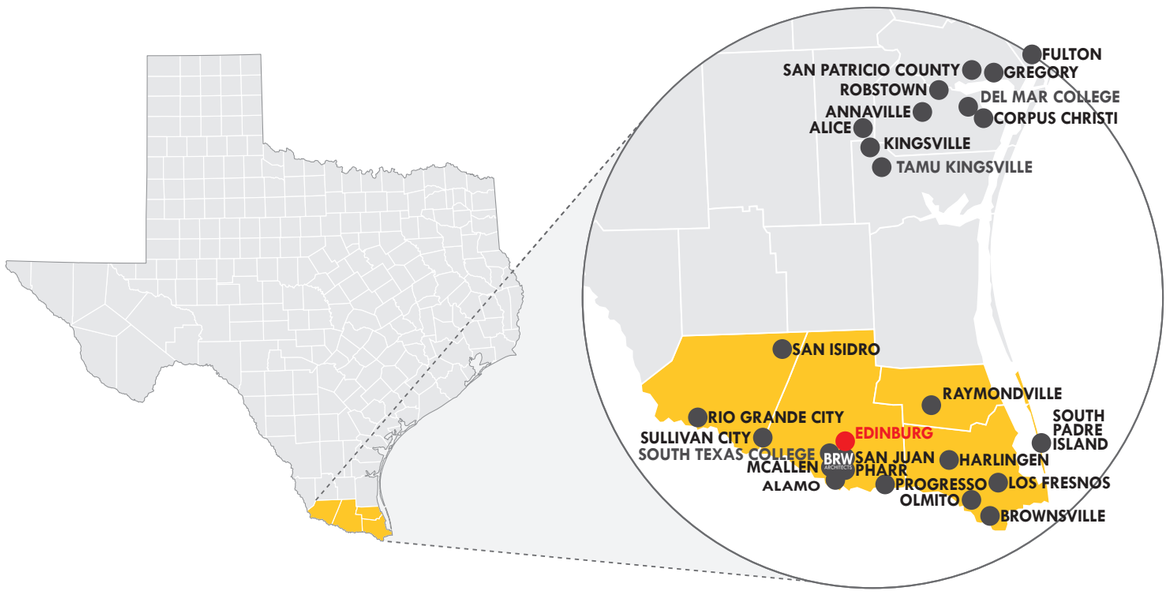
FEATURED PROJECT

Richardson Public Safety Campus

The Richardson Public Safety Campus demonstrates how integrated branding, public art, and wayfinding can strengthen civic identity while creating a welcoming and intuitive public experience. Serving the Police Headquarters, 911 Dispatch Center, Fire Station, and Support Building, the 10-acre campus establishes a cohesive identity through a consistent architectural palette, coordinated environmental graphics, and site elements that reflect the values and professionalism of the Richardson Police and Fire Departments.

Public art is thoughtfully incorporated as part of the visitor experience, with a signature sculpture serving as a landmark at the Police Headquarters and reinforcing the campus's civic presence. Rather than functioning as a standalone feature, the artwork is integrated with the site's landscape and entry sequence, creating a memorable first impression and strengthening the connection between the community and its public safety facilities.

Wayfinding is seamlessly integrated into the campus through intuitive site planning, prominent public entrances, coordinated signage, architectural cues, and landscape features that guide visitors from arrival to destination while maintaining secure operational zones. Consistent branding elements throughout the campus reinforce departmental identity and create a unified experience across multiple buildings. Together, these strategies improve navigation, enhance the visitor experience, and establish a recognizable civic destination that reflects the City's commitment to service, transparency, and community engagement.





SOUTH TEXAS COLLEGE


SOUTH PADRE ISLAND FIRE STATION NO. 1

LOWER RIO GRANDE VALLEY EXPERIENCE

Understanding the local culture, community needs, and design professional and contracting community is vital to the project's success. BRW's local presence in the Lower Rio Grande Valley gives us valuable insight into these aspects, allowing us to address the expectations of building users.

Our team includes Andres Vela, who currently serves as AIA LRGV President Elect as well as a committee member at both South Texas College and Texas A&M University. Andres is proud to call McAllen home and brings a deep connection to the community through both his personal roots and professional experience.

BRW has been actively designing and delivering projects in the Lower Rio Grande Valley for over three decades partnering with municipalities, universities and colleges, and the United State Postal Service. Our newest office in McAllen cements our local presence and allows for on-the-ground responsiveness, immediate engagement with city stakeholders, and is building strong ties with city and community leaders.

FEATURED CLIENTS

- City of Harlingen
- City of Pharr
- San Patricio County
- City of Los Fresnos
- City of South Padre Island
- City of Kingsville
- USPS - Edinburg
- USPS - San Isidro
- South Texas College
- Rio Bank







FEATURED PROJECT

Rio Bank Edinburg Banking Center

The Rio Bank Edinburg project reflects the Rio Bank's continued commitment to serving the growing communities of Edinburg and the surrounding Rio Grande Valley. Strategically located along a major highway corridor, the new facility is designed to establish a strong and recognizable presence while providing convenient access for both pedestrian and vehicular banking services.

The building features a contemporary architectural design that emphasizes quality, visibility, and a welcoming customer experience. Thoughtful site planning, attractive landscaping, and efficient circulation create a functional and visually appealing development that complements the area's continued growth.

In addition to the bank, the project includes flexible lease space for businesses seeking a highly visible location in one of Edinburg's expanding commercial districts. Together, the bank and future tenants will contribute to a vibrant mixed-use development that enhances the surrounding area, supports local economic activity, and provides lasting value to the community.

The Edinburg location is an important step in Rio Bank's long-term growth strategy, with additional projects planned for Brownsville and McAllen. These future developments will continue to expand the bank's reach across the Rio Grande Valley while reinforcing its commitment to providing accessible, high-quality banking facilities that serve the region's evolving needs.

4.2.3

TEAM MEMBER QUALIFICATIONS & EXPERIENCE



STEPHEN HILT

AIA
PRINCIPAL-IN-CHARGE
BRW Architects

26 YEARS OF EXPERIENCE | TX ARCH REG. NO. 22220

Stephen has 20+ years of experience spanning a wide range of project scales and types, with an emphasis on Civic architecture. As a Principal and Architect of Record, he is ultimately responsible for your satisfaction to ensure a focus on what matters most to your project. Mr. Hilt is devoted to client satisfaction through delivering exceptionally functional building designs to meet your specific needs and vision.

RELEVANT PROJECT EXPERIENCE

- **City of Anna**
  Community Library
- **Dallas Water Utilities**
  Water Delivery Service Center & Administration
- **Town of Flower Mound**
  Fire Station No. 7
  Strategic Facilities Plan Study
- **City of Garland**
  Garland Fire Station No. 6
  Garland Fire Stations No. 1, 6, & 7 Feasibility Studies
  Garland Police Property Room
  Audubon Recreation Center Renovation
- **City of Grand Prairie**
  Fire Station No. 3
  Fire Station No. 6 Renovation & EOC
  Grand Prairie Public Works Administration Master Plan Study
- **Town of Lakewood Village**
  Lakewood Village Town Hall Feasibility & Concept Design Study
- **City of Lewisville**
  Tittle McFadden Public Safety Center
  Fire Stations No. 3 & 8
  Joint Fleet & Facilities Maintenance, Police Impound, Fire Training, & Police Expansion Studies
- **City of Red Oak**
  Strategic Facilities Plan (Incl. City Hall Courts, Library, Fire, Police, & Public Works)
- **City of Richardson**
  Richardson Public Safety Complex
  Fire Station No. 3
- **City of Saginaw**
  Central Fire Station & Administration
- **City of Wylie**
  Wylie Park Maintenance & Administration Facility Study



ANNA COMMUNITY LIBRARY

The Anna Community Library is the city's first municipal library, designed as a vibrant hub for learning, creativity, and community. It features flexible event spaces, arts and crafts rooms, maker spaces, and a rooftop patio.



TEXAS PARKS & WILDLIFE GAME WARDEN TRAINING CENTER

A training campus on a 200-acre ranch, the facility includes administration, education, physical training, fleet maintenance, and residential components designed with native materials to reflect its natural setting.



LEWISVILLE TITTLE MCFADDEN PUBLIC SAFETY CENTER

This facility includes police, fire administration, central fire station, quartermaster, data center, 911 dispatch, a state-of-the-art emergency operations center with training and multi-use space, and a five-level parking garage.



CHRIS SANO

AIA, LEED AP BD+C
PROJECT DESIGNER
BRW Architects

24 YEARS WITH FIRM | 27 YEARS IN INDUSTRY

Alongside Stephen, Chris Sano has led design solutions for the BRW Dallas Civic Projects Studio for over two decades. As Design Director and Principal, Chris leads a diverse range of project types and scales while maintaining an emphasis on thoughtful design. His passion for design fuels his drive to deliver high-quality public projects.. Chris has a unique ability to balance creative thinking with pragmatic design solutions. He believes that identifying the distinctive and intangible quality surrounding a site and community is crucial to improving the built environment.

EDUCATION & REGISTRATIONS

Texas A&M University, Master of Architecture
Texas A&M University, Bachelor of Environmental Design
State of Texas Architectural Registration No. 20026

RELEVANT PROJECT EXPERIENCE

- **Winkler County**
  EMS Station No. 1
  Wellness Center
- **City of Grapevine**
  Facility Service Center
- **City of Anna**
  Community Library
- **Trinity River Authority**
  General Office Complex
- **Town of Lakewood Village**
  Town Hall & Court
- **City of Sulphur Springs**
  City Hall & Court Building Expansion
- **Town of Flower Mound**
  Police & Courts Facilities Study
- **City of Henderson**
  City Hall Annex
- **City of Dallas**
  Texas Horse Park
- **North Texas Municipal Water District**
  Administrative Operations and Maintenance Buildings
- **Texas Parks & Wildlife**
  Texas Game Warden Training Center
- **Dallas Water Utilities**
  Water Delivery Service Center



LITTLE ELM PUBLIC SAFETY ANNEX

BRW designed a combined police substation and fire station 4 to improve response time to the opposite side of Lake Lewisville and to provide flexible-use facilities expansion to support growth in departmental staff



TRINITY RIVER AUTHORITY GENERAL OFFICE COMPLEX

Modern administrative offices and support spaces were added to accommodate organizational growth, improve workplace productivity, and provide staff with a comfortable, efficient environment.



LAKEWOOD VILLAGE TOWN HALL

Currently in design, this town hall serves a rapidly growing community with modernized facilities, rentable event space, a centralized mail room, and incubator business support.



JAMES HAMILTON

AIA

PROJECT MANAGER

BRW Architects

30 YEARS IN INDUSTRY | 3 YEARS WITH BRW

James brings 30 years of experience serving clients in a diverse set of project types, and has focused exclusively on police projects since joining BRW. He has an affinity for managing projects and teams throughout the design process, from early design and entitlement stages, through project construction. This unique blend of experience along with the desire to dive into the details provides the flexibility and expertise to deliver the best possible project experience for the client and end-user.

EDUCATION & REGISTRATIONS

Texas A&M University, Bachelor of Environmental Design
State of Texas Arch. Reg. No. 19050

RELEVANT PROJECT EXPERIENCE

- **Dallas Airport**
  Airport System Signage
- **Dallas Gun Club**
  Firing Range Upgrades
- **Town of Flower Mound**
  Strategic Facilities Plan Study
- **Town of Little Elm**
  Public Safety Annex & Study
- **City of Mansfield**
  Police Headquarters
- **City of Mesquite**
  Fire Station No. 8
- **City of Mesquite**
  Training Facility
- **Royse City**
  Police Headquarters
- **City of Weatherford**
  Public Safety Building
- **City of Novi, Michigan**
  Public Safety and Fire Stations



ANDRES VELA

AIA

PROJECT ARCHITECT

BRW Architects

6 YEARS OF EXPERIENCE | 6 YEARS WITH BRW

Andres is proud to call McAllen home and brings a deep connection to the community through both his personal roots and professional experience. As the leader of BRW's local office, Andres is committed to supporting the local community. His proximity allows him to be present for meetings, respond quickly to project needs, and stay engaged with local stakeholders. Andres is dedicated to guiding projects from initial concept through construction documents, always with the goal of making a positive impact on the McAllen community

EDUCATION & REGISTRATIONS

Texas A&M University, Master of Architecture
Texas A&M University, B.S. in Bio-Environmental Science
State of Texas Registration: No. 29960

RELEVANT PROJECT EXPERIENCE

- **Rio Bank Edinburg**
  Banking Center
- **Rio Bank McAllen**
  Corporate Office Building
- **Rio Bank Brownsville**
  Banking Center
- **South Texas College - Pecan Campus**
  Cooper Center for Performing Arts Expansion
- **South Texas College - Pecan Campus**
  Institutional Support Services Expansion
- **City of Lewisville**
  Public Safety Building
- **Tarleton State University**
  Smith Library Addition
- **Texas State University**
  Alkek Library Learning Commons
- **Texas Woman's University**
  Jones Hall Transformation
- **Dallas Housing Authority**
  Headquarters Expansion
- **Dallas College**
  Early College Center
- **Texas State University**
  Mitte Engineering Building Renovation



ANDREW EVERTSON

AIA

QUALITY CONTROL

BRW Architects

28 YEARS OF EXPERIENCE | 28 YEARS WITH FIRM

Andrew has almost three decades of experience spanning a wide range of project scales and types. Andrew is actively engaged in the leadership of the project from concept to closeout. Throughout his many years with BRW, Andrew has helped shape BRW's quality control processes and has developed a gift for detecting and resolving potential conflicts among different elements of the design. His exceptional proficiency with construction specifications amplifies his skills for ensuring high quality construction documents

EDUCATION & REGISTRATIONS

Texas Tech University, Bachelor of Architecture
State of Texas Registration: No. 19428

RELEVANT PROJECT EXPERIENCE

- **Rio Bank Edinburg**
  Banking Center
- **Rio Bank McAllen**
  Corporate Office Building
- **Rio Bank Brownsville**
  Banking Center
- **South Texas College - Pecan Campus**
  Cooper Center for Performing Arts Expansion
- **South Texas College - Pecan Campus**
  Institutional Support Services Expansion
- **City of Lewisville**
  Tittle McFadden Public Safety Center
- **City of Bedford**
  Performing Arts Center
- **City of Richardson**
  Fire Station No. 5 & 6 Renovations
- **North Texas Municipal Water District**
  Administrative Operations and Maintenance Buildings
- **City of Leander**
  Northline Town Center
- **Dallas Housing Authority**
  Headquarters Expansion
- **Texas A&M University - Kingsville**
  University Police Department & Administrative Building
- **Del Mar College**
  Academic & Music Building



JUSTIN DREYER

AIA

CITY HALL & COURTS SPECIALIST

BRW Architects

19 YEARS IN INDUSTRY | 19 YEARS WITH BRW

Justin will be responsible for the overall project coordination and coordination of consultants, specifically for any city hall or courts projects. His role will include establishing and maintaining the project schedule, monitoring cost to align project scope and budget, leading the internal BRW team and consultant teams, and participating in all design and construction meetings. Justin will oversee the technical review and quality control of the construction documents.

EDUCATION & REGISTRATIONS

Texas A&M University, Master of Architecture
Texas A&M University, Bachelor of Environmental Design
State of Texas Arch. Reg. No. 28701

RELEVANT PROJECT EXPERIENCE

- **San Patricio County**
  County Courthouse & Annex
- **San Patricio County**
  Historic Courthouse Renovation
- **City of Mont Belvieu**
  City Council Chamber & Court Building
- **City of College Station**
  Historic Municipal Courts Building Renovation
- **City of Leander**
  Pat Bryson Municipal Hall
- **City of Groves**
  Municipal Complex (Courts, EOC, Police)
- **City of Los Fresnos**
  City Hall & Courts
- **City of Mont Belvieu**
  New City Hall
- **City of Beeville**
  City Hall Renovation
- **City of Port Arthur**
  Transit Administration Building
- **City of Port Neches**
  City Hall
  Fire Station No. 4



4.2.4 REFERENCES

REFERENCES



CITY OF LEWISVILLE

Mark McNeal, Fire Chief
T: 972.219.3563
E: mmcneal@cityoflewisville.com

The Lewisville Tittle McFadden Public Safety Center, located in Lewisville, Texas, is a completed BRW Architects project for the City of Lewisville. The campus replaced outdated facilities and consolidated a wide range of public safety functions onto a centralized site, including a new Police Station, Fire Administration, Central Fire Station, Quartermaster, Data Center, 911 Dispatch, and an Emergency Operations Center (EOC). The EOC is integrated with training and multi-use space, and the campus also features a five-level parking garage built around a police property and evidence building. The design reflects a modern civic aesthetic, combining stone and glass facades with thoughtful landscaping, and the facility serves as a landmark for community safety in Lewisville.



DALLAS WATER UTILITIES DISTRIBUTION DEPARTMENT

Jeff Hadaway, Superintendent
T: 214.670.8005
E: jeffrey.hadaway@dallas.gov

The Wastewater & Stormwater Emergency Response Service Center is a project for Dallas Water Utilities located in Dallas, Texas. The project consolidates operations from multiple leased facilities into a single new owned facility, featuring approximately 25,000 SF of new construction. The facility includes administration space, a command center, crew space, a workshop, and parking and maintenance bays. The site is master planned for roughly 4 acres of additional future use and is designed to achieve LEED Silver certification for new construction. BRW Architects served as Designer and Planner on the project.



CITY OF SAGINAW

Doug Spears, Fire Chief
T: 817.230.0403
E: dougspears@saginawfire.us

The Saginaw Central Fire Station is a new 25,000 SF fire station and fire administration facility located in Saginaw, Texas, completed for the City of Saginaw. It serves as a replacement for the existing 6,000 SF facility and also houses a main Emergency Operations Center (EOC). The project was designed to strengthen public safety services in the community, and its location across from the Saginaw Recreation Center and the Weldon Hafley Development Center supports opportunities for community engagement.



SOUTH TEXAS COLLEGE

Martin Villarreal, Project Manager, Facilities Planning & Construction
T: 956.872.3739
E: mvillareal_2405@southtexascollege.edu

The South Texas College Cooper Center for Performing Arts is an $8.6 million expansion and renovation project located in McAllen, Texas. The project co-locates the Arts with the school's Theatre Department, enhancing facilities for both the Dance and Music Programs to help recruit and retain students and faculty.

The new facility totals approximately 10,200 SF, including a 4,600 SF addition, and features technology-rich spaces for the Music Program, rehearsal rooms, faculty studio offices, practice rooms, and a renovated studio for Dance. It also serves as the main rehearsal space for the Valley Symphony Orchestra.



RIO BANK - EDINBURG

Omar Rodriguez, Senior Excutive Vice President, COO
T: 956.878.1428
E: o.rodriguez@rio.bank

The Rio Bank project in Edinburg, TX is a completed new branch construction in East Edinburg. Rio Bank invested approximately $3,700,000 to build the 7,800-square-foot facility, which includes full banking operations with three drive-through lanes, along with adjacent lease spaces for complementary commercial tenants. BRW Architects served as Prime Architect on the project.

PAST PROJECTS WITH THE CITY OF EDINBURG

BRW Architects has worked in the City of Edinburg for the United States Postal Service, and other commercial entities, as well as many projects in the valley. BRW has a growing office in McAllen, and we look forward to creating a successful relationship with the City of Edinburg.

4.2.5
INSURANCE



INSURANCE

Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

TYPES AND AMOUNTS

Professional liability and worker's compensation insurance information can be found on the following pages.

CLAIMS AGAINST THE FIRM IN THE PAST 5 YEARS

In the last five years, BRW has had a small number of claims; most were resolved through negotiation and / or mediation as follows: BRW was a third party to a lawsuit between the contractor and the City of Cedar Park regarding resolution of construction-related issues involving a fire station for the City (approx. $25,000). BRW Architects worked closely with our liability insurance carrier and the Architect of Record to resolve construction-related issues involving acoustical issues of a public safety training facility for City of Carlsbad, CA that was resolved through mediation, prior to litigation being fully developed (approx. $85,000).

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Strategies 12801 North Central Expy. Suite 1725 Dallas, TX 75243	CONTACT NAME: Joe Bryant PHONE (A/C, No, Ext): (214) 323-4602 FAX (A/C, No): (214) 503-8899 E-MAIL ADDRESS: RSCcertrequest@risk-strategies.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hartford Underwriters Insurance Company	30104
INSURED Brown Reynolds Watford Architects, Inc. 3535 Travis St. #250 LB 102 Dallas TX 75204	INSURER B : Nutmeg Insurance Company	39608
	INSURER C : XL Specialty Insurance Company	37885
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 89431578 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ✓ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ✓ PRO-JECT LOC OTHER:	✓	✓	46SBWBN7NFW	1/23/2026	1/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
B	AUTOMOBILE LIABILITY ✓ ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	✓	✓	46UEGEN1925	1/23/2026	1/23/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	✓ UMBRELLA LIAB ✓ OCCUR EXCESS LIAB CLAIMS-MADE DED ✓ RETENTION $ 10,000	✓	✓	46SBWBN7NFW	1/23/2026	1/23/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $
C	Professional Liability		✓	DPR5052999	1/23/2026	1/23/2027	Per Claim Annual Aggregate	$ 1,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of certificate holder on all policies.

CERTIFICATE HOLDER	CANCELLATION
Evidence of insurance	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** AUTHORIZED REPRESENTATIVE Hillary Bryant Hillary Bryant

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89431578 | 26/27 GL/AL/UL/PL | Patra | 2/26/2026 8:10:47 AM (EST) | Page 1 of 1
This certificate cancels and supersedes ALL previously issued certificates

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 1/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Strategies 12801 North Central Expy. Suite 1725 Dallas, TX 75243	**CONTACT NAME:** Joe Bryant **PHONE (A/C, No, Ext):** (214) 323-4602 **FAX (A/C, No):** (214) 503-8899 **E-MAIL ADDRESS:** RSCcertrequest@risk-strategies.com
INSURED Brown Reynolds Watford Architects, Inc. 3535 Travis St. #250 LB 102 Dallas TX 75204	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Hartford Underwriters Insurance Company 30104 **INSURER B :** XL Specialty Insurance Company 37885 **INSURER C :** Nutmeg Insurance Company 39608 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 88869881 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	✓ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ✓ OCCUR ✓ Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ✓ PRO-JECT ☐ LOC ☐ OTHER:	✓	✓	46SBWBN7NFW	1/23/2026	1/23/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
C	AUTOMOBILE LIABILITY ✓ ANY AUTO ✓ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	✓	✓	46UEGEN1925	1/23/2026	1/23/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	✓ UMBRELLA LIAB ✓ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ✓ RETENTION $ 10,000	✓	✓	46SBWBN7NFW	1/23/2026	1/23/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Professional Liability		✓	DPR5052999	1/23/2026	1/23/2027	Per Claim Annual Aggregate	$2,000,000 $4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of certificate holder on all policies.

CERTIFICATE HOLDER

Master Certificate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Hillary Bryant

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88869881 | 26/27 GL/AL/UL/PL $2m/$4m - CA GL | Danielle Braid | 1/14/2026 11:05:25 AM (EST) | Page 1 of 1
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QJI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/01/2026

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AON RISK SERVICES SOUTH INC 3550 LENOX ROAD NORTHEAST SUITE 1700 ATLANTA GA 30326	**CONTACT NAME:** Aon Risk Services, Inc of Florida **PHONE (A/C, No, Ext):** 833-506-1544 **FAX (A/C, No):** **EMAIL ADDRESS:** work.comp@trinet.com
INSURED TriNet Group, Inc. BROWN REYNOLDS WATFORD ARCHITECTS, INC. 1 Park Place, Suite 600 Dublin, CA 94568-7983	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Indemnity Insurance Company of North America 43575 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 15976729 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC ☐ OTHER						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DEC ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WLR_C74597865	07/01/2026	07/01/2027	X PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 2,000,000 $ 2,000,000 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation coverage is limited to worksite employees of BROWN REYNOLDS WATFORD ARCHITECTS, INC. through a co-employment agreement with TriNet HR II, Inc.

CERTIFICATE HOLDER

Brown Reynolds Watford Architects, Inc.
3535 Travis Street, Suite 250
Dallas, TX 75204

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services South Inc

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4.2.6

PROFESSIONAL SERVICES AGREEMENT



PROFESSIONAL SERVICES AGREEMENT

STATEMENT

Brown Reynolds Watford Architects has read the Professional Services Agreement, will meet the prerequisite insurance requirements, and if selected, will enter into a Professional Services Agreement with the City of Edinburg.

4.2.7

CONTACT INFORMATION



CONTACT INFORMATION

PRIMARY CONTACT PERSON

Stephen Hilt, AIA
Principal
Address: 3535 Travis Street, Suite 250
Dallas, TX 75204
Mobile Number: 214.528.8704
Phone Number: 214.528.8707
Email Address: shilt@brwarch.com

ALTERNATE CONTACT PERSON

Andres Vela, AIA
Senior Associate
Address: 701 E. Expressway 83, Suite 150
McAllen, TX 78501
Mobile Number: 956.607.4109
Phone Number: 956.762.5470
Email Address: avela@brwarch.com

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

Date: 07.14.26

Company/Vendor Name: Brown Reynolds Watford Architects, Inc.

Printed Name and Title: Stephen Hilt, Principal

Authorized Signatory: Stephen J. Hilt

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Brown Reynolds Watford Architects, Inc.
(Full, correct legal name)

- Address: 3535 Travis Street Suite 250, Dallas, Texas 75204
- Telephone/Fax: T: 214.528.8704 | F: 214.528.8707
- Email address: shilt@brwarch.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No__x__

3. Is your Company authorized and/or licensed to do business in Texas? Yes__x__ No____

4. Where is the Company's corporate headquarters located? Dallas, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No__x__ BRW has an office located in McAllen, Texas

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity?
Yes____ No__x__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Stephen Hilt
Address: 3535 Travis Street Suite 250, Dallas, Texas 75204
Telephone: 214.528.8704
Fax: 214.528.8707
Email: shilt@brwarch.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (x).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (x)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
None

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

BRW is a third party to a lawsuit between the contractor and the City of Cedar Park regarding resolution of construction-related issues involving a fire station for the City.

BRW Architects worked closely with our liability insurance carrier and the Architect of Record to resolve construction-related issues involving acoustical issues of a public safety training facility for City of Carlsbad, CA that was resolved through mediation, prior to litigation being fully developed.

HOUSE BILL 89 VERIFICATION

I, Stephen Hilt, the undersigned representative of Brown Reynolds Watford Architects, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Stephen J. Hilt

SIGNATURE OF COMPANY REPRESENTATIVE:

Stephen Hilt, Principal

TYPE/PRINT NAME AND TITLE:

07.14.26

DATE:

SENATE BILL 13 VERIFICATION

I, Stephen Hilt, the undersigned representative of Brown Reynolds Watford Architects, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

Stephen J. Hilt

SIGNATURE OF COMPANY REPRESENTATIVE:

Stephen Hilt, Principal

TYPE/PRINT NAME AND TITLE:

07.14.26

DATE:

SENATE BILL 19 VERIFICATION

I, Stephen Hilt, the undersigned representative of Brown Reynolds Watford Architects, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

Stephen J. Hilt

SIGNATURE OF COMPANY REPRESENTATIVE:

Stephen Hilt, Principal

TYPE/PRINT NAME AND TITLE:

07.14.26

DATE:

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Craig Reynolds, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of Brown Reynolds Watford Architects, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign

Title President, Managing Principal

Subscribed and sworn to me this 13th day of July 2026.

By:

Notary Public Sharon J. Mitchell

Sharon J Mitchell
My Commission Expires
2/10/2029
Notary ID129090856

My commission expires
2-10-2029



BRW
ARCHITECTS

701 E. Expressway 83, Suite 150
McAllen, Texas 78501
956.762.5470 | brwarch.com

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Brown Reynolds Watford Architects, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Stephen Hilt	Stephen J. Hilt	07.14.26
Name of signatory	Signature	Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

STATEMENT OF QUALIFICATIONS

ERO ARCHITECTS

City of Edinburg RFQ #2026-5 for

ARCHITECTURAL SERVICES

Due: Tuesday, July 14, 2026 at 3PM



135 Paseo Del Prado, Suite 58 | Edinburg, TX 78539 | goERO.com

1. TRANSMITTAL LETTER

Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect.



July 14, 2026

Ms. Lorena Fuentes
Finance Manager
City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

RE: RFQ 2026-5 – Request for Qualifications for Architectural Services

Dear Ms. Fuentes,

As one of the fastest-growing communities in South Texas, the City of Edinburg continues to invest in facilities and public spaces that support its residents, strengthen essential services, and create opportunities for future growth. Every public project, whether a renovation, expansion, or new facility, contributes to the quality of life of the community and helps advance the City's long-term vision.

ERO Architects is honored to submit our qualifications for RFQ 2026-5 for Architectural Services. As a firm headquartered in Edinburg and serving Texas communities for more than 25 years, we have been fortunate to contribute to several projects that support the City's continued growth and investment in public facilities, including the Arts, Culture and Events Center, Downtown Parking Garage and Retail Center, Police Department Training Facility, and Police Department Building Expansion. Through these efforts, we have developed a strong understanding of the City's goals, processes, and expectations for delivering successful public projects.

Public-sector work has been the foundation of ERO's practice since the firm's inception. Over the years, we have partnered with cities, counties, school districts, and public agencies throughout Texas on projects ranging from facility improvements and renovations to large civic and community developments. ERO has built its reputation on responsive service, thoughtful planning, and the ability to coordinate the multidisciplinary teams necessary to successfully deliver projects of varying size and complexity.

As a firm headquartered in Edinburg, we remain closely connected to the community and readily available to City staff. Supported by our architects, planners, designers, and consultant partners, our team has the resources and flexibility to assist with assignments ranging from small task orders and facility improvements to larger capital projects as the City's needs evolve.

We value the relationship we have built with the City of Edinburg and appreciate the opportunity to be considered for this architectural services rotation. Our commitment to communication, accountability, and client service has allowed us to build long-standing relationships with public-sector clients throughout Texas, and we look forward to continuing to support the City through projects that serve residents today and for years to come.

ERO Architects acknowledges receipt of all addenda issued for this RFQ and confirms that their contents have been incorporated into this Statement of Qualifications.

Brian A. Godinez will serve as ERO Architects' primary point of contact for all correspondence and communications pertaining to this RFQ. I certify that I am authorized to bind ERO Architects contractually and to execute agreements on behalf of the firm.

Thank you for your consideration.

Respectfully submitted,

Brian Godinez, CEO
135 Paseo Del Prado, Suite 58, Edinburg, TX 78539
956.655.4655 / 956.382.6256 / bgodinez@goERO.com

2. FIRM QUALIFICATION & EXPERIENCE

Discuss the firm's experience and history in performing architectural services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.



2. FIRM QUALIFICATION AND EXPERIENCE

Established in 2001, ERO Architects is a Texas-based, architecture-led firm with a long-standing focus on public-sector work. Over the past several years, ERO has provided architectural services for municipalities, counties, school districts, higher education institutions, utility districts, and other governmental entities throughout the Rio Grande Valley. Representative clients include the regional cities of Edinburg, McAllen, Pharr, San Juan, Donna, Alamo, Weslaco, Mercedes, Brownsville, and Port Isabel, as well as Hidalgo County, Hidalgo County Appraisal District and the Brownsville Public Utilities Board.

During this period, ERO has delivered a wide variety of public-sector projects, including city halls, public safety facilities, community and recreation centers, cultural facilities, administrative buildings, courthouse and county support facilities, and utility-related infrastructure projects. These assignments have ranged from facility assessments and renovations to new construction, requiring coordination with public officials, user groups, consultants, contractors, and regulatory agencies.

ERO understands the importance of timely project delivery in the public sector, where schedules are often driven by funding cycles, procurement requirements, operational needs, and public accountability. The firm maintains a proactive project management approach that emphasizes early coordination, clearly defined milestones, consultant accountability, and regular communication with clients throughout the duration of a project. This approach has allowed ERO to successfully manage multiple concurrent assignments while maintaining continuity of service, responsiveness, and adherence to project schedules.

With more than 310 public-sector projects completed, ERO has developed a strong history of providing dependable architectural services for governmental agencies while consistently supporting clients through planning, design, bidding, and construction administration in a timely and organized manner.

WHAT MAKES ERO UNIQUELY QUALIFIED FOR THE CITY OF EDINBURG

ERO's long-standing presence in Edinburg and extensive public-sector experience position the firm well to support the City's architectural services needs. Over the years, ERO has partnered with the City on projects such as the Arts, Culture and Events Center, Downtown Parking Garage and Retail Center, Police Department Training Facility, and Police Department Building Expansion. The firm has also completed numerous projects throughout the greater Edinburg area, including the Hidalgo County Courthouse, Bio-Safety Testing Laboratory, Precinct 4 Mechanics Shop, Hidalgo County Appraisal District facilities, multiple Edinburg CISD projects, and projects on the UTRGV Edinburg campus. This experience has allowed our team to develop a strong understanding of the region, its environmental conditions, local stakeholder expectations, and the City's permitting and project development processes.

Our firm regularly serves as the prime consultant, bringing together architects, engineers, and specialty consultants into a coordinated project team tailored to each assignment. This approach provides clients with a single point of responsibility while ensuring the right expertise is available throughout planning, design, bidding, construction, and close-out. ERO's experience includes both large capital projects and smaller task-based assignments delivered through on-call and continuing services contracts. This flexibility allows the firm to respond effectively to a wide range of project needs while maintaining continuity, responsiveness, and clear communication. ERO also places a strong emphasis on cost control, documentation, project administration, and collaboration, helping clients make informed decisions and keep projects moving forward. At its core, ERO is committed to creating durable, cost-effective, and community-focused public facilities. For the City of Edinburg, that commitment means providing a responsive local partner that understands the community, values strong relationships, and is dedicated to helping the City successfully deliver projects of varying size and complexity.



2. FIRM QUALIFICATION AND EXPERIENCE

OFFICE LOCATION PROVIDING SERVICES

Services for the City of Edinburg will be provided primarily through ERO Architects' headquarters:

135 Paseo del Prado, Suite 58, Edinburg, Texas 78539

This location provides direct access to the City for meetings, site visits, facility reviews, coordination, and project communication. Additional staff and resources are available through ERO's other Texas offices as needed to support production, technical review, consultant coordination, and specialized project needs.

APPROACH TO SMALLER ASSIGNMENTS AND PART-TIME STAFFING NEEDS

ERO understands that a rotation contract requires flexibility. Some assignments may call for a full design team and consultant coordination, while others may require a smaller group to respond quickly to a focused scope. ERO's approach is to match the team to the assignment rather than overstaffing every task the same way.

For smaller assignments, ERO uses a streamlined team structure led by primary project leadership with support from the specific staff or consultants needed for the task. This allows the City to receive timely attention, clear communication, and practical service without unnecessary layers of coordination. As the scope expands, ERO can add support from architects, designers, production staff, construction administration personnel, or specialty consultants while maintaining continuity of leadership.

ERO's staffing approach emphasizes continuity of leadership and personnel, scaling resources as workload demands fluctuate, and keeping key personnel accessible to clients. This is especially important for on-call work because assignments may move quickly, require immediate coordination, or involve existing facilities where timely decisions are needed.

Whether an assignment involves a facility assessment, minor renovation, feasibility study, or larger capital improvement project, ERO applies the same emphasis on communication, coordination, documentation, and responsiveness to ensure successful delivery.



NEW COUNTY COURTHOUSE
Hidalgo County

3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.



"I ensure ERO designs satisfy budget, owner's program requirements, end user needs and aesthetically enhance the community."



OCTAVIO CANTÚ, JR.

CSI, CDT, AIA, NCARB

PRINCIPAL-IN-CHARGE

Years of Relevant Experience: 30
Professional Licensure: TBAE #20909, NCARB #98154, CSI

Octavio is a foremost expert in design and project management who adds elements of community into his work. He is both a principal and the chief operating officer for ERO. With more than 20 years of experience, his projects reveal his versatility. Octavio is adept at working within owners' budget and program requirements while incorporating cultural references into a building's design. He has led complex commercial and apartment home projects, along with an extensive list of city and government projects. Octavio enjoys overcoming project challenges while working with clients during the construction and facility improvement process.

PROJECTS

City of Edinburg
- Arts, Cultural and Events Center
- Parking Garage and Retail Center
- Police Department Training Facility
- Police Department Building Expansion

Brownsville Public Utilities Board
- Annex Building
- Service Yard
- Administrative Building Renovation

City of Alamo
- Police Department Feasibility Study

City of Brownsville
- Maintenance Department Mechanics Building
- Land Fill Scale House

City of McAllen
- McAllen Performing Arts Center
- Waterline Maintenance and Meter Reading Facility

City of Mercedes
- Police Department Building

City of Pharr
- City Hall First and Second Floor Renovation
- Events Center

City of Port Isabel
- Visitor and Events Center

City of San Juan
- City Hall/ Transit Terminal Building
- City of San Juan Police Department
- Main Fire Station
- North Park and Recreation Center
- Downtown Revitalization Master Plan

City of Weslaco
- Police Station with Municipal/ Judicial Court
- Fire Station #4
- Boys & Girls Club

Hidalgo County
- New County Courthouse
- New County Courthouse Master Plan
- Bio-Safety Testing Laboratory
- Pct. 2 Vehicle Maintenance & Admin Buildings
- Pct. 3 Community Resource Center and Healthcare Center
- Pct. 4 Mechanics Shop
- Pct. 4 Multi-Purpose Facility
- Elections Department Expansion Building
- Jail Expansion Feasibility Study

Town of Combes
- Recreational Community Center

Zapata County
- Museum of History
- Technical and Advanced Education Center

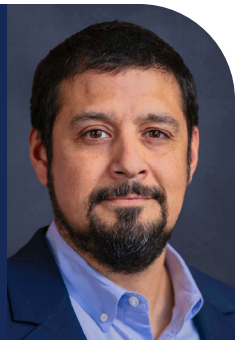
EMPLOYMENT

- Present: ERO, Principal and COO
- Oct 2005–Oct 2008: Jacobs Engineering Group, PM
- Nov 1997–Sep 2005: PBK Architects and Engineers, PM

PROFESSIONAL ASSOCIATIONS

- AIA Council of Education Facility Planners
- AIA, Texas Chapter
- AIA, Lower Rio Grande Valley Chapter

"I create public buildings that represent an institution's and community's unique culture that positively impacts the experience of end users."



JUAN J. CANTU

AIA, NCARB, LEED AP BD+C

PROJECT ARCHITECT

Years of Relevant Experience: 17

Professional Licensure: TBAE #28594; OK BA #a7489; NCARB Certificate 2020 #97616; AIA #39190348; LEED AP BD+C: #10912844-AP-BD+C

Juan believes in creating buildings that represent owner and their community's unique culture in positively impacting users. Juan is a senior project manager and architect for ERO. He has more than 15 years of experience in architectural design and conceptualization. Juan has been leading production teams for over 11 years and acts as ERO's building information modeling coordinator throughout the design and construction process. Implementing company standards for quality control and project delivery are among Juan's strengths. Juan recently acquired his LEED AP BD+C certification which identifies him as a professional with expertise in the design and construction phases of green buildings.

PROJECTS

City of Edinburg
- Police Department Building Expansion

City of Alamo
- Police Department Feasibility Study

City of Brownsville
- Maintenance Department Mechanics Building
- Land Fill Scale House

City of Mercedes
- Police Department Building

City of San Juan
- City of San Juan Police Department
- Main Fire Station

City of Weslaco
- Police Station with Municipal/ Judicial Court
- Fire Station #4
- Airport Hangar
- Boys & Girls Club

Hidalgo County
- New County Courthouse

EMPLOYMENT

- Present: ERO, Senior PM
- Jul 2015–Jan 2020: PBK Architects, Senior PM
- Jun 2009–Jul 2015: ERO, PM

PROFESSIONAL ASSOCIATIONS

- AIA, Texas Chapter
- NCARB
- USGBC, Texas Chapter

"I approach every project with commitment and resolve. Being committed to making informed decisions ensures the overall success of the project and the team."



FERNANDO GARCIA

AIA

PROJECT MANAGER

Years of Relevant Experience: 30+
Professional Licensure: TBAE #21425

Fernando Garcia Jr. is a Principal and Registered Architect with more than three decades of experience practicing in South Texas. His work spans research facilities, corporate environments, and secure SCIF and TEMPEST projects, grounded in a practice defined by collaboration, technical rigor, and disciplined decision-making. At ERO Architects, Fernando partners closely with owners, consultants, and construction teams to align design intent with performance, schedule, and budget. With a background that includes programming, schematic design, construction documents, and construction administration, he guides projects from concept through completion. Fernando brings a steady, client-focused approach to delivering thoughtful, efficient, and durable architecture.

PROJECTS

City of Brownsville
- Development Services Renovation Interior Renovation Phase 1

Bexar County
- Vista Verde Office Building Renovation Interior Renovation

Archdiocese of San Antonio
- St Rose of Lima Catholic Church Muti-purpose commercial kitchen renovation Interior Finish Out

St Peter and Paul Catholic Church (New Braunfels)
- Adoration Chapel Renovation Interior Finish Out

Southwest Research Institute (SwRI)
- 100 + Projects with SWRI
- Bldg. 305–CAMP Project, 25,000 sq. ft. Additive manufacturing research lab
- Bldg. 296–13,000 sq. ft. Professional research labs
- Bldg. 298–16,000 sq. ft. Professional research labs
- Bldg. 68–Interior finish out 1,800 sq. ft. Calibration Lab
- Pilot Plant–Research Refinery Multi-Structure outdoor research site
- Numerous other types of research labs–chemistry, biological, automotive, hydrocarbons, Space science, underwater research, electronic, and clean rooms.

EMPLOYMENT

- Present: ERO Architects, Principal
- 2007–2026: KNRG Architects, San Antonio, TX–Architect/Firm Principal
- 2000–2006: Kell Muñoz Architects, San Antonio, TX–Project Manager
- 1995–1999: JYJ Architects, San Antonio, TX–Draftsman and Field Surveyor
- 1991–1996: US Navy (Active/Reserves)–Aviation Electronics Technician

PROFESSIONAL ASSOCIATIONS

- American Institute of Architects (AIA), San Antonio Chapter

"My passion and great enjoyment for architecture is because I believe we can affect the quality of life of the communities we serve."



CALEB GOINS

AIA, NCARB

PROJECT MANAGER

Years of Relevant Experience: 12
Professional Licensure: TBAE #26930, 8 years; AIA# 38377266; NCARB Certificate #90699

Caleb's work focuses on managing and overseeing projects in ensuring they align with the client's vision while meeting the technical standards of the architectural field. He collaborates with ERO's engineering, design and construction teams in guiding projects from conception to completion. Caleb leads design efforts in coordinating projects with consultants in preparing construction documents and addressing challenges that may arise. Caleb believes in creating meaningful spaces that go beyond mere structures. He focuses on what he calls "placemaking." They are projects which create environments that resonate with the people who use them and serve the community at-large. Caleb's goal is to be part of teams that are both functional and inspiring. A holistic approach, he says, satisfies the wishes of clients while also elevating the work ERO produces as a firm. Joining ERO in mid-2024, Caleb says the people and culture of the firm make it an exceptional place to work. He appreciates ERO's close-knit and supportive environment. He has seen how the firm's emphasis on collaboration and professional development fosters personal growth and a collective commitment to deliver outstanding results for ERO's clients.

PROJECTS

City of San Antonio*
- Ruth's Chris Steakhouse La Cantera Terrace
- Halftime C-Store - Multiple Locations
- San Martin Orthodontics
- Self-Storage Facilities

Carrizo Springs CISD
- Elementary & Intermediate Schools

University of Houston*
- Conrad N. Hilton College - San Antonio, Texas

City of New Braunfels*
- 175th Anniversary Gateway Signage
- Camp Landa RV Resort
- Connections New Campus (Emergency Children's Shelter and Administrative Offices)
- The Courthouse (Restaurant & Bar)
- Dr. Barber Dental

Alamo System Industries
- South McAllen Industrial Park Warehouse

**Prior firm*

EMPLOYMENT

- 2024–Present: ERO, Project Architect

PROFESSIONAL ASSOCIATIONS

- AIA
- NCARB

"I like to design spaces that promote inclusivity using a holistic approach and universal design practices."



MARITZA CARDENAS

RID, NCIDQ

INTERIOR DESIGN

Years of Relevant Experience: 23
Professional Licensure: RID: 12518, NCIDQ Certificate Holder

Maritza designs spaces that promote inclusivity by using a holistic approach. A project manager for ERO, Maritza is an architect who focuses on collaboration and being involved in all aspects of a project. She has a wide range of skills that include a deep knowledge of interior design, space planning, and production of construction documents. Visualization of exterior and interior structural displays are among her areas of expertise. The list of projects she's been part of covers many Texas markets. They include projects in Houston, Austin, and El Paso, with several public facility buildings across the Rio Grande Valley.

PROJECTS

City of Donna
- Nuestra Clinica del Valle

City of Mission
- Center for Education and Economic Development

City of Pharr
- S. Pharr Library Development & Research Center
- Fire Station No. 1
- Fire Station No. 4
- Aquatic Facility

Hidalgo County
- County Courthouse Interiors

Houston Domiciliary
- Veterans Affair

Valley Baptist Medical Center
- GI Suite
- TX Oncology Renovations
- Lab Expansion and Renovations
- Emergency Department Renovations

South Texas College
- Student Activities and Cafeteria Building

University of Texas-Rio Grande Valley
- UTRGV-DHR Medical Research Facility

Edinburg CISD
- Career and Technical Education Centers
- South Middle School Cafeteria Expansion & Renovations

EMPLOYMENT

- Present: ERO, PM
- Mar 2014–Jan 2021: The Warren Group, PM

PROFESSIONAL ASSOCIATIONS

- NCIDQ - National Council of Interior Design Qualifications

"I bring drawings to life and peace to Owners with assurances the schools are progressing as intended and all public records are available."



YESENIA TIJERINA

ASSOC. AIA

QA/QC MANAGER

ERO Tenure/Experience: 10
Professional Licensure: Architectural Associate

Maria Yesenia "Yez" Suchil is an associate architect with ERO's Construction Administration team. She is very goal-oriented which lead her quickly to a well-rounded portfolio covering all phases of design: schematic design, design development, construction documents and construction administration. Her project design experience includes K–12, Higher Education, commercial, residential and religious projects. She is particularly successful in Construction Administration as she artfully communicates with contractors and others.

PROJECTS

Brownsville PUB
- New Service Yards
- New Annex Building
- Administration Building Renovations

City of San Juan
- San Juan City Hall Assessment

Hidalgo County
- Appraisal District Renovation and Expansion
- Precinct 4 Mechanic Shop
- Precinct 3 New Community Resource Center / Healthcare Clinic
- New Elections Department Buildings

SpaceX
- Permit Sets for Various Starbase Buildings
- Boardwalk Concept

South Texas College
- South Texas College Regional Workforce
- South Texas College Continuing Education & Testing Center
- Development-Healthcare Center Building E
- Nursing and Allied Health Professions School
- Pecan Campus Library Renovation & Addition
- Pecan Campus Library Feasibility Study
- Technology Campus Expansion
- La Joya Teaching Center Science Labs Renovations & New Welding Lab

Point Isabel ISD
- District-wide Structural Assessments

Weslaco ISD
- East HS Band Hall
- Roof Renovations

Mission CISD
- Mission Collegiate HS
- Pharr-San Juan Alamo ISD
- Liberty MS Athletic Additions

PSJA ISD
- Baldemar Cano Child Nutrition Center
- New Garza Pena ES
- Aida Escobar ES

Roma ISD
- Roma ES

La Joya ISD
- Jimmy Carter Teaching Center Science Labs Renovations & New Welding Lab

Thrall ISD
- New Thrall HS

Mason ISD
- Mason ES Renovations and Additions

EMPLOYMENT

- Present: ERO, Construction Administration
- 2017–2018: STC McAllen, Instructor, Architecture & Engineering Design Technology Program
- Aug 2017–April 2018: EGV Architects, PM

PROFESSIONAL ASSOCIATIONS

- Leadership McAllen XXXVIII
- AIA LRGV BCC Committee
- AIA Associate
- Habitat for Humanity: Volunteer
- Homeless Summer Drive: Organizer
- Palm Valley Animal Shelter Fundraise: Organizer
- Retirement Home Winter Drive: Organizer

4. REFERENCES

Provide at least three references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.



ADMINISTRATIVE ANNEX BUILDING
Brownsville PUB

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

June 29, 2026

To Whom It May Concern:

It is with great pleasure that I provide this letter of reference regarding ERO Architects' recent involvement with the Boys and Girls Club expansion project in Weslaco. The project included the addition of new program space and building designed to support student activities, community use, and future growth.

ERO demonstrated a strong commitment to understanding the needs of the students and families that would ultimately benefit from the facility's recreation spaces. They worked closely with stakeholders to ensure the design aligned with the intended use of the expansion while remaining within the project's budget.

ERO assisted in developing design solutions, preparing construction documents, and coordinating with the project team to keep the project on track. Their communication was consistent throughout the process, and they were responsive to requests and questions as they arose.

They worked closely with us on the final selection of a qualified general contractor. Their experience was valuable during this process.

Their team approached the project in a professional and collaborative manner, providing practical solutions while maintaining the overall vision of the project. Their experience with similar work and understanding of public projects contributed to a smooth process.

We are pleased with the outcome of the project and the working relationship we established with ERO - and the several other projects they have completed for the city. I would recommend them for future work.

Sincerely,

Omar Rodriguez
Assistant City Manager

City of Weslaco

255 S. KANSAS AVE. ■ WESLACO, TEXAS 78596-6285 ■ 956-968-3181 ■ WWW.WESLACOTX.GOV

City Plaza | (956) 542-2064 |1034 E Levee Street, Brownsville, TX 78520

LETTER OF RECOMMENDATION
ERO Architects – Brownsville Recreation Facilities
Sean G. De Palma, CPRE
Director of Parks & Recreation Department

June 29, 2026

To Whom It May Concern:

I am pleased to provide this letter of recommendation for ERO Architects based on our experience working together on multiple recreation facility improvements in Brownsville, Texas.

ERO served as the design team for a coordinated set of improvements across several key park facilities, including Cabler Park, Oliveira Park, Monte Bella Park, Dean Porter Park, and Brownsville Sports Park. These projects involved the thoughtful integration of new amenities such as interactive splash pads, as well as essential upgrades including canopy repairs, irrigation enhancements, regrading of fields, fencing, and restroom improvements.

Throughout the duration of these projects, ERO consistently demonstrated a strong understanding of how public parks serve diverse, multi-generational communities. Their designs prioritized usability, safety, and long-term durability while remaining responsive to local climate conditions and operational needs.

What sets ERO apart is their commitment to collaboration and responsiveness. Their team maintained open communication with stakeholders, provided timely solutions to challenges, and ensured that each phase of work aligned with project goals, schedule expectations, and available funding. Their ability to coordinate improvements across multiple sites under a unified vision resulted in a cohesive and impactful enhancement to Brownsville's park system.

ERO also demonstrated a high level of technical competence and attention to detail, addressing both visible community amenities and underlying infrastructure needs. Their work at Brownsville Sports Park, in particular, helped extend the useful life of existing facilities while improving overall functionality and user experience.

Based on our experience, I can confidently say that ERO Architects is a reliable and capable partner for public recreation and community facility projects. Their dedication to quality design, cost control, and

(cont.)

client service makes them an asset to any project team. I would recommend ERO for municipal parks and recreation center projects.

Please feel free to contact me if additional information is needed.

Sincerely,

Sean De Palma, CPRE
Director, Parks and Recreation Department
City of Brownsville
Sean.DePalma@brownsvilletx.gov

April 8, 2025

Robert L. Salinas
City Manager
City of Alamo
420 N. Tower Road
Alamo, TX 78516

Dear Mr. Salinas:

Please accept this letter of reference regarding ERO Architect's project experience with the City of San Juan. While I served as the City Manager, they designed the new 30,000 SF downtown city hall and transit center facility. ERO did an exemplary job on the building. We asked for them to design a public space that met our program of requirements and budget, and they exceeded everyone's expectations.

I like how they created an interior receiving exterior façade with a courtyard that naturally achieves passive heating and cooling design strategies. The aesthetic of the architecture weaves the community's history, culture, and land into the fabric of the building's design. The building houses multiple city departments along with a coffee shop for employee and community service. The east side of the building is the bus transit center and connects the region to the downtown area.

ERO approached our project with professionalism and a cooperative manner, working well with our staff. I was involved with ERO during the planning, design and construction of the project. Their strengths are in planning and design, but I can't discount their attention to the construction process while staying on schedule and budget. They did a great job highlighting options for the city during the project and especially how they successfully linked the new city hall to the rest of the downtown area.

They have a knowledgeable team of professionals and the communications between the city and their team helped move our project to success. I would be comfortable with ERO for any architectural project. I am pleased how ERO's buildings add so much to a community's quality of life. If you have any questions, feel free to contact me any time at 956-457-1806 and at benarjona@yahoo.com.

Regards,

Ben Arjona
Former City Manager
City of San Juan

4. REFERENCES



Reference #1:

Omar Rodriguez, Assistant City Manager; 956.968.3181
Project: City of Weslaco - Boys and Girls Club Expansion
Project Description: The Weslaco Boys & Girls Club Expansion demonstrates ERO Architects' ability to lead a youth-focused public facility addition through planning, design, consultant coordination, cost control, bidding support, and construction administration. Developed for the City of Weslaco, the project expanded the existing Boys & Girls Club campus with a new stand-alone building that supports recreation, learning, administrative operations, teen programming, social support, family programs, and related site development. The facility combines high-use community spaces such as a gymnasium, activity/program rooms, offices, support areas, and building systems designed for durability, accessibility, and long-term public use.

ERO handled the project through a collaborative, stakeholder-centered delivery process. The team began with review of existing site and building conditions, program verification, design and expansion-planning alternatives, cost estimating, renderings, and construction-document development for competitive bidding. Working with the City of Weslaco and Boys & Girls Club leadership, ERO translated operational needs into a buildable design, evaluated existing infrastructure, assessed parking and ingress/egress, and coordinated the addition so it remained compatible with the existing facility while responding to budget and program requirements.

The project required disciplined coordination across architecture, interiors, structural, civil, MEP, IT/security/fire, A/V/media, bidding/negotiation, construction administration, and warranty/closeout services. ERO served as the lead/prime firm, coordinating consultants and internal staff while using regular progress reviews, value engineering, and problem-solving workshops to protect scope, cost, schedule, and quality. Construction was phased and coordinated with club leadership and stakeholders so existing youth and family programs could continue operating on site, demonstrating ERO's ability to manage active-facility logistics, maintain stakeholder communication, and deliver municipal community facilities with practical, cost-conscious design solutions.

Octavio Cantú, Jr. - Senior Project Manager / Senior Leadership
City of Edinburg Projects: Arts, Cultural and Events Center; Parking Garage and Retail Center; Police Department Training Facility; and Police Department Building Expansion
Juan J. Cantu - Project Architect / Project Manager / Design Lead
City of Edinburg Projects: Police Department Building Expansion
Maritza Cardenas - Interior Design / FF&E / Project Management Support
Nicole Reyman - Design Support Staff
Monica Rodriguez - Construction Administrator (CA)



Reference #2:

Sean De Palma, Assistant City Manager; 956.968.3181
Project: City of Brownsville - Multiple Recreational Facility Improvements
Project Description: The Brownsville Community Improvement Corporation (BCIC) Parks Project is a multi-site initiative developed in partnership with the City of Brownsville to enhance neighborhood parks as a cohesive system of public spaces. The project included improvements across multiple park locations, such as sports field upgrades, splash pads, playground replacements, accessibility enhancements, restroom renovations, lighting, irrigation, shade structures, and general site amenities. Designed to support a wide range of users—from youth athletics to family recreation—the program emphasizes safety, accessibility, and long-term durability. ERO Architects served as the prime consultant, leading planning, design, construction documentation, bidding, and construction administration while coordinating a multidisciplinary team of structural, civil, MEP, and landscape professionals.

ERO approached the project with a strong emphasis on collaborative delivery and phased implementation. The process began with site assessments and stakeholder coordination to define scope and align improvements with BCIC funding priorities. Work was organized into multiple bid packages, allowing the City to efficiently phase construction and prioritize key improvements across different parks. Throughout design, ERO maintained close communication with City staff and stakeholders, incorporating feedback into decision-making while managing scope, cost, and schedule. Cost control was reinforced through iterative estimating, value engineering, and coordination on strategic cost-saving measures to ensure the project remained aligned with available funding without compromising overall goals.

From a technical standpoint, the project reflects ERO's ability to deliver resilient, climate-responsive park design suited to South Texas conditions. Design solutions address high heat, intense sun exposure, and heavy rainfall using shade structures, durable materials, and effective drainage strategies. Improvements to existing structures, along with new amenities such as splash pads and upgraded fields, required careful coordination across disciplines and detailed documentation to support permitting and construction. During construction, ERO provided full administration services—including contractor coordination, submittal and RFI review, site observations, and closeout—ensuring quality control and schedule adherence. The project demonstrates ERO's ability to successfully manage complex, multi-site municipal work through disciplined coordination, cost awareness, and a team-driven approach that delivers functional, community-focused public spaces.

Octavio Cantú, Jr. - Senior Project Manager / Senior Leadership
City of Edinburg Projects: Arts, Cultural and Events Center; Parking Garage and Retail Center; Police Department Training Facility; and Police Department Building Expansion
Albert Chronis - Project Manager
Gabby Cantu - Design Support Staff
Joey Yzaguirre - Design Support Staff



Reference #3:

Ben Arjona, Former City Manager; 956.457.1806
Project: City of San Juan - City Hall & Transit Center
Project Description: The San Juan City Hall Project is a new municipal civic facility developed for the City of San Juan to support a growing community and consolidate key public-facing departments in a prominent downtown location. The project was planned as a new City Hall building housing multiple city departments, including city management, finance, planning, utilities, human resources, information technology, economic development, public service functions, conference/EOC space, and visitor-oriented amenities. The building was designed to serve both City staff and the public, creating a civic destination that improves access to services while reinforcing the City's downtown identity.

ERO handled the project through a collaborative planning and delivery process focused on program validation, budget alignment, civic identity, and constructability. Working with City leadership and staff, ERO helped define departmental programming needs, develop cost estimates, evaluate design intent, and translate the City's operational requirements into a coordinated building plan. The architectural approach used a U-shaped organization, public-facing entries, an interior courtyard, and passive design strategies to strengthen the building's connection to public space. The design drew from San Juan's civic and cultural context, including Mission-style forms, Valley culture, and surrounding heritage buildings, resulting in a public building that feels rooted in place while supporting modern municipal operations.

From a delivery standpoint, the project demonstrates ERO's ability to lead complex municipal architecture through design, construction documents, bidding, construction administration, and closeout coordination. ERO coordinated architectural, structural, MEP, civil, landscape, interior, and specialty systems documentation while advancing the project through construction documents, procurement support, addenda, and construction-phase coordination. The team maintained close communication with City stakeholders, addressed program and budget priorities, and supported the City through design and construction decisions. This project directly aligns with the City of Edinburg RFQ 2026-5 because it demonstrates ERO's capacity to manage planning, programming, architectural/engineering coordination, cost estimating, schedule and budget discipline, construction documents, bidding support, and construction administration for civic facilities.

Octavio Cantú, Jr. - Project Architect / Senior Project Manager
City of Edinburg Projects: Arts, Cultural and Events Center; Parking Garage and Retail Center; Police Department Training Facility; and Police Department Building Expansion
Yesenia Tijerina - Project Manager
Monica Rodriguez - Construction Administrator (CA)

5. INSURANCE

Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.



ADMINISTRATIVE ANNEX BUILDING
Brownsville PUB

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
500 W. 13th Street
Fort Worth TX 76102

License#: 2081754

CONTACT NAME: Amy Dyer
PHONE (A/C, No, Ext): 281-745-9622 **FAX (A/C, No):** 281-745-9622
E-MAIL ADDRESS: amdyer@higginbotham.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Insurance Company	11150
INSURER B : Lloyd's	15642
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
ERO Architects, LLC
PO Box 720428
Mcallen TX 78504

EROINTE-01

COVERAGES **CERTIFICATE NUMBER:** 951009241 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	UMBRELLA LIAB OCCUR			XS250874	11/15/2025	11/15/2026	EACH OCCURRENCE	$ 1,000,000
	X EXCESS LIAB X CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability Claims Made and Reported Retro Date: 11/15/2001			PAAEP0162902	11/15/2025	11/15/2026	Each Claim Aggregate Each Claim Deductible	4,000,000 4,000,000 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Named Insured:
South Texas Facility Professionals, LLC

Excess Policy # XS250874 is Excess of the Professional Liability Policy ONLY - Policy PAAEP0162902

The Professional Liability policy includes automatic waiver of subrogation endorsement that provides this feature to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such provision.

See Attached...

CERTIFICATE HOLDER

ERO Architects, LLC
P. O. Box 720428
McAllen TX 78504

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Higginbotham Insurance Agency, Inc.
1400 N McColl Rd, Ste 105
McAllen TX 78501

CONTACT NAME: Martha Guerrero
PHONE (A/C, No, Ext): 956-668-3509 **FAX (A/C, No):** 956-668-3509
E-MAIL ADDRESS: mguerrero@higginbotham.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Property & Casualty Ins. Co of Hartford	34690
INSURER B : Nutmeg Insurance Company	39608
INSURER C : Westchester Surplus Lines Ins Co	10172
INSURER D : Texas Mutual Insurance Company	22945
INSURER E :	
INSURER F :	

INSURED EROINTE-01
ERO Architects, LLC
DBA ERO Architects
P. O. Box 720428
McAllen TX 78504

COVERAGES **CERTIFICATE NUMBER:** 1037292409 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			65SBABS6GZR	5/11/2026	5/11/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			65UECEN3893	5/11/2026	5/11/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			65SBABS6GZR	5/11/2026	5/11/2027	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			0001155533	3/11/2026	3/11/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Pollution Liability			G46844804008	12/6/2025	12/6/2026	Limit Aggregate Limit Deductible	$2,000,000 $4,000,000 $5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Named Insured:
South Texas Facility Professionals, LLC DBA South Texas Partnership

The General Liability Policy contains the following Endorsements:
Blanket Additional Insured by Contract form SL 30 32 06 21
Business Liability Coverage Form: Pertains to Primary Non-Contributory and Waiver of Subrogation under form SL 00 00 10 18

The Auto Liability Policy contains the following Endorsement:
See Attached...

CERTIFICATE HOLDER

ERO Architects, LLC
DBA ERO Architects
P. O. Box 720428
McAllen TX 78504

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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5. INSURANCE

ERO Architects LLC has been named in one legal matter that is not related to professional design services but is associated with a project in which multiple parties were named. In addition, certain claims listed below involve a former principal and prior firm structure.

HIDALGO COUNTY COURTHOUSE

- Project Name: Hidalgo County Courthouse
- Parties Involved: Multiple parties associated with the project, including contractor entities and affiliated institutions
- Nature of Claim: Class-action wrongful death lawsuit involving an individual struck by a truck operated by a general contractor
- Date Filed: July 16, 2025
- Status/Disposition: Ongoing
- Resolution Description: ERO is one of multiple parties named in connection with the project. The incident is not related to ERO's professional services. ERO had no involvement in traffic planning, roadway design, or related scope associated with the incident.



6. PROFESSIONAL SERVICES AGREEMENT

Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.



McALLEN PERFORMING ARTS CENTER
City of McAllen

6. PROFESSIONAL SERVICES AGREEMENT

ERO Architects has reviewed the City of Edinburg Professional Services Agreement and understands its requirements. The firm maintains the insurance coverage required by the RFQ and Professional Services Agreement and, if selected, agrees to enter into the Agreement and provide the requested services in accordance with its terms and conditions.



EDINBURG ARTS, CULTURE & EVENTS CENTER
City of Edinburg

7. CONTACT INFORMATION

Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).



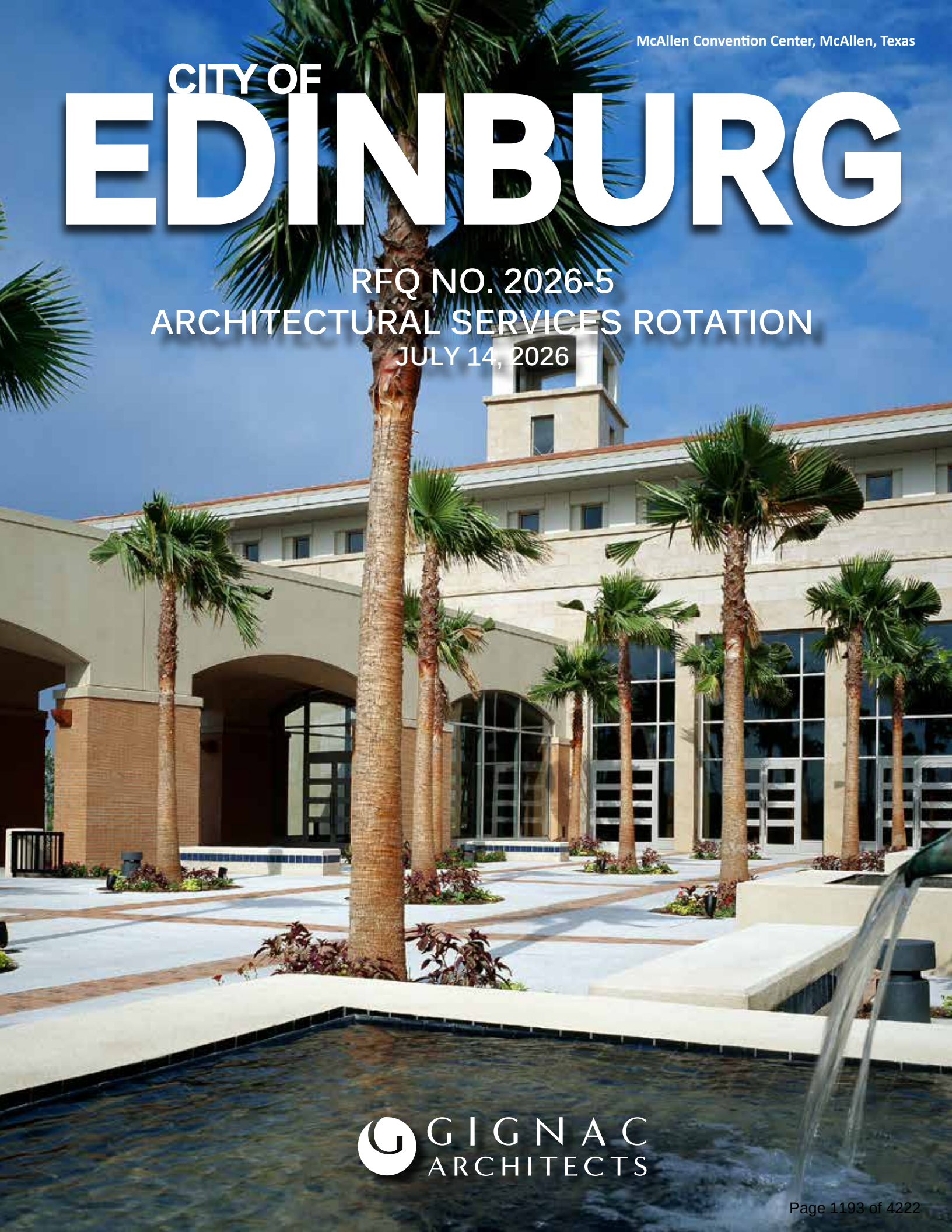
NEW CITY HALL
City of San Juan

7. CONTACT INFORMATION

Brian Godinez, CEO
- 135 Paseo Del Prado, Suite 58, Edinburg, TX 78539
- Phone/Mobile; 956.655.4655
- bgodinez@goERO.com

Octavio Cantú, COO
- 135 Paseo Del Prado, Suite 58, Edinburg, TX 78539
- Phone/Mobile; 956.802.0507
- ocantu@goERO.com





CITY OF EDINBURG

RFQ NO. 2026-5
ARCHITECTURAL SERVICES ROTATION
JULY 14, 2026

GIGNAC ARCHITECTS



"While working with Gignac Architects, the design team has been very knowledgeable ... The team works closely with its clients and provides high-level design. We recommend them for other city projects as well."

Manuel "Sonny" Mello, City of Eagle Pass



CITY OF PORTLAND CITY HALL





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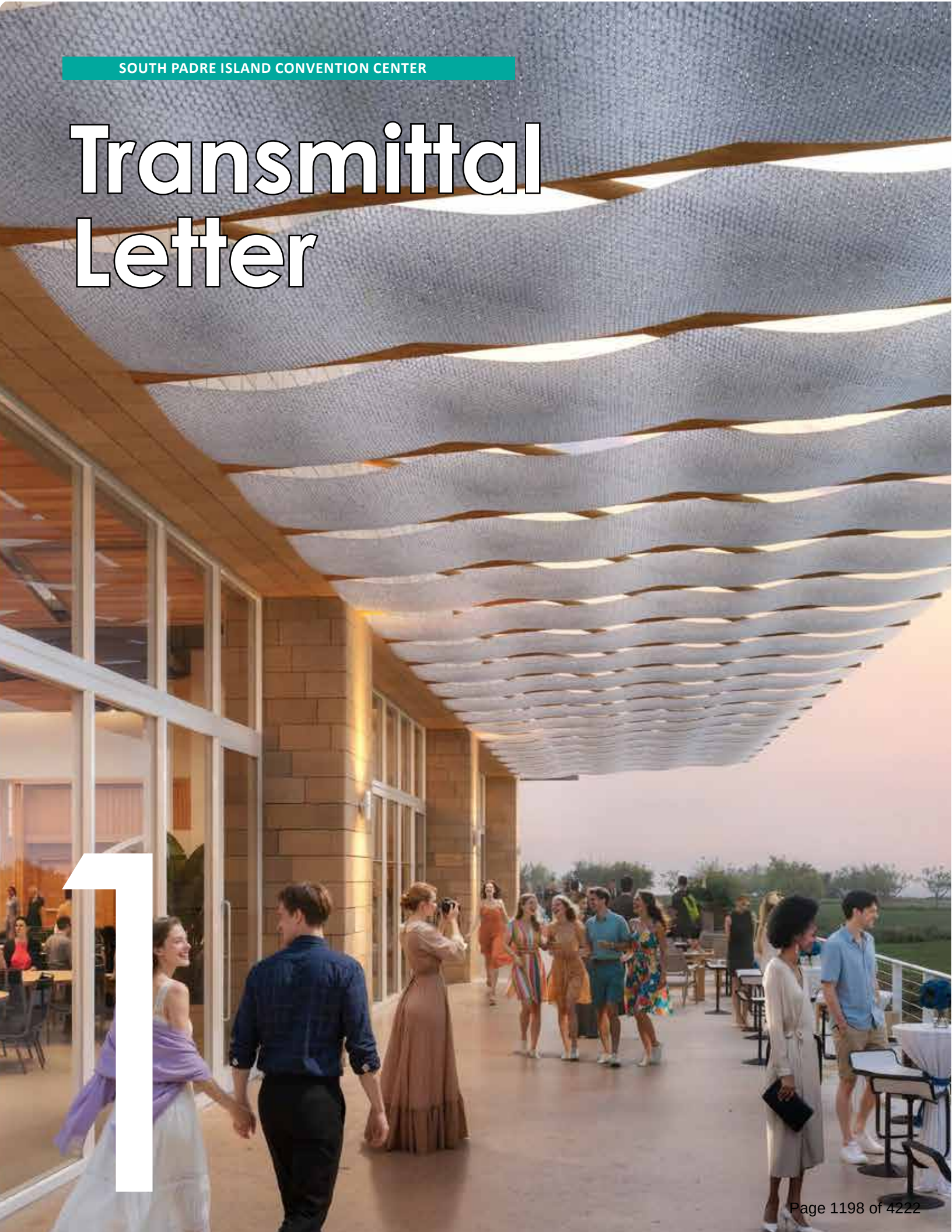
Transmittal Letter



1

GIGNAC ARCHITECTS

July 14, 2026

City of Edinburg
ATTN: Mardoqueo Hinojosa, City Engineer
415 W. University Drive
Edinburg, Texas 78539

Dear Selection Committee,

Gignac Architects is pleased to submit our Statement of Qualifications in response to RFQ No. 2026-5 for the City of Edinburg's Architectural Services Rotation List. We appreciate the opportunity to be considered as a trusted architectural partner and look forward to supporting the City's continued investment in facilities and infrastructure that enhance the quality of life for its residents.

For more than 35 years, Gignac Architects has provided comprehensive architectural, planning, interior design, and construction administration services to public-sector clients throughout Texas. Our firm has built a reputation for delivering thoughtful, cost-effective, and enduring design solutions through a collaborative process founded on responsive client service, technical excellence, and careful stewardship of public resources.

We recognize that serving on the City's rotation list requires more than design expertise. It requires a team that can respond quickly to varying project needs, communicate effectively with City staff, manage multiple assignments simultaneously, and consistently deliver high-quality work regardless of project size or complexity. Whether assisting with facility assessments, renovations, additions, adaptive reuse, or new construction, Gignac Architects is committed to providing the same level of attention, responsiveness, and professional service to every assignment.

Our multidisciplinary team has extensive experience delivering projects for municipalities, educational institutions, and other public entities throughout Texas. We understand the unique requirements of publicly funded projects, including stakeholder engagement, regulatory compliance, budget management, scheduling, procurement requirements, and coordination with consultants and contractors. Our approach emphasizes early collaboration, thorough planning, proactive communication, and practical solutions that balance functionality, aesthetics, maintainability, and long-term value.

At Gignac Architects, we believe successful partnerships are built on trust, accessibility, and accountability. We strive to become an extension of our clients' staff by providing responsive service, thoughtful guidance, and innovative solutions tailored to each project's unique goals. Our commitment to quality and client satisfaction has resulted in long-standing relationships with many public-sector clients across Texas, and we would welcome the opportunity to establish the same trusted partnership with the City of Edinburg.

Thank you for your consideration of our qualifications. We appreciate the opportunity to submit our Statement of Qualifications and look forward to the possibility of serving the City of Edinburg as a member of its Architectural Services Rotation List. We would be honored to contribute our experience, creativity, and commitment to excellence in support of the City's current and future capital improvement initiatives.

I attest that all of the information included in this Statement of Qualifications is true and correct. We look forward to the opportunity to further demonstrate our approach and commitment, along with discussing the project in further detail with the City of Edinburg.

Sincerely,



Raymond Gignac, AIA
Principal-in-Charge | RGignac@gignac-associates.com
Gignac & Associates, LLP | 3700 N. 10th Street, Suite 205 | McAllen, Texas 78501
Mob: 361.442.4345 | Tel: 956.686.0100 | Fax: 361.884.4232



Firm Qualifications & Experience

2

MCALLEN OFFICE
(Primary for this Project)
3700 N. 10th St
Suite 205
McAllen, Texas 78501
P: 956.686.0100
F: 956.622.7313

CORPUS CHRISTI OFFICE
416 Starr Street
Corpus Christi, TX 78401
P: 361.884.2661
F: 361.884.422

DALLAS OFFICE
307 Martha Manor
Richardson, Texas 75081

TECHNICAL CAPABILITIES:

Schematic Design, Design Development,
Construction Documents,
and Construction Administration
Construction Management
Facilities Assements
Facilities Restorations
Site Planning
Project Specifications
Project Manuals
Bidding Coordination
Parking Planning / Design / Layout
Landscape Architecture
Master Planning
3D Computer Visualization
Streetscapes & Lighting Design
Project Team Coordination
Traffic Coordination
Utilities Coordination
Building Information Modeling
Code Review, ADA Compliance
Interior Design
Sustainability & LEED Services
Cost Estimating

TEAM SERVICES:

Civil, Mechanical, Electrical, Plumbing and
Environmental Engineering Services
Surveying
Drainage & Utilities Specialists
Traffic & Signals Consultant
Soils Testing
Construction Material Testing
Public Relations
Construction Mitigation
Graphics & Wayfinding

GIGNAC ARCHITECTS

GIGNAC & ASSOCIATES, LLP (dba Gignac Architects) has been serving Texas with Architectural, Interior Design, Landscape Design, and Construction Administration Services since 1988 when it was established by firm Principal, Raymond Gignac. The company is classified as a Limited Liability Partnership. Gignac Architects is a full service design firm, providing planning expertise in educational, institutional, municipal, and commercial work with an emphasis on quality design. We provide four office locations, in Corpus Christi, Harlingen, McAllen and Dallas to better serve our clients with quick, responsive expertise.

RAYMOND GIGNAC, AIA, Principal-in-Charge, has nearly 40 years of experience in Texas, Louisiana, New Mexico, California, Washington D.C., Virginia, and Maryland in all aspects of Architectural practice. As leader of the Gignac project team, Raymond personally oversees quality, cost control, staff and resource allocation, and commitment to project deadlines. With this leadership, Gignac Architects has successfully completed projects of all sizes—on time and in budget.

THE GIGNAC TEAM employs a full staff of design and construction professionals to promote quality in overall project management from project inception to completion. Since 1988, Gignac Architects has taken pride in providing a full range of services to meet the needs of our clients and to communicate both graphically and personally. We will commit the work force and resources necessary to complete your projects within the designated schedule. Each project team is tailored to address the unique challenges and opportunities to ensure a successful project.

Gignac Architects has successful experience with a wide-range of construction projects. We have extensive experience designing new construction projects, and an estimated 75% of our workload involves complex additions and renovations, and we are highly proficient in transforming existing structures into modernized, high-performance buildings with new purposes.

The Gignac team is a small business, a Minority Business Enterprise, and a previously certified Historically Underutilized Business (HUB) in the State of Texas.

VIN No: 202105441 | Firm TBAE Registration No: BR 1221
(previous) HUB Certification No: 1202105441100
MBE Certificate No. HS355219

The following personnel will be assigned to this project:

Raymond Gignac Principal-in-Charge
Nicholas Gignac Principal, Project Management & Design
Rolando Garza Senior Project Architect
Carolyn James Senior Interior Designer / Space Planner
Juan Mujica Managing Director of Projects, RGV
Claudio De Leon Local Project Architect
Ana Luksa Assistant Project Manager

MUNICIPAL FACILTIY DESIGN EXPERIENCE

PARTIAL PUBLIC CLIENT LIST

City of Alice, TX
City of Aransas Pass, TX
City of Beeville, TX
City of Brownsville, TX
City of Corpus Christi, TX
CIty of Donna, TX
City of Eagle Pass, TX
City of Edinburg, TX
City of Harlingen, TX
City of La Joya, , TX
City of McAllen, TX
City of Mercedes, , TX
City of Mission, TX
City of Palmview, , TX
City of Penitas, TX
City of Pharr, , TX
City of Port Aransas, TX
City of Portland, , TX
City of Rio Hondo, TX
City of Robstown, TX
City of Rockport, , TX
City of San Benito, TX
City of South Padre Island, TX
City of Weslaco, TX
Cameron County
Hidalgo County
Nueces County
Maverick County
San Patricio County
Alice ISD
Aransas County ISD
Beeville ISD
Brooks county ISD
Brownsville ISD
Calallen ISD
Calhoun County ISD
Corpus Christi ISD
Cuero ISD
Dayton ISD
Eagle Pass ISD
El Campo ISD
Goliad ISD
Gregory-Portland ISD
Harlingen Consolidated ISD
Jim Hogg County ISD
Kingsville ISD
La Joya ISD
Mathis ISD
Mcallen ISD
Orange Grove ISD
Pearsall ISD
Pharr-San Juan-alamo ISD
Premont ISD
Point Isabel ISD
Port Aransas ISD
Robstown ISD
San Diego ISD
Sinton ISD
South Texas ISD
Taft ISD
The City of Alice ISD
Yorktown ISD
Del Mar College
Texas A&M University

CITY OF BEEVILLE

Parks Master Plan
Athletic Fields & Park Improvements

CITY OF BROWNSVILLE

Senior Center Renovations
Brownsville Metro East Side Transfer Station
B-Metro Fleet yard renovations

CITY OF CORPUS CHRISTI

Heritage Park Utilization Plan
Site Plan for Bill Witt Park
10-Year Master Plan for Parks & Recreation
City Hall 6th Floor Conference Room Renovation
Fire Station No. 17 Driveway Project
Adaptive Re-Use for the Buddy Lawrence Home, Heritage Park Area
American Bank Center Multipurpose Arena
Bayfront Master Plan
Downtown Vision Plan
Broadway Wastewater Treatment Office Bldg & Maintenance Facility
Corpus Christi Convention Center Renovation and Expansion
Whataburger Field Renovations
North Bayfront Park
Chaparral Street Improvements
Flour Bluff Police Substation Renovations
North Beach Maintenance Facility
Parks Master Plan
Sherrill Park Shade Structure
South Bay Park Shade Structure
Parks Playground and Shade Structure Design Standards
City Hall Multipurpose Room Renovations
Water's Edge Park Design-Build
City Hall Modifications
Flour Bluff Library
City of CC City Council Chambers Renovations
City of CC Sherwood Dog Park
City of CC West Guth Dog Park
City of CC Cole Park Playground Replacement
City of CC Wes Guth Dog Park
City Of CC Salinas Park Lighting Upgrades
City of CC Flour Bluff Dog Park Project

CITY OF DONNA

Multipurpose Facility & FEMA Community Safe Room

CITY OF EAGLE PASS

Public Safety Headquarters- Police & Fire Station Complex

CITY OF EDINBURG

Service Center Upgrades

CITY OF HARLINGEN

Multi-Modal Transfer Station / Transit Station
ADA Improvements to Public Buildings
Additions and Renovations to Various Municipal Facilities
Fire Station No. 4
Lon C. Hill Building, Renovation from Library to Office Space
Boys & Girls Club

CITY OF MCALLEN

Fire Station No. 8
Fire Training Facility
McAllen Convention Center
Quinta Mazatlan Improvements

CITY OF MERCEDES

Multipurpose Facility & FEMA Community Safe Room

CITY OF MISSION

MUNICIPAL FACILTIY DESIGN EXPERIENCE









Catholic War Veterans Building Renovations
Sanitation Station Replacement

CITY OF PALMVIEW
Fire Station, EMS, & Police Station

CITY OF PENITAS
City Hall & Police Station Design-Build

CITY OF PHARR
Master Park Site Plan
Northpark Concept Design

CITY OF PORT ARANSAS
Marina Market Development Study & Master Plan
Roberts Point Park Improvements & Master Plan
Classroom Pavillion Nature Preserve
City of Port Aransas Fire Station
Wellness Recreation Center

CITY OF PORTLAND
City Hall
Master Plan
Police Station
Whittington Library Additions & Renovations
Public Works Office Building and Maintenance Facility

CITY OF RIO HONDO
Multipurpose Facility & FEMA Community Safe Room

CITY OF ROBSTOWN
Multipurpose Facility & FEMA Community Safe Room

CITY OF ROCKPORT
Bay Education Center and Office Facility (In Association with NOAA)

CITY OF SAN BENITO
Resaca Walk Master Plan

CITY OF SOUTH PADRE ISLAND
Convention Center Master Plan
Convention Center Additions & Renovations
Multi-Modal Transit Station

CITY OF WESLACO
North Side Sports Complex
City Park Master Plan

CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY
CC RTA Bear Lane Administration Building Renovation
CC RTA New Administration, Operations, and Maintenance Facilities
CC RTA New Staples Street Customer Service Center Complex & Transit Station

COUNTY
Cameron County – Courthouse Annex Building, Harlingen, Texas
Cameron County – Father O'Brien Health Clinic, Port Isabel, Texas
Cameron County – Isla Blanca & Andy Bowie Parks Renovations
Cameron County – Public Works Facility
Hidalgo County – Sheriff's Substation Facility
Maverick County – Coronado Estates Park
Maverick County – Amphitheater
Nueces County – IB Magee Multipurpose Facility
San Patricio County – Coastal Bend Restitution Center, Sinton, Texas
San Patricio County – Market Street Annex Center, Sinton, Texas

HARLINGEN WATER WORKS
Office Renovatiosn & Security Upgrades
Parking Lot Replacement

STATE OF TEXAS
Mental Health and Mental Retardation (MHMR) Center, Alice, Texas
Mental Health and Mental Retardation Center, Portland, TX
TxDOT Corpus Christi District Offices – Additions and Renovations
TxDOT Freer Administration and Maintenance Building
TxDOT Pharr District Offices – Additions and Renovations

CITY OF EDINBURG

Edinburg Service Center Upgrades

Edinburg, Texas



DESCRIPTION OF SERVICES

This project included a replacement office building for Public Works and Utilities departments.

CLIENT

Mr. Tomas Reyna
Assistant City Manager
City of Edinburg
415 W University Dr.
Edinburg, TX 78539
956.239.1580 cell
956.388.8207
treyna@cityofedinburg.com

KEY PERSONNEL

Raymond Gignac, AIA, RID
Juan Mujica
Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

PROJECT COST

$5 Million





REGION ONE ESC

Edinburg Administration Offices

Edinburg, Texas



DESCRIPTION OF SERVICES

This project consists of new office spaces, training rooms, restrooms, and reception area.

CLIENT REFERENCE

Mr. Jacob Martinez
Director of Facilities & Operations
Region One ESC
1900 W. Schunior
Edinburg, Texas 78541
956.984.6122 office
956.222.0054 cell
jacobmartinez@esc1.net

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

CONSULTANTS

Structural: Green, Rubiano & Associates
MEP: SIGMA HN
Civil: Melden & Hunt
Acoustic / AV: WJHW

TYPE OF CONSTRUCTION

Additions & Renovations

PROJECT SIZE

8,600 SF

FINAL CONSTRUCTION COST

$10.7 Million

ACTUAL START / FINISH DATES

October 2018 / April 2019

NOTICE TO PROCEED / SUBST. COMPLETION

October 2018 / April 2019

SERVICES PROVIDED

Complete architectural services, including programming, interior design, landscape architecture





CITY OF MCALLEN

McAllen Fire Station No. 8

McAllen, Texas



DESCRIPTION OF SERVICES

Gignac Architects is in the process of designing a new 10,000 SF Fire Station for the City of McAllen in a new development on the city's north side. The new facilities will include an apparatus bay, dorms, offices, and support spaces.

CLIENT REFERENCE

Juan Martinez
City of McAllen
Construction Manager
Juan.martinez@mcallen.net
956.681.1151 work

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA

SERVICES PROVIDED

Architectural Design, Space Planning, Construction Administration, FF&E Selection

PROJECT SIZE

Fire Station: 10,574 SF

PROJECT COST

Fire Station budget: $4.6 Million

PROJECT BEGIN DATE

October 2022

DATE OF COMPLETION

CDs completed mid-Feb 2023
Construction: June 2025

CHANGE ORDERS

N/A





CITY OF MCALLEN

Fire Training Facility

McAllen, Texas



DESCRIPTION OF SERVICES

Gignac Architects is in the process of designing a new Fire Training Facility for the City of McAllen in a new development on the city's north side. The Training Facility includes offices, lecture room, two training rooms, and support spaces. The Training facility is located on an existing fire training tower facility site.

CLIENT REFERENCE

Juan Martinez
City of McAllen
Construction Manager
Juan.martinez@mcallen.net
956.681.1151 work

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA

SERVICES PROVIDED

Architectural Design, Space Planning, Construction Administration, FF&E Selection

PROJECT SIZE

Fire Training Facility: 10,823 SF

PROJECT COST

Fire Training Facility: $4.6 Million

PROJECT BEGIN DATE

October 2022

DATE OF COMPLETION

CDs completed mid-Feb 2023
Construction: December 2024

CHANGE ORDERS

N/A





CITY OF CORPUS CHRISTI

Westside / Greenwood Baseball Complex Renovation

Corpus Christi, Texas



DESCRIPTION OF SERVICES

As part of their most recent bond projects, the City of Corpus Christi is improving some dated baseball and softball facilities on the city's westside. The facilities include a total of 8 baseball and softball fields, parking, site lighting, dugouts, bleachers, shade structures concessions and restrooms buildings. The goal of the project is to modernize the city facilities, so the city can be proud of the sports complex and compete with surrounding communities' athletics facilities.

CLIENT REFERENCE

Roland Barrerra
City Council Member
City of Corpus Christi
361.688.7111

KEY PERSONNEL

Project Manager: Nicholas Gignac, Assoc. AIA, LEED AP BD+C & Rodolfo Garza
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA

PROJECT SIZE

6 baseball fields, 4 softball fields and support facilities

PROJECT COST

Westside Pony Baseball: $4 Million
Universal League Youth Baseball: $800,000
Sparkling City Youth Softball: $800,000

CITY OF PORT ARANSAS

Harbor Master Facility

Port Aransas, Texas



DESCRIPTION OF SERVICES

The project includes a new construction and renovation of a multipurpose facility, offices and community center. Although not formally certified, this project followed the principals of LEED Design. This project is EDA and FEMA funded.



CLIENT REFERENCE

Michael Dorris
504.810.3964,
mdorris@delsol-consulting.com

KEY PERSONNEL

Project Manager: Nick Gignac, Assoc. AIA, LEED AP BD+C
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID



PROJECT DATES

May 2022 to January 2024

PROJECT COST

$7.5 Million

PROJECT SIZE

4,970 SF

PROJECT TEAM / SUBCONSULTANTS

MEP: MS2
Structural: GRA
Civil: Urban

CITY OF SOUTH PADRE ISLAND

Convention Center Additions & Renovations

South Padre Island, Texas



DESCRIPTION OF SERVICES

Additions and Renovations to existing South Padre Island Convention Center.

CLIENT REFERENCE

Blake Henry
CVB Executive Director
7355 Padre Blvd
South Padre Island, TX 78597
office 956.761.8388
blake@sopadre.com

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

SUBSUBCONSULTANTS

Design Associate: TVS

PROJECT DATES

2024





CITY OF CORPUS CHRISTI

Development Services Renovation

Corpus Christi, Texas



DESCRIPTION OF SERVICES

The purpose of this project is to renovate 26,350 sq ft of the City of Corpus Christi Development Services Department space and adjacent first floor space, which was formerly occupied by Frost Bank. The Project also Includes some exterior improvements to the building, drainage, redevelopment of parking areas adjacent to building and replacement of first floor exterior Windows.

Renovation work will be performed on the first floor of the existing building that is the home of the City of Corpus Christi Development Services Department. Site Improvements include exterior break area, reconfigured parking, landscape and drainage improvements.
Project Scope will also include improvements to portions of the roof.

CLIENT REFERENCE

Andre Ballard, AIA, NCARB
Architect
Engineering Services Department
Email: andreb@corpuschristix.gov
Office Phone: (361) 826-3876

KEY PERSONNEL

Lead Design & Project Manager:
Nicholas Gignac, Assoc. AIA, LEED AP BD+C
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID
Design: Christopher Stiles

SUBCONSULTANTS

Contractor: TBD

PROJECT COST

$5.6 Million

PROJECT SIZE

26,350 sf

PROJECT BEGIN DATE

June 2026





CITY OF CORPUS CHRISTI

City Hall 6th Floor Conference Room Renovations

Corpus Christi, Texas



DESCRIPTION OF SERVICES

The Corpus Christi City Council had been holding city council meetings in the same chambers for a number of decades and this important public interior space started to seem outdated. After another previous successful interior renovation within the City Hall building, the City of Corpus Christi engaged, Gignac Architects to renovate the council chambers to bring it into the 21st-century. The renovation project included a complete remodel of every interior finish, and equally important, complete



finished product has been widely praised as a major success and it's

CLIENT

Isaac Perez
Engineering Dept.
City of Corpus Christi
1201 Leopard Street
Corpus Christi, TX 78401
361.815.4395
361.331.7758 cell
isaacp@cctexas.com

KEY PERSONNEL

Raymond Gignac, AIA, RID
Nick Gignac, Assoc. AIA, LEED AP BD+C
Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID



CITY OF SOUTH PADRE ISLAND

The WAVE Multi-Modal Transit Station & Service Center

South Padre Island, Texas



DESCRIPTION OF SERVICES

Gignac & Associates is providing complete architectural services for the City of South Padre Island Multi-Modal Transit Center. Phase 1 shall includes Park and ride concrete parking lot for 250 parking spaces, a bus drive including 6 bus berths, related flawork, and landscape and irrigation.

CLIENT REFERENCE

Jesse Arriaga
City of South Padre Island
Transit Director
3401 Padre Bldv.
South Padre Island, TX 78597
956-761-8176
jarriaga@myspi.org

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

CONSULTANTS

Transit Design Consultant: Mark Probst / WSP

PROJECT COST

$ 5.1 Million

PROJECT BEGIN DATE

May 2013

DATE OF COMPLETION

May 2019







MAVERICK COUNTY
Amphitheater
Eagle Pass, Texas



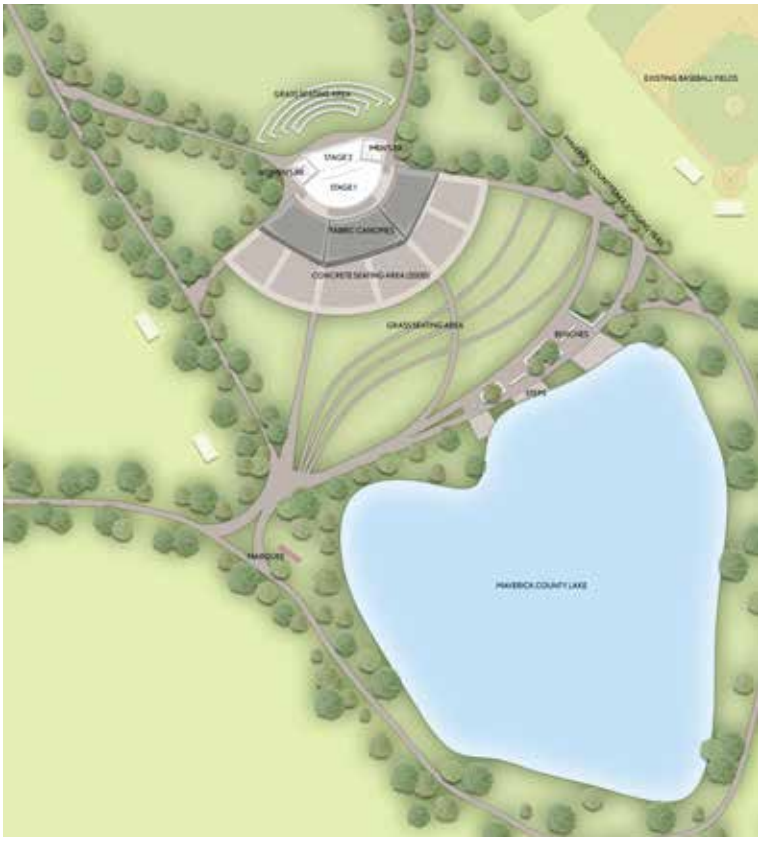
DESCRIPTION OF SERVICES
This project includes an exterior stone veneer amphitheater to seat 2000 people, with 1000 under shade. It includes a large stage with state of the art Audio Visual systems, large restrooms and concession spaces.

CLIENT REFERENCE
Honorable David R. Saucedo
County Judge
Maverick County
500 Quarry St., Suite 3
Eagle Pass, TX 78852
Tel: (830) 773-3824
Fax: (830) 773-6450
david.saucedo@co.maverick.tx.us

KEY PERSONNEL
Principal-in-Charge: Raymond Gignac, AIA, RID
Project Architect: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID
Project Manager: Rogelio Hernandez, AIA, LEED AP BD+C

PROJECT COST
$2.8 Million

COMPLETION DATE
November 2021



CAMERON COUNTY

Isla Blanca Park Improvements, Sand Piper Pavillion, & Public Works Facility

South Padre Island, Texas



DESCRIPTION OF SERVICES

The project included design improvements to the existing pavilion and canopy at Isla Blanca Park in South Padre Island, Texas, which coincided with the existing Master Plan. Improvements include a multipurpose building, public works facility, outdoor amphitheater, restrooms and rinse stations, concessions areas and BBQ areas, RV area improvements, events and attractions spaces, parking, and pavilions.

Sand Piper pavilion included lighted beachfront boardwalks with shade structure. The pavilion was constructed 200 feet landward from the original site, with a conservation system of dunes to protect the structure.

One of the most important elements of the design of Sand Piper Pavillion is the historical relationship with the park. In the 1960's, a curved shaded structure existed on the site, which was a popular hang-out spot and reprieve for locals and tourists during the hot coastal summers. The new design of the structure reimagined the old, with updated amenities and utilities.

CLIENT REFERENCE

Mr. Danny Villarreal
Cameron County
1100 E. Monroe St.
Dancy Building
Brownsville, TX 78520
956.544.0823 office
956.454.1378 cell
danny.villarreal@co.cameron.tx.us

KEY PERSONNEL

Principal-in-Charge: Raymond Gignac, AIA, RID
Project Architect: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID
Project Manager: Juan Mujica,
Nick Gignac, Assoc. AIA, LEED AP BD+C

PROJECT COST

Isla Blanca
$29.9 Million
Andy Bowie
Phase 1- $6.2 Million
Phase 2- $16.6 Million

COMPLETION DATE

July 2019





CITY OF HARLINGEN

Transfer Station / Transit Terminal

Harlingen, Texas



DESCRIPTION OF SERVICES

Gignac & Associates, along with Parsons Brinckerhoff, are providing full architectural and transit design services for the new Harlingen Transfer Station. The station will be able to accommodate 10 full size buses. The project will include the design of the massive canopy and flatwork at the station. The station will also include state-of-the-art technology and scheduling and display equipment to make the bus experience more efficient and enjoyable.

CLIENT REFERENCE

Ana Hernandez, AICP, CNU-A
Mobility and Special Projects Director
City of Harlingen
118 E. Tyler Ave.
956.216.5242
ahernandez@myharlingentx.gov

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

SUBCONSULTANTS

Structural Engineer: Chanin Engineering
MEP Engineer: DBR Engineering
Civil Engineer: Melden & Hunt
Landscape Architect: Heffner Design Team

PROJECT COST

Estimate in Dec '22 was $4.6M, lowest bona fid proposal was $7.8M

PROJECT SIZE

10,372 sf

PROJECT BEGIN DATE

Owner rejected all 5 competitive sealed proposals

DATE OF COMPLETION

Lowest bona fide proposer projected 365 calendar days

DELIVERY METHOD

Competitive Sealed Proposals

SERVICES PROVIDED

Master Planning, Architectural Design, Space Planning, Construction Administration, FF&E Selection







CITY OF HARLINGEN

Fire Station No. 4

Harlingen, Texas



DESCRIPTION OF SERVICES

Completed in November 2009, the new Harlingen Fire Station #4 has a modern design, which includes high apparatus vehicle bays, firefighter sleeping quarters, lounge, kitchen, showers and restrooms.

CLIENT REFERENCE

Mr. Dan Serna
Director of Public Works
405 South 5th Street
Harlingen, Texas 78550
(956) 216-5300

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA
Project Designer: Rolando Garza, AIA

CONSULTANTS

Structural Engineer: Green, Rubiano & Associates
MEP Engineer: DBR Engineering, Inc.
Civil Engineer: Randy Thompson, P.E.
Specialty: Mark Graham (G2 Solutions Group)

PROJECT COST

$1.5 Million

PROJECT BEGIN DATE

January 2008

DATE OF COMPLETION

November 2009

BIM PROCESSES

N/A





CITY OF MERCEDES
Multipurpose Facility
Mercedes, Texas



DESCRIPTION OF SERVICES
The City of Mercedes was chosen by the State of Texas as a location to construct a 20,000 sf community safe room shelter to serve the region in severe weather events. Our firm was selected to perform complete architectural services for the new facility. The building will also serve as a new multipurpose center for the municipality and includes new parking, covered drop-off area, basketball court, restrooms and office spaces.

CLIENT REFERENCE
Richard Garcia, City Manager
rgarcia@cityofmercedes.net
City of Mercedes
400 S. Ohio Avenue
Mercedes TX 78570
(956) 565-3118

KEY PERSONNEL
Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

PROJECT SIZE
22,479 sf

PROJECT COST
$3.8 Million

DATE COMPLETED
October 2015

SUBSUBCONSULTANTS
Structural Engineer: Walter P. Moore
MEP Engineer: DBR Engineering, Inc.
Civil Engineer: Guzman & Munoz





CITY OF PORT ARANSAS

Wellness Recreation Center (2025)

Port Aransas, Texas



DESCRIPTION OF SERVICES

The project is envisioned to enhance and support the existing recreation options at the Community Park. Spaces are designed to respond to User needs with flexible, multipurpose areas, including: Parks and Rec Offices, Teen Center, Multipurpose Classroom/Meeting Rooms, Catering Kitchen, Stage/Dance Studio, Movement Studio for yoga, karate, pilates, and other disciplines , Multipurpose Weight and Exercise area with indoor track, Gym/Auditorium, Toddlers' Area, Exterior Multipurpose Courtyard, and "After hours" security grills for partial building use.

Project Features Include: 70 parking spaces, Fully accessible site and building, Exterior Multipurpose Courtyard, Allows for future growth, Flexible, multifunctional spaces to maximize Users, Durable materials suited to Port Aransas environment, Incorporate technology throughout the facility

CLIENT REFERENCE

City of Port Aransas
David Parsons
City Manager
710 West Avenue A
Port Aransas, TX 78373
361.749.4111
davidparsons@cityofportaransas.org

KEY PERSONNEL

Project Manager: Carolyn James, AIA, RID
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

PROJECT SIZE

23,500 sf

BIM PROCESSES

Utilized BIM to create project designs and renderings for marketing the bond and client visualization.





CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

Staples Street Customer Service Center & Transit Terminal

Corpus Christi, Texas



DESCRIPTION OF SERVICES

Gignac & Associates, along with Parsons Brinckerhoff, are providing full architectural and transit design services for the massive renovation of the Corpus Christi Transportation Authory's Staples Street Transfer Station. This is currently one of the largest transit centers in the city, and will be completely renovated to accompany the new customer service center that will be built next door. The station will be able to accomodate 8 full size CCRTA busses. The project will include reworking of the ingress and egress for busses as well as redesign of the massive canopy and flatwork at the station. Bus passengers will now enjoy anew transfer experience in a remodeled atmosphere with the ability to visit the adjacent customer service center between fares or stop-in to the retail or food verndor spaces nearby. The station will also be upgraded with state of the art technology and scheduling and display equipment to make the bus experience more efficient and enjoyable.

CLIENT REFERENCE

Sharon Montez
Managing Director of Program Development
5658 Bear Lane
Corpus Christi, Tx 78405
361.289.2712
smontez@ccrta.org

KEY PERSONNEL

Project Manager: Paul Rybalka
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

CONSULTANTS

Structural Engineer: Naismith Engineering, Inc. / Green, Rubiano & Associates
MEP Engineer: DBR Engineering, Inc.
Civil Engineer: Naismith Engineering, Inc.
Contractor: Fulton Constructoin
Landscape Architect: Gignac Landscape
Transit Design Consultant: Mark Probst / WSP

PROJECT COST

$23.9 Million

PROJECT SIZE

72,160 sf

PROJECT BEGIN DATE

February 2012

DATE OF COMPLETION

June 2016

DELIVERY METHOD

Construction Manager at Risk

SERVICES PROVIDED

Master Planning, Architectural Design, Space Planning, Construction Administration, FF&E Selection





CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY

Staples Street Customer Service Center & Transfer Station

Corpus Christi, Texas



DESCRIPTION OF SERVICES

Gignac & Associates, along with Parsons Brinckerhoff, are providing full architectural and transit design services for the massive renovation of the Corpus Christi Transportation Authory's Staples Street Transfer Station. This is currently one of the largest transit centers in the city, and will be completely renovated to accompany the new customer service center that will be built next door. The station will be able to accomodate 8 full size CCRTA busses. The project will include reworking of the ingress and egress for busses as well as redesign of the massive canopy and flatwork at the station. Bus passengers will now enjoy anew transfer experience in a remodeled atmosphere with the ability to visit the adjacent customer service center between fares or stop-in to the retail or food verndor spaces nearby. The station will also be upgraded with state of the art technology and scheduling and display equipment to make the bus experience more efficient and enjoyable.

CLIENT REFERENCE

Sharon Montez
Managing Director of Program Development
5658 Bear Lane
Corpus Christi, Tx 78405
361.289.2712
smontez@ccrta.org

KEY PERSONNEL

Project Manager: Paul Rybalka
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

CONSULTANTS

Structural Engineer: Naismith Engineering, Inc. / Green, Rubiano & Associates
MEP Engineer: DBR Engineering, Inc.
Civil Engineer: Naismith Engineering, Inc.
Contractor: Fulton Constructoin
Landscape Architect: Gignac Landscape
Transit Design Consultant: Mark Probst / WSP

PROJECT COST

$23.9 Million

PROJECT SIZE

72,160 sf

PROJECT BEGIN DATE

February 2012

DATE OF COMPLETION

June 2016

DELIVERY METHOD

Construction Manager at Risk

SERVICES PROVIDED

Master Planning, Architectural Design, Space Planning, Construction Administration, FF&E Selection





CITY OF CORPUS CHRISTI

North Bayfront Park

Corpus Christi, Texas



DESCRIPTION OF SERVICES

Following a devastating Category Four hurricane in 1919, Corpus Christi filled a block into the Corpus Christi Bay to construct a seawall that would protect the community from future disasters. Since that time, the bayfront has been defined by Shoreline Drive—a wide boulevard designed primarily for automobiles—and provided limited spaces for pedestrians in the hot South Texas sun.

In 2004, Gignac Architects and a teaming firm prepared the overall master plan for the Corpus Christi bayfront—spanning from McGee Beach in the south to the ship channel in the north. The approved master plan called for the relocation of Shoreline Boulevard in order to accommodate green spaces along the water's edge, thus creating the vision for the North Bayfront Park. Situated next to the American Bank Center Arena, North Bayfront Park is the first of a series of parks to be constructed from the master plan.

A key feature of the park includes an interactive fountain to attract children and families. Parents can sit at the adjacent café in the park, protected from the wind with glass windscreens, while watching their children play in the fountain. The café is shaded by fabric stretched between posts while groves of palms and mesquite trees will grow over time to provide shady spots in the park. An arbor is designed to support colorful Bougainvillea planting that shade a walkway leading to the fountain. The arbor fronts a parcel identified for a future restaurant included in the design to activate and program the park.

CLIENT REFERENCE

Philip Skrobarczyk
Fulton Construction
1102 2nd Street
Corpus Christi, Texas 78404
361.993.5200
pskrobar@fultonconst.com

KEY PERSONNEL

Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

SERVICES PROVIDED

Master Planning, Landscape Architecture, Complete Architectural Services

PROJECT COST

$15 Million

PROJECT SIZE

2.5 acres

COMPLETION DATE

June 2014

CONSULTANTS

Contractor: Fulton Construction
Design Consultant: Sasaki
MEP Engineer: DBR Engineering, Inc.





CITY OF EAGLE PASS

Public Works & Maintenance Building

Eagle Pass, Texas



DESCRIPTION OF SERVICES

The facility includes warehouse space, workstations, welding areas, mechanic shop, tool area, heavy equipment area, offices, reception area, breakroom / lunchroom, large group training conference rooms, locker rooms, restrooms, vehicle and boat wash bays, fueling operations, oil / liquid storage, parking, gated access and security access control systems, cameras & lighting, and covered storage.

CLIENT

Ms. Vanessa Rosales-Herrera
City Engineer
City of Eagle Pass
1100 Edison Road
Eagle Pass, TX 78852
830.773.9408 office
830.773.0041 fax
vherrera@eaglepasstx.us

KEY PERSONNEL

Project Architect: Raymond Gignac, AIA, RID

PROJECT COST

$14.5 Million

COMPLETION DATE

July 2024





CITY OF PORT ARANSAS

Fire Station

Port Aransas, Texas



DESCRIPTION OF SERVICES

This project includes the design and construction of new fire station and EMS building for the City of Port Aransas. The new facility will replace existing facility that was damaged by Hurricane Harvey.

CLIENT REFERENCE

Michael Dorris
Special Projects Manager
City of Port Aransas
710 West Avenue A
Port Aransas, Texas 78373
504.810.3964
mdorris@delsol-consulting.com

KEY PERSONNEL

Project Manager: Nicholas Gignac, Assoc. AIA
Project Architect: Raymond Gignac, AIA, RID
Project Director: Rolando Garza, AIA
Interior Designer: Carolyn James, AIA, RID

CONSULTANTS

Structural Engineer: Green, Rubiano & Associates
MEP Engineer: NRG Engineering
Civil Engineer: Urban Engineering
Specialty: Mark Graham (G2 Solutions Group)

PROJECT COST

$15 Million

PROJECT BEGIN DATE

January 2020

DATE OF COMPLETION

August 2022 (expected)

CITY OF MERCEDES

Multipurpose Facility & FEMA Community Safe Room

Mercedes, Texas



DESCRIPTION OF SERVICES

The City of Mercedes was chosen by the State of Texas as a location to construct a 20,000 sf community safe room shelter to serve the region in severe weather events. Our firm was selected to perform complete architectural services for the new facility. The building will also serve as a new multipurpose center for the municipality and includes new parking, covered drop-off area, basketball court, restrooms and office spaces.

CLIENT REFERENCE

Richard Garcia, City Manager
rgarcia@cityofmercedes.net
City of Mercedes
400 S. Ohio Avenue
Mercedes TX 78570
(956) 565-3118

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA, RID
Project Designer: Rolando Garza, AIA
Interiors: Carolyn James, AIA, RID

PROJECT SIZE

22,479 sf

PROJECT COST

$3.8 Million

DATE COMPLETED

October 2015

SUBCONSULTANTS

Structural Engineer: Walter P. Moore
MEP Engineer: DBR Engineering, Inc.
Civil Engineer: Guzman & Munoz
Landsape Architect: Gignac Landscape







CITY OF PALMVIEW

Fire Station, EMS, & Police Station

Palmview, Texas



DESCRIPTION OF SERVICES

This public safety complex includes a new fire station, police station, and emergency services facilities.

CLIENT REFERENCE

Mr. Michael Leo
City Manager
City of Palmview
956.432.0300 office
956.222.5010 cell
mleo@cityofpalmview.us

KEY PERSONNEL

Project Manager: Juan Mujica
Project Architect: Raymond Gignac, AIA
Project Designer: Rolando Garza, AIA

CONSULTANTS

Structural Engineer: Chanin
MEP Engineer: SIGMA
Civil Engineer: Melden & Hunt
Public Safety Consultant: G2 Solutions Group

PROJECT COST

SD Construction Cost Estimate $5,246,280
SD Soft Cost Estimate $1,416,496
Total SD Project Cost $6,662,776

PROJECT BEGIN DATE

2020

CITY OF EAGLE PASS

Public Safety Headquarters Complex: Police & Fire

Eagle Pass, Texas



DESCRIPTION OF SERVICES

After completing a facilities assessment and master plan, Gignac & Associates has been asked to design a brand new fire station for the City of Eagle Pass as part of a Public Safety Complex. The new facilities house administrative offices, training facilities, vehicle bays, sleeping quarters, lounge areas, kitchen, showers, and restrooms. This concrete panel structures will serve as the city government's emergency shelter for hurricanes.

CLIENT REFERENCE

Ms. Vanessa Rosales-Herrera
City Engineer
City of Eagle Pass
1100 Edison Road
Eagle Pass, TX 78852
830.773.9408 office
830.773.0041 fax
vherrera@eaglepasstx.us

KEY PERSONNEL

Project Manager: Rogelio Hernandez
Project Architect: Raymond Gignac, AIA
Project Designer: Rolando Garza, AIA

CONSULTANTS

Structural Engineer: Garza+McClain
MEP Engineer: DBR Engineering, Inc.
Civil Engineer: Ricardo Pedraza, P.E.
Specialty: Mark Graham (G2 Solutions Group)

PROJECT COST

$10.2 Million

PROJECT SIZE

38,271 sf

PROJECT BEGIN DATE

November 2014

DATE OF COMPLETION

July 2020







ADMINISTRATION BUILDING, EDINBURG, TEXAS

Team Members

3



RAYMOND GIGNAC, AIA, RID

PRINCIPAL-IN-CHARGE

Raymond Gignac, as Principal of Gignac & Associates, is responsible for coordinating and overseeing personnel, consultants, and the management of projects. He has a wide range of experience in design of educational, institutional, commercial and municipal facilities. Raymond brings to the project team over 40 years of experience with completed construction costs approaching $1 Billion. Raymond will lead the project team as Principal-in-Charge with project oversight from the earliest stages of programming and design to project close out.

EDUCATION

Bachelor of Environmental Design, Texas A&M University, 1972
Master of Architecture, Texas A & M University, 1974

REGISTRATION

Architectural: Texas #6296, 1977; Maryland, 1984; Virginia, 1985; District of Columbia, 1985; Oklahoma, 2001
NCARB: 1984
Interior Design: Texas #7569, 1994
Society of Military Engineers: Texas 1995

PROFESSIONAL AFFILIATIONS

American Institute of Architects
National Council of Architectural Registration Boards
United States Green Building Council
Texas Society of Architects
Architecture Council for Excellence, Texas A&M University
Texas A & M Legacy Society

AWARDS

GIGNAC ARCHITECTS

2013 Named among Top 5 Design Firms for K-12 Construction by Schools of the 21st Century Magazine
Featured in 2015 US Builders Review Greenbuild Edition
2017 Architect of the Year, S. Texas AGC
2015 Best Architect of Harlingen Award
2019 Best Architect of Harlingen Award

CORPUS CHRISTI NORTH BAYFRONT PARK

2013 American Institute of Architects, Corpus Christi, Design Award – Grand Prize

CCRTA STAPLES SERVICE CENTER & TRANSIT STATION

2017 Texas Society of Architects Design Excellence Award

EXPERIENCE

MUNICIPAL / GOVERNMENT PROJECTS

- **CITY OF BROWNSVILLE**
  Senior Center Renovations
- **CITY OF DONNA**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF HARLINGEN**
  ADA Improvements to Public Buildings
  Additions and Renovations to Various Municipal Facilities
  Fire Station No. 4
  Lon C. Hill Building, Renovation from Library to Office Space
  Boys & Girls Club
- **CITY OF MCALLEN**
  McAllen Convention Center
  Quinta Mazatlan Improvements
- **CITY OF MERCEDES**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF MISSION**
  Catholic War Veterans Building Renovations
- **CITY OF PALMVIEW**
  Fire Station, EMS, & Police Station
- **CITY OF PENITAS**
  City Hall & Police Station Design-Build
- **CITY OF PHARR**
  Master Park Site Plan
  Northpark Concept Design
- **CITY OF RIO HONDO**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF SAN BENITO**
  Resaca Walk Master Plan
- **CITY OF SOUTH PADRE ISLAND**
  Convention Center Master Plan
  Convention Center Additions & Renovations
  Public Works Facility
  Multi-Modal Transit Station
- **CITY OF WESLACO**
  North Side Sports Complex
  City Park Master Plan

SERVICE CENTERS & PUBLIC WORKS FACILITIES

Corpus Christi Regional Transportation Authority Staples Street Customer Service Center and Transit Terminal, Corpus Christi, Texas
Corpus Christi Regional Transportation Authority Bear Lane Transit Authority Center & Maintenance Facility, Corpus Christi, Texas
City of South Padre Island Multi-Modal Transit Station & Service Center, South Padre Island, Texas
City of Brownsville Metro East Side Transfer Station, Brownsville, Texas
South Padre Island Public Works Facility at Isla Blanca Park, South Padre Island, Texas



NICHOLAS GIGNAC, ASSOCIATE AIA, LEED AP BD+C
PRINCIPAL, PROJECT MANAGEMENT & DESIGN

Since joining the firm in 2010, Nick Gignac has gained valuable experience in programming, design, and project management across a broad spectrum of project sizes and types. Nick has worked on everything from small municipal projects to $100 Million high schools, and has become especially proficient in day-lighting, sustainable planning and design. As a LEED Accredited Professional, Nick often serves as a LEED Project Administrator. Nick also continues to learn and grow in his work and represents the future of architecture in South Texas as the second generation of Gignac | Architects. Nick is a LEED Accredited Professional.

EDUCATION
Master of Architecture, Texas A&M University
Graduate Certificate in Facility Management, Texas A&M Univerisity
B.S. in Construction Science, Texas A&M University

REGISTRATION
Associate AIA
LEED Accredited Professional

PROFESSIONAL AFFILIATIONS
American Institute of Architects
United States Green Building Council
Leadership Corpus Christi Class 43

EXPERIENCE
MUNICIPAL / GOVERNMENT PROJECTS
- **CITY OF CORPUS CHRISTI**
  City Hall 6th Floor Conference Room Renovation
  Fire Station No. 17 Driveway Project
  Adaptive Re-Use for the Buddy Lawrence Home, Heritage Park Area
  North Bayfront Park
  Chaparral Street Improvements
  Flour Bluff Police Substation Renovations
  Parks Master Plan
  Sherrill Park Shade Structure
  Say Both Park Shade Structure
  Parks Playground and Shade Structure Design Standards
  City Hall Multipurpose Room Renovations
  Water's Edge Park Design-Build
  City Hall Modifications
- **CITY OF EAGLE PASS**
  Public Safety Headquarters- Police & Fire Station Complex
- **CITY OF HARLINGEN**
  Fire Station No. 4
- **CITY OF PORT ARANSAS**
  City of Port Aransas Fire Station

ADDITIONAL RELEVANT PROJECTS
- **CORPUS CHRISTI INDEPENDENT SCHOOL DISTRICT**
  New Veterans Memorial High School
  New Dorothy Adkins Middle School
  New Windsor Park Elementary School
  New Cunningham at South Park Middle School
  New Mary Carroll High School
  New Calk-Wilson Elementary School
  New Los Encinos Elementary School
  New Baker Middle School
  Haas Middle School Additions & Renovations
  New Zachary Kolda Elementary School
  New Dr. J.A. Garcia Elementary School

SERVICE CENTERS & PUBLIC WORKS FACILITIES
Corpus Christi Regional Transportation Authority Staples Street Customer Service Center and Transit Terminal, Corpus Christi, Texas
Corpus Christi Regional Transportation Authority Bear Lane Transit Authority Center & Maintenance Facility, Corpus Christi, Texas
City of South Padre Island Multi-Modal Transit Station & Service Center, South Padre Island, Texas
City of Brownsville Metro East Side Transfer Station, Brownsville, Texas
South Padre Island Public Works Facility at Isla Blanca Park, South Padre Island, Texas
Brownsville ISD Palo Alto Public Works Facility, Brownsville, Texas
Point Isabel Maintenance Facility, Port Isabel, Texas
City of Portland Public Works Facility, Portland, Texas



JUAN MUJICA, ASSOCIATE AIA
MANAGING DIRECTOR OF PROJECTS, RGV

Juan launched the Rio Grande Valley Office of Gignac & Associates in Harlingen, Texas in April of 2000 and has been with Gignac l Architects ever since. Juan effectively serves many roles, often as Project Manager for of educational, institutional, and municipal facilities. With over 21 years of total experience, he has completed over 50 projects with Gignac & Associates and has experience in project scopes ranging from small additions and renovations to large-scale convention centers and new high schools. Juan is typically involved in a project from inception and will maintain a presence throughout construction administration.

EDUCATION
Bachelor of Architecture, University of Houston, Houston, TX 1992
Minor in Philosophy

REGISTRATION
Associate AIA

PROFESSIONAL AFFILIATIONS
American Institute of Architects
NCARB Candidate
Texas Society of Architects
Lower Rio Grande Valley Chapter of American Institute of Architects

EXPERIENCE
MUNICIPAL / GOVERNMENT PROJECTS
- **CITY OF BROWNSVILLE**
  Senior Center Renovations
- **CITY OF DONNA**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF HARLINGEN**
  ADA Improvements to Public Buildings
  Additions and Renovations to Various Municipal Facilities
  Fire Station No. 4
  Lon C. Hill Building, Renovation from Library to Office Space
  Boys & Girls Club
- **CITY OF MCALLEN**
  McAllen Convention Center
  Quinta Mazatlan Improvements
- **CITY OF MERCEDES**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF MISSION**
  Catholic War Veterans Building Renovations
- **CITY OF PALMVIEW**
  Fire Station, EMS, & Police Station
- **CITY OF PENITAS**
  City Hall & Police Station Design-Build
- **CITY OF PHARR**
  Master Park Site Plan
  Northpark Concept Design
- **CITY OF RIO HONDO**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF SAN BENITO**
  Resaca Walk Master Plan
- **CITY OF SOUTH PADRE ISLAND**
  Convention Center Master Plan
  Convention Center Additions & Renovations
  Public Works Facility
  Multi-Modal Transit Station
- **CITY OF WESLACO**
  North Side Sports Complex
  City Park Master Plan
- **CAMERON COUNTY**
  Courthouse Annex Building, Harlingen, Texas
  Cameron County – Father O'Brien Health Clinic, Port Isabel, Texas
  Hidalgo County – Sheriff's Substation Facility

SERVICE CENTERS & PUBLIC WORKS FACILITIES
City of South Padre Island Multi-Modal Transit Station & Service Center, South Padre Island, Texas
City of Brownsville Metro East Side Transfer Station, Brownsville, Texas
South Padre Island Public Works Facility at Isla Blanca Park, South Padre Island, Texas

CLAUDIO LEON, AIA, LEED AP, WELL AP

PROJECT ARCHITECT



EDUCATION

MSc Environmental and Resources Management, TH Köln University of Technology, Arts, Sciences, 2014

Bachelor of Architecture, University of Houston, 2004

REGISTRATION

Architectural: Texas #30511

PROFESSIONAL AFFILIATIONS

American Institute of Architects, Lower Rio Grande Valley
Current member

Texas Society of Architects – Committee on the Environment
Current member

South Texas Regional Council – U.S. Green Building Council
Current Co-chair

Claudio is a successful and motivated project architect, with over (18) years of experience, and who recently joined our McAllen team. Claudio Leon graduated in 2004 with a B. Architecture. from the University of Houston. He worked as an architectural project manager for several years in the Rio Grande Valley, from 2005 to 2012, where he gained a wealth of design and project management experience in various building typologies, including Airport, Industrial and Healthcare type facilities. During this time, he also provided international project management support for Industrial projects located along the US-Mexico border. Later, in 2014, he successfully completed his MSc. degree at the Cologne University of Applied Sciences in Germany in the field of environmental sciences with a focus on renewable energy systems. Since then, he has gained experience in the field of **Sustainable Building Design**, particularly in the area of Whole Building Energy Simulation. In 2022 Mr. Leon came back to the United States Leon after being the Sustainability lead for AECOM in Germany. He is regularly actively involved in all areas of a project, from Schematic Design to performing Project Management and Construction Administration duties.

EXPERIENCE

ROMA INDEPENDENT SCHOOL DISTRICT

New Gymnatorium & Multipurpose Complex, 2026

WESLACO INDEPENDENT SCHOOL DISTRICT

2024-2026 B. Barga Middle School Restroom Renovations
2024-2026 Margo Elementary School Restroom Renovations

CITY OF MCALLEN

2024 Fire Training Station

OTHER RELEVANT EXPERIENCE

(2022- current) VIA Centro Plaza- Infrastructure Systems Repairs; San Antonio, TX
(2022 – 2024) STC Pecan Campus Building P Renovations; McAllen, TX
(2022- 2024) STC Auto and HVAC Labs; Rio Grande City TX
(2022- 2024) Tangelo Quarters Phase 2-Housing Authority; Brownsville, TX
(2009- 2012) McAllen International Airport Expansion; McAllen, TX
(2005- 2012) Capote International Business Park; Pharr, TX
(2005- 2007) Renaissance Psychiatric Hospital; Edinburg, TX

OTHER RELEVANT INTERNATIONAL EXPERIENCE

(2021- ongoing) IBM Technology Campus Main Office Building; Stuttgart, Germany
WELL Building Certification
(2016- 2020) RK7-J&J Industrial Manufacturing Facility; Schleswig-Holstein, Germany
LEED C&S Gold Certification
(2013- 2020) Janssen Beerse LION Labs In 1Network-J&J; Beerse, Belgium
LEED NC Gold Certification
(2016- 2023) BK Neo Mixed-Use Building; Munich, Germany
LEED Gold Certification
(2014- 2021) Carlsquartier Mixed-Use Building Düsseldorf, Germany
LEED Gold Certification
(2013- 2021) Verso Mixed-Use Towers / Campus; Wiesbaden, Germany
LEED Campus Certification

CERTIFICATIONS AND ACCREDITATIONS

10/2022 NCARB Registration – US (106183)
10/2022 TBAE – Texas Architecture License (30511)
06/2021 WELL AP Accredited Professional – Specialty
02/2021 AECOM Project Management Professional Certification- Europe
09/2007 Architecture License – MX (5249024)
08/2007 LEED AP Accredited Professional- Building Design & Construction Specialty



ROLANDO GARZA, AIA, LEED AP BC+C

SENIOR PROJECT ARCHITECT

Rolando has been with Gignac & Associates for 25 years. He acts as Project Designer and Project Manager for many of Gignac & Associates' commissions. In addition to his experienced management skills, Rolando brings to the project team a broad working knowledge of building design and code compliance from ADA concerns to life safety. Rolando also leads our energy conservation awareness concerns as they relate to architectural design. Rolando will be involved with this project from its inception until its completion. Rolando is a LEED Accredited Professional.

EDUCATION

Bachelor of Architecture, University of Texas, Austin, 1984
Oxford Summer Study Program, Oxford, England

REGISTRATION

Architecture: Texas #13642, 1991
LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Institute of Architects
National Council of Architectural Registration Boards
United States Green Building Council
Texas Society of Architects

EXPERIENCE

MUNICIPAL / GOVERNMENT PROJECTS

- **CITY OF BROWNSVILLE**
  Senior Center Renovations
- **CITY OF DONNA**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF HARLINGEN**
  ADA Improvements to Public Buildings
  Additions and Renovations to Various Municipal Facilities
  Fire Station No. 4
  Lon C. Hill Building, Renovation from Library to Office Space
  Boys & Girls Club
- **CITY OF MCALLEN**
  McAllen Convention Center
  Quinta Mazatlan Improvements
- **CITY OF MERCEDES**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF MISSION**
  Catholic War Veterans Building Renovations
- **CITY OF PALMVIEW**
  Fire Station, EMS, & Police Station
- **CITY OF PENITAS**
  City Hall & Police Station Design-Build
- **CITY OF PHARR**
  Master Park Site Plan
  Northpark Concept Design
- **CITY OF RIO HONDO**
  Multipurpose Facility & FEMA Community Safe Room
- **CITY OF SAN BENITO**
  Resaca Walk Master Plan
- **CITY OF SOUTH PADRE ISLAND**
  Convention Center Master Plan
  Convention Center Additions & Renovations
  Public Works Facility
  Multi-Modal Transit Station
- **CITY OF WESLACO**
  North Side Sports Complex
  City Park Master Plan

SERVICE CENTERS & PUBLIC WORKS FACILITIES

Corpus Christi Regional Transportation Authority Staples Street Customer Service Center and Transit Terminal, Corpus Christi, Texas
Corpus Christi Regional Transportation Authority Bear Lane Transit Authority Center & Maintenance Facility, Corpus Christi, Texas
City of South Padre Island Multi-Modal Transit Station & Service Center, South Padre Island, Texas
City of Brownsville Metro East Side Transfer Station, Brownsville, Texas
South Padre Island Public Works Facility at Isla Blanca Park, South Padre Island, Texas



CAROLYN JAMES, AIA, RID

SENIOR INTERIOR DESIGNER / SPACE PLANNER

Proposed Design Architect and Interior Designer, Carolyn James, AIA brings over 30 years of experience to the proposed team in Architecture and Interior Design. Ms. James specializes in interior design utilizing contract furnishings derived from commercial interior specifications. Her past project experience includes many publicly funded projects, many of these for various municipal clients and independent school districts. Carolyn is dually registered in the State of Texas as both an Architect and an Interior Designer and specializes in assisting clients with space planning, selecting color palettes, interior furnishings, graphics and even artwork selection. .

EDUCATION

Bachelor of Architecture, University of Texas, Austin, 1980
National Endowment for the Arts Grant Project, Farleigh Dickson University, West Indies Laboratory, St. Croix, U.S.V.I., 1978

REGISTRATION

Architectural: Texas #10912, 1985
Interior Design: Texas #7573, 1994

PROFESSIONAL AFFILIATIONS

American Institute of Architects
National Council of Architectural Registration Boards
United States Green Building Council
Texas Society of Architects

EXPERIENCE

MUNICIPAL / GOVERNMENT PROJECTS

- **CITY OF CORPUS CHRISTI**
  City Hall 6th Floor Conference Room Renovation
  Fire Station No. 17 Driveway Project
  Adaptive Re-Use for the Buddy Lawrence Home, Heritage Park Area
  American Bank Center Convention Center & Multipurpose Arena
  Bayfront Master Plan
  Broadway Wastewater Treatment Office Bldg & Maintenance Facility
  Corpus Christi Convention Center Renovation and Expansion
  Whataburger Field Renovations
  North Bayfront Park
  Chaparral Street Improvements
  Flour Bluff Police Substation Renovations
- **CITY OF HARLINGEN**
  ADA Improvements to Public Buildings
  Additions and Renovations to Various Municipal Facilities
  Fire Station No. 4
  Lon C. Hill Building, Renovation from Library to Office Space
  Boys & Girls Club
- **CITY OF PORT ARANSAS**
  Marina Market Development Study & Master Plan
  Roberts Point Park Improvements & Master Plan
  Classroom Pavillion Nature Preserve
  City of Port Aransas Fire Station
- **CITY OF PORTLAND**
  City Hall
  Master Plan
  Police Station
  Whittington Library Additions & Renovations
  Public Works Office Building and Maintenance Facility
- **CORPUS CHRISTI REGIONAL TRANSPORTATION AUTHORITY**
  CC RTA Bear Lane Administration Building Renovation
  CC RTA New Administration, Operations, and Maintenance Facilities
  CC RTA New Staples Street Customer Service Center Complex & Transit Station

SERVICE CENTERS & PUBLIC WORKS FACILITIES

Corpus Christi Regional Transportation Authority Staples Street Customer Service Center and Transit Terminal, Corpus Christi, Texas
Corpus Christi Regional Transportation Authority Bear Lane Transit Authority Center & Maintenance Facility, Corpus Christi, Texas
City of South Padre Island Multi-Modal Transit Station & Service Center, South Padre Island, Texas
City of Brownsville Metro East Side Transfer Station, Brownsville, Texas
South Padre Island Public Works Facility at Isla Blanca Park, South Padre Island, Texas
Brownsville ISD Palo Alto Public Works Facility, Brownsville, Texas
Point Isabel Maintenance Facility, Port Isabel, Texas
City of Portland Public Works Facility, Portland, Texas



ANA LUKSA, ASSOCIATE AIA
LOCAL ASSISTANT PROJECT MANAGER

As a native of the Rio Grande Valley, Ana has been a cornerstone of our Harlingen team since 2004. Ana's duties include design, production, and project coordination. You will often find Ana meeting with clients and owner representatives to ensure quality control. Ana has worked on a number of major projects for various public clients and across a wide-spectrum of project types.

EDUCATION
Bachelor of Architecture, University of Texas at Austin, 2000

PROFESSIONAL AFFILIATIONS
American Institute of Architects, Lower Rio Grande Valley

EXPERIENCE

MUNICIPAL / GOVERNMENT PROJECTS
- Hidalgo County Sheriff's Substation, Hidalgo County, Weslaco, Texas
- Harlingen Fire Station No. 4, City of Harlingen, Harlingen, Texas
- City of San Benito Resaca Walk Municipal Master Plan, San Benito, Texas
- Cameron County Courthouse Annex Additions & Renovations, Harlingen, Texas

ADDITIONAL RELEVANT PROJECTS
- **HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT**
  Boggus Stadium, New Football Field, Track and Seating Expansion
  New Aquatics Center
  Tennis Courts Replacement, Harlingen High School, Harlingen HS South
  Memorial Middle School Re-purpose
  Lee H. Means Elementary School
  Moises V. Vela Middle School
  Early College High School at TSTC
  District Wide Additions & Renovations
  Early College High School Additions and Renovations
- **LA JOYA INDEPENDENT SCHOOL DISTRICT**
  Juarez-Lincoln High School
- **MCALLEN INDEPENDENT SCHOOL DISTRICT**
  Castaneda Elementary School
  District Wide Additions and Renovations
- **PHARR SAN-JUAN ALAMO INDEPENDENT SCHOOL DISTRICT**
  Collegiate Academy, San Juan, Texas
  Kennedy Middle School
  New Jaime Escalante Middle School
  San Juan Replacement Middle School
  Austin Middle School
  Longoria Elementary School
  Alamo Middle School
  Audie Murphy Middle School
- **POINT ISABEL INDEPENDENT SCHOOL DISTRICT**
  District Wide Additions and Renovations
  New Athletic Fields / Football Stadium Upgrades
  Derry Elementary School Classroom Addition
  Port Isabel High School Additions and Renovations
- **RAYMONDVILLE INDEPENDENT SCHOOL DISTRICT**
  Myra Green Middle School
- **RIO HONDO INDEPENDENT SCHOOL DISTRICT**
  Rio Hondo Elementary School
  Rio Hondo Sports Complex
  Additions to Rio Hondo High School

SERVICE CENTERS & PUBLIC WORKS FACILITIES
City of South Padre Island Multi-Modal Transit Station & Service Center, South Padre Island, Texas
City of Brownsville Metro East Side Transfer Station, Brownsville, Texas
South Padre Island Public Works Facility at Isla Blanca Park, South Padre Island, Texas

References



4



ESC Region One Laredo



City of Corpus Christi Developent Services Building



CCRTA Staples Street Administration Building



CCRTA Customer Serviceand Administration Building

CLIENT REFERENCES

We encourage you to call ALL of our references! Over the past 30 years, Gignac Architects has built a large base of satisfied, loyal, repeat clients.

The list of clients below represents just a portion of these clients, but we have selected a few based on the relevance to your project. Please feel free to contact us if there is any trouble contacting any of our references.

MR. TOMAS REYNA
Assistant City Manager
City of Edinburg
415 W University Dr.
Edinburg, TX 78539
956.239.1580 cell
956.388.8207
treyna@cityofedinburg.com

AMERICO GARZA
Weslaco ISD
Executive Director of Facilities
mobile 956.376.8509
office 956.969.6515
amgarza@wisd.us

CARLOS GONZALEZ
Superintendent
Roma ISD
956.500.0371 cell
Cgonzalez@romaisd.com

DOROTEO 'DORO' GARCIA
Asst. City Engineer / Project Coordinator
City of Brownsville
1001 E.Elizabeth Street
Brownsville, TX 78520
956.547.6808 office
956.459.6874 cell
Doroteo.Garcia@brownsvilletx.gov



CITY OF CORPUS CHRISTI DEVELOPMENT SERVICES BUILDING



GIGNAC | ARCHITECTS
3700 N. 10TH STREET, SUITE 205 | McALLEN, TEXAS 78501 | TEL: 956.686.0100
www.GIGNACARCHITECTS.com



REQUEST FOR QUALIFICATIONS



Request for Qualifications
Architectural Services
RFQ No. 2026-5

Gomez Mendez Saenz, Inc.—1150 Paredes Line Rd.—Brownsville, TX 78521

GMS ARCHITECTS

July 14, 2026

City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

Re: Request for Qualifications – Architectural Services
RFQ 2026-5

Architectural Selection Committee:

We appreciate the opportunity to submit our firm's qualifications for the City of Edinburg's upcoming project. Gomez Mendez Saenz Inc. has a strong understanding of the City's mission, values, and commitment to serving the community. We also recognize the importance of incorporating safety, functionality, and quality into every aspect of the design process.

With many years of experience providing comprehensive architectural services, Gomez Mendez Saenz Inc. is committed to delivering thoughtful, innovative, and practical design solutions. We believe that open communication and collaboration are fundamental to a successful project. By understanding our clients' goals and working closely with them throughout the design process, we consistently deliver projects that meet their expectations. Our reputation throughout the Rio Grande Valley is reflected in the many repeat clients who have continued to place their trust in our firm over the years.

Our team consists of eleven professionals, including three registered architects. The project will be led by Architect Roan G. Gomez, AIA, who will serve as the primary point of contact throughout the design process. Mr. Gomez will oversee project coordination, address any design-related questions, and conduct final contract negotiations on behalf of the firm. He may be reached at (956) 546-0110 or by email at rgg@gmsarchitects.com.

No addenda were issued for this solicitation.

We appreciate your consideration of our qualifications and welcome the opportunity to work with the City of Edinburg. We look forward to contributing our experience, expertise, and commitment to excellence in support of the City's vision for this project.

Sincerely,

Roan G. Gomez, AIA
President

1150 Paredes Line Rd,
Brownsville, TX 78521
P 956.546.0110
F 956.546.0196
www.gmsarchitects.com



GMS Architects provides our clients with attractive and efficient projects.

About our Firm

Gomez Mendez Saenz, Inc.

Founded in 1998 and continuing an architectural practice established in 1976, Gomez Mendez Saenz, Inc. has provided planning, architectural design, and construction administration services to public agencies throughout South Texas for nearly five decades.

Our portfolio includes municipal facilities, county buildings, public safety facilities, educational campuses, housing authorities, and federal projects. We have successfully delivered projects ranging from renovations and facility expansions to complex new construction, always with a commitment to quality, responsiveness, and fiscal responsibility.

Located in Brownsville, Texas, our firm provides clients throughout the Rio Grande Valley with immediate access to experienced architects and project managers. Our local presence enables us to respond quickly during design and construction, providing timely decisions, regular site visits, and hands-on project management throughout every phase of a project.

Why Gomez Mendez Saenz?

Local Experience

For nearly fifty years, our team has designed facilities specifically for the Rio Grande Valley. We understand the region's climate, soil conditions, permitting requirements, construction practices, and available labor force, allowing us to develop practical and cost-effective design solutions.

Public Sector Expertise

Our firm has extensive experience serving municipalities, counties, school districts, state agencies, and federal clients. We understand public procurement requirements, stakeholder coordination, budget accountability, and the documentation necessary for publicly funded projects.

Responsive Service

Because our office is located within the region we serve, our architects remain readily available throughout construction. Quick response times reduce delays, improve communication, and help resolve field issues before they affect project schedules.

Integrated Design Team

Our long-standing relationships with trusted structural, civil, mechanical, electrical, plumbing, roofing, and landscape consultants create a seamless design process that minimizes conflicts and improves project coordination.

Budget-Conscious Design

Every design decision is evaluated for constructability, long-term maintenance, energy efficiency, and overall value. Our goal is to deliver facilities that are functional, durable, and economical to build and operate.



Clear communication is essential with our clients.

Our Project Approach

Every successful project begins with listening.

We work closely with each client to understand operational goals, functional requirements, budget expectations, and long-term needs before design begins. Through collaborative programming sessions, we identify project priorities and establish a clear roadmap for design.

During site evaluation, we assess existing conditions, utilities, drainage, circulation, infrastructure, and constructability to ensure the proposed improvements are practical and cost-effective.

Our multidisciplinary team remains engaged throughout schematic design, design development, and construction documents, ensuring continuous coordination among all engineering disciplines while maintaining strict budget control through ongoing cost evaluations.

This collaborative process minimizes redesign, reduces change orders, and results in construction documents that are accurate, coordinated, and ready for bidding.

Construction Phase Services

Our commitment extends beyond design.

During construction, our architects and consultants remain actively involved through regular site visits, review of contractor submittals, responses to Requests for Information, evaluation of pay applications, and observation of critical construction milestones.

Our resident inspector performs routine site observations while our project architects remain available to resolve field issues promptly.

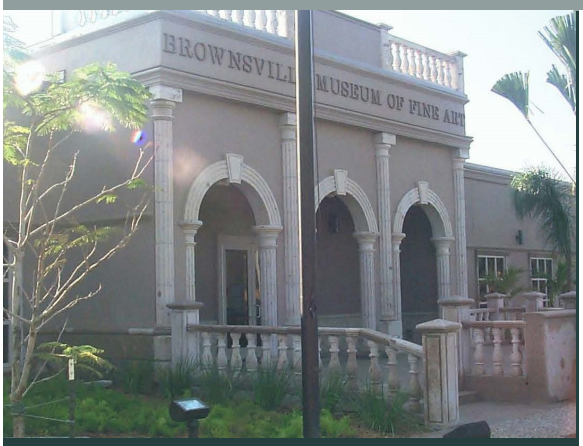
At project completion, we perform comprehensive punch list inspections, oversee system commissioning, and verify that the completed facility meets the requirements of the construction documents before final acceptance.

Capacity and Resources

Gomez Mendez Saenz has the personnel and resources necessary to begin work immediately.

Our professional staff includes three registered architects supported by experienced CADD technicians and a well-established team of consulting engineers. This structure enables us to manage multiple projects simultaneously while maintaining the personalized service our clients have come to expect.

Our collaborative approach, experienced project team, and local presence allow us to consistently deliver projects on schedule, within budget, and to the highest professional standards.



Commitment to Our Clients

At Gomez Mendez Saenz, we believe successful projects are built on communication, accountability, and trust. Our goal is not simply to deliver construction documents, but to become a valued partner throughout planning, design, construction, and project closeout.

We are committed to providing innovative, practical, and sustainable design solutions that meet our clients' immediate needs while supporting their long-term goals. Every project receives the personal attention of our principals, ensuring responsive service, thoughtful leadership, and a continued commitment to excellence from concept through completion.

50 Years of Service

Relevant Experience

Gomez Mendez Saenz has successfully completed projects involving:

- ◊ Municipal Buildings
- ◊ Public Safety Facilities
- ◊ County Buildings
- ◊ Educational Facilities
- ◊ Administrative Offices
- ◊ Renovations and Facility Expansions
- ◊ New Construction
- ◊ Roofing Replacement Programs
- ◊ Site Development
- ◊ Parking and Paving Improvements
- ◊ Drainage Improvements
- ◊ Landscape and Irrigation Design
- ◊ ADA Accessibility Upgrades

Our team is experienced in applying:

- ◊ International Building Code (IBC)
- ◊ International Fire Code (IFC)
- ◊ Texas Accessibility Standards (TAS)
- ◊ Americans with Disabilities Act (ADA)
- ◊ Local Building Codes
- ◊ Municipal Life Safety Requirements
- ◊ Stormwater and Drainage Design Standards
- ◊ HUD, GSA, and other federal funding requirements

STAFF OF ELEVEN

Architects:	3
Draftsmen:	5
Construction Manager:	1
Clerical Staff:	2

REGISTERED ARCHITECTS

David A. Monreal, AIA Lic. #19556
Roan G. Gomez, AIA Lic. # 23625
Chris Garza, AIA Lic. #32133

CONSULTANTS

MEP Engineers
Sigman Engineering
Civil Engineers
Melden & Hunt, Inc.
Structural Engineers
Chanin Engineering
Building Envelope Consultants
Amtech Solutions
Landscape Designer
SSP Design, LLC

GMS ARCHITECTS

COMMITMENT

Our architects will be actively involved in every phase of the project, from the initial planning meeting through final completion. Roan Gomez will lead the design team in evaluating the project's requirements, developing schematic design concepts, and preparing design development documents. Both Principals will be available to participate in presentations to the Board. Throughout the project, Mr. Gomez will be supported by our experienced CAD staff to ensure efficient and accurate production of all project documents.

Our multidisciplinary design team also includes Sigma Engineering (MEP Engineering), Melden & Hunt, Inc. (Civil Engineering), Chanin Engineering (Structural Engineering), Amtech Solutions (Building Envelope Consulting), and SSP Design, LLC (Landscape Architecture). Having successfully collaborated on numerous projects, our team has established strong working relationships that promote seamless coordination and efficient project delivery.

Our team will be readily available to meet with you as needed, and our extensive experience will help streamline the design and construction process. Ramon Sanchez, our resident inspector, is available to provide daily construction observation services, if required, supplementing our regularly scheduled site visits. In addition, Gomez Mendez Saenz will be available to respond promptly to contractor questions and resolve construction-related issues as they arise.

An important advantage of our team is that all consultants have extensive local experience. Their familiarity with regional codes, permitting agencies, construction practices, and project conditions provides an added level of confidence that every critical aspect of the project will receive the attention of seasoned professionals. Our firm has the professional staff, technical expertise, and resources necessary to meet your project schedule. We understand the importance of maintaining aggressive timelines and have consistently demonstrated our ability to deliver projects on schedule while meeting the highest standards of quality.

EDUCATION

Texas A&M University - 1990
Bachelor of Environmental Design

LICENSES/REGISTRATIONS

Texas—#23625

PROFESSIONAL ASSOCIATIONS

American Institute of Architects
Texas Society of Architects
AIA Lower Rio Grande Valley Chapter

CURRENT PROJECTS

- Cameron County Esperanza Park
- Cameron County Olmito Park
- Cameron County Santa Rosa Park Improvements Phase II
- City of Los Fresnos Veterans Memorial Wall
- Cameron County Brady Building at Los Indios
- Cameron County Andy Bowie Park
- Los Fresnos CISD New Ag Facilities
- Raul Yzaguirre School for Success





ROAN G. GOMEZ, AIA— PRESIDENT

Roan Gomez brings more than 46 years of comprehensive architectural experience to Gomez Mendez Saenz, Inc. His extensive background encompasses every phase of project delivery, including programming, master planning, design, construction documentation, and construction administration. Throughout his career, he has successfully led the development of large, complex projects, with a strong emphasis on educational facilities across South Texas.

Mr. Gomez's expertise includes the programming, planning, design, and construction management of municipal, educational, and housing authority projects. He has extensive experience establishing and implementing design standards, coordinating multidisciplinary consultant teams, managing project budgets and schedules, and ensuring compliance with all applicable federal, state, and local codes, regulations, and funding requirements. His leadership and technical expertise have consistently contributed to the successful delivery of high-quality, client-focused projects.

EDUCATION

The University of Texas at San Antonio - 1994

LICENSES/REGISTRATIONS

Texas—#19556

PROFESSIONAL ASSOCIATIONS

American Institute of Architects
Texas Society of Architects
AIA Lower Rio Grande Valley Chapter

CURRENT PROJECTS

- Cameron County Renovations to the Existing Morgue
- South Texas ISD Cameras and Access Control – District Wide
- City of Primera Municipal Complex
- Los Fresnos C.I.S.D. Tennis Courts
- Point Isabel I.S.D Administration Addition/Improvements and High School Security Booth
- South Texas I.S.D CTE Automotive Expansion





DAVID A. MONREAL, AIA— VICE PRESIDENT

David Monreal brings more than 30 years of architectural experience to Gomez Mendez Saenz, with a distinguished career focused primarily on the planning, design, and delivery of educational facilities. His professional experience also encompasses municipal and private-sector projects, providing a well-rounded perspective on a variety of project types and client needs.

Mr. Monreal began his architectural career in San Antonio before expanding his expertise in St. Louis, where he served as Project Architect and Project Manager for numerous higher education residence halls and student centers. Upon returning to his hometown of Harlingen, he has partnered with school districts throughout South Texas to deliver K–12 campuses, support service facilities, and athletic complexes that respond to the evolving needs of students, educators, and communities.

Throughout his career, Mr. Monreal has demonstrated exceptional leadership, organizational, and project management skills. He provides oversight through all phases of design and construction, ensuring effective coordination among project stakeholders, adherence to project schedules, and disciplined cost control while maintaining a commitment to quality, functionality, and client objectives.

EDUCATION

The University of Texas School of Architecture – 2002

LICENSES/REGISTRATIONS

Texas - #32133
NCARB - #112983
CBECxp - #0045

PROFESSIONAL ASSOCIATIONS

American Institute of Architects
National Council of Architectural Registration Boards
Texas Society of Architects
AIA Lower Rio Grande Valley Chapter

CURRENT PROJECTS

- UTRGV/Edinburg CISD Collegiate
- UTRGV/McAllen ISD Collegiate High
- IDEA Mesa Hills Phase II
- Brillante Academy Mission
- IDEA Building Envelope (RGV wide)
- Harlingen Water Works Envelope
- USCBP Land Port of Entry Brownsville

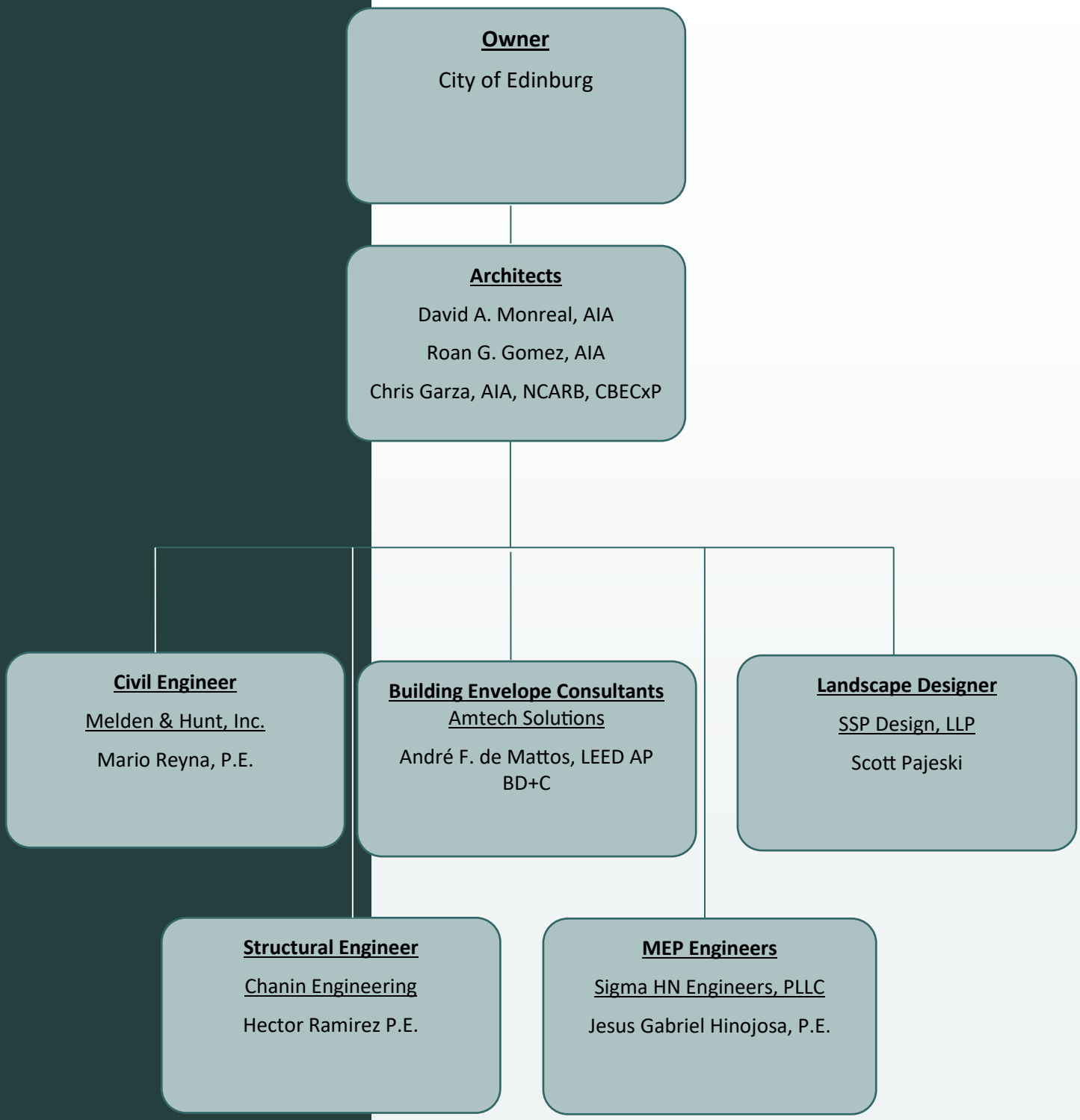




CHRISTOPHER GARZA, AIA, NCARB, CBECxP

Christopher Garza brings over 20 years of architectural experience to GMS, with a background spanning private practice, international design leadership, and institutional project delivery. A graduate of The University of Texas School of Architecture, he founded an award-winning private architecture practice in McAllen prior to joining GMS. Earlier in his career, he served as Senior Designer at 5+design in Los Angeles, where he led design for high-profile mixed-use and commercial international projects. As one of a limited number of architects in the United States certified in Building Enclosure Commissioning (CBECx), he brings specialized expertise in building performance and envelope integrity. Currently serving as a Project Architect at GMS, he contributes innovative design strategies and technical leadership to K-12 and community-focused projects across the region.

Organizational Chart



PROPOSED CONSULTANTS

Structural Engineers

Mr. Hector Ramirez, P.E
Chanin Engineering
400 W Nolana Ave H2
McAllen, TX 78504
Phone: (956) 687-9421

MEP Engineers

Mr. Jesus Gabriel Hinojosa, P.E.
Sigma HN Engineers, PLLC
701 South 15th Street
McAllen, Texas 78501
Phone: (956) 332-3206

Civil Engineers

Mr. Mario Reyna P.E.
Melden & Hunt, Inc.
115 W. McIntyre
Edinburg, TX 78541
Phone: (956) 381-0981

Building Envelope Consultants

Mr. André F. de Mattos, LEED AP BD+C
Amtech Solutions
1109 Nolana Ave. Suite 305
McAllen, TX, 78501
Phone: (956) 686-3095

Landscape Designer

Mr. Scott Pajeski
SSP Design, LLC
789 East Washington St.
Brownsville, Texas 78520
Phone: (956) 547-9788

CHANIN ENGINEERING, LLC

DURABLE STRUCTURES • DEPENDABLE PEOPLE



Title:
Managing Principal
Senior Project manager

Education:
University of Texas at San Antonio
Bachelor of Science in
Civil Engineering 2003

Registrations:
Licensed Professional Engineer -
Texas #103720
Georgia #044250
Kentucky #34252
New Mexico #25283
Michigan #6201308957
South Carolina #38071
Tennessee #123688

Texas Department of Insurance
Appointed Qualified Inspector

City of Residency
Mission



HECTOR RAMIREZ, PE

Hector Ramirez is an active professional engineer in the state of Texas with over 23 years of structural design experience with various structural systems including CMU, Pre-Engineered Buildings, Conventional Steel, and Concrete Construction. As the Project Manager at Chanin Engineering, Mr. Ramirez supervises the structural designers and the production team. He is also responsible to plan, develop, coordinate, and direct projects. Mr. Ramirez functions as a technical specialist, formulating and developing advanced structural engineering concepts. He reviews plans and prepares technical specifications. He also manages the day-to-day planning, operation, and problem solving necessary for the team to meet the required level of production.

Education K-12 Projects

UTRGV/ECISD Collegiate High School, Edinburg, Texas
ECISD Robert Vela Steel Joist Flag Support, Edinburg, Texas
ECISD South MS Foundation Repair Details, Edinburg, Texas
ECISD Brewster ES New Fine Arts Building, Edinburg, Texas
ECISD Barrientes CTE Center, Edinburg, Texas
ECISD South MS CTE Center, Edinburg, Texas
ECISD Guerra & Villarreal Gym Additions and Renovations, Edinburg, Texas
ECISD Canterbury & De Escandon Gym Additions and Renovations, Edinburg, Texas
ECISD JFK & Betts Gym Additions & Renovations, Edinburg, Texas
Point Isabel ISD Dugouts, Port Isabel, Texas
Gregory Portland ISD Career Technology Center, Portland, Texas
Gregory Portland ISD All Purpose Facility, Portland, Texas
CCISD Consolidation of Meadowbrook, Montclair, and Woodlawn new Elementary School, Corpus Christi, Texas

CHANIN ENGINEERING, LLC

DURABLE STRUCTURES • DEPENDABLE PEOPLE



Title:
Assoc. Principal/ Lead Project Engineer

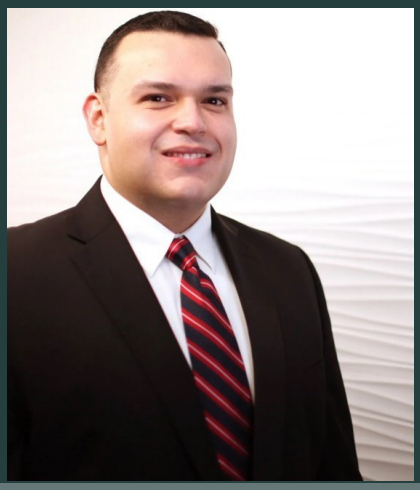
Education:
University of Texas Rio Grande Valley—Master's of Science in Engineering Management 2021

Texas A&M University—Kingsville
Bachelor's of Science in Civil Engineering 2015

Registrations:
Licensed Professional Engineer -
Texas #145212
Colorado #62879

Texas Department of Insurance Appointed Qualified Inspector

City of Residency
Hidalgo



CRISTIAN GUAJARDO, MS, PE

Cristian Guajardo is a graduate from Texas A&M University-Kingsville. Cristian has been with Chanin Engineering since 2020 where he assists with various aspects of a project including structural analysis, detailing, and project coordination. Cristian may also attend "kick off" and design review meetings and interact with clients as necessary. During the Construction Administration phase of the projects, Cristian may assist in field observations, review of shop drawings, responding to RFI's, and creating ASI's and PR's as required.

Education K-12 Projects
UTRGV/ECISD Collegiate High School, Edinburg, Texas
ECISD Brewster Elementary New Fine Arts Building, Edinburg, Texas
ECISD Barrientes Middle School CTE Renovations, Edinburg, Texas
ECISD BL Garza Middle School Letters, Edinburg, Texas
ECISD ESSER HVAC Improvements Esparza ES, Edinburg, Texas
ECISD South MS Gym HVAC Renovation, Edinburg, Texas
CCISD Consolidation of Meadowbrook, Montclair, and Woodlawn new Elementary School, Corpus Christi
Mission High School Canopies, Mission, Texas
Bryan, Marcell & Salinas Elem Schools New Stand Alone Freezers, Mission, Texas
Mission CISD Collegiate HS Physical Education Pavilion, Alton, Texas
PSJA ISD Student Outdoor Learning Spaces CSP
Vanguard Academy Rembrandt Campus New Early Childhood Building, Pharr, Texas
McAllen High School Central Utility Plant Upgrades PH II, McAllen, Texas
Hidalgo ISD Central Administration Re-purpose, Hidalgo, Texas
FNS Freezer Refrigerator, Brownsville, Texas
WISD Aquatic Center RTU Replacement, Weslaco, Texas
IDEA San Juan Phase III, San Juan, Texas
STISD Rising Scholars Academy, Olmito, Texas

Title:
Principal

Education:
Master of Science/Electrical Engineering
University of Texas Pan-American (2008)
Bachelor of Science/Electrical Engineering
University of Texas Pan-American (2003)

Professional Registrations :
-State of Texas Registered Professional Engineer – No. 108783 (2011)
-Registered Communications Distribution Designer (RCDD)
-Leadership in Energy and Environmental Design Accredited Professional (2009)
-Texas Educator Certificate – Generalist Grades 4-8 (2003)
-Autodesk Revit MEP Training (2010)

Representative Projects:
City of Edinburg Fire Station HVAC Improvements
City of Edinburg WTP Upgrades
City of Edinburg WWTP Office Building
City of La Feria -Scott Sloan Park & Veterans Memorial Park Upgrades
City of La Joya Storage Tank Upgrades
City of La Joya Water Treatment Electrical Upgrades
City of McAllen Balboa Pump Station

SIGMA HN ENGINEERS, PLLC

JOSE ANTONIO NICANOR, PE, RCDD, LEED AP

Prior to founding SIGMA HN Engineers in 2012, Tony accumulated more than six years of experience as a lead electrical and telecommunications engineer, providing engineering services for new construction and renovation projects across the commercial, institutional, industrial, educational, municipal, and federal sectors. Tony is a licensed Professional Engineer (PE), a Registered Communications Distribution Designer (RCDD), and a Leadership in Energy and Environmental Design Accredited Professional (LEED AP). He is currently pursuing the Commissioning Authority (CxA) credential through the Associated Commissioning Group (ACG), reflecting his commitment to expanding Sigma HN Engineers' expertise in building commissioning, systems integration, and high-performance facility delivery.

Throughout his career, Tony has successfully led multidisciplinary engineering projects for cities, municipalities, school districts, higher education institutions, state agencies, and federal clients. His experience includes the design and integration of electrical power distribution, mechanical and plumbing systems coordination, structured cabling and fiber optic backbone infrastructure, information and communications technology (ICT) systems, electronic safety and security systems, emergency power systems, building automation systems, thermal energy plant expansions, audio/visual systems, and media infrastructure. His portfolio includes municipal buildings, public safety facilities, parks, educational campuses, administrative offices, operations centers, and other public infrastructure projects requiring reliable, secure, and maintainable building systems.

Tony's multidisciplinary background enables him to deliver fully coordinated engineering solutions that integrate building systems with modern communications and security technologies while emphasizing sustainability, maintainability, operational reliability, and lifecycle performance. His expertise in engineering design, telecommunications infrastructure, and sustainable building practices allows him to develop practical, innovative solutions that meet the Owner's Project Requirements and support long-term facility operations. This experience includes successfully delivering projects for cities and municipalities throughout South Texas, including the City of Edinburg, where SIGMA HN Engineers has provided professional engineering services across multiple municipal facilities and infrastructure improvements.

Title:
Principal

Education:
Bachelor of Science Mechanical Eng.
Texas A&M University (1998)

Professional Registrations :
-State of Texas Registered Professional Engineer No. 96585 (2005)
-Leadership in Energy and Environmental Design Accredited Professional, LEED AP (2009)
-Autodesk Revit MEP Training (2010)
-Project Management Training (2009)

Professional Associations:
-American Society of Heating, Refrigerating, and Air-Conditioning Engineers
-American Society of Mechanical Engineers
-Society of Hispanic Professional Engineers
-Boys & Girls Club McAllen

SIGMA HN ENGINEERS, PLLC

JESUS GABRIEL HINOJOSA, PE, LEED AP

Prior to pursuing his entrepreneurial endeavor with SIGMA in 2012, Gabriel had been with Halff Associates for more than 8 years. Gabriel has been involved in all aspects of MEP engineering design and project management for commercial, institutional, industrial, and educational facilities. He has extensive experience with new construction projects, additions, renovations, remodels, and improvements. He provides sustainable designs with a focus on energy efficient HVAC systems. Representative experience includes:

Representative Projects:
Agua Sud 5-Mile Line Booster Pump Station Upgrades
Agua Sud -FM 492 Wastewater Treatment Plant
Agua Sud Generator Upgrades
Agua Sud Lift Station CA
Agua SUD- Raw Water Intake Meter Upgrades
Alamo Fire Station No.2 Renovations
Cameron County Generator Additions
City of Alton Elevated Storage Tank
City of Brownsville Metro Transfer Station Part II - Additional Services Fiber Optics
City of Brownsville Metro Transfer Station Part II - Additional Services Fuel Station, Bus Wash/Plumbing & Electrical
City of Brownsville Senior Center
City of Donna Altas Palmas Park Restroom Building
City of Donna Lift Station
City of Donna Lift Station No. 14
City of Edinburg Fire Station HVAC Improvements
City of Edinburg WTP Upgrades
City of Edinburg WWTP Office Building

Title:
Principal + Mechanical/Electrical Engineer

Education:
Masters in engineering,
UT AUSTIN-2015

Bachelor in Mechanical Electrical Engineering,
ITESM – 2003

Professional Registrations :
108611 (Texas)

Relevant Experience:
19 years of experience in new construction, renovation, expansion projects in K12 setting LEED Certification: Falcon Dam (Gold)

AMTECH INFORMATION

Cesar has 19 years of experience in the Engineering Design of Mechanical, Electrical and Plumbing Systems serving educational facilities such as Community Colleges, Universities and K-12 Schools. Among other skills, he specializes in engineering construction coordination and commissioning. Cesar is experienced in the simulation and modeling of system energy performance, thermodynamic and mechanical load analysis, and calculation.

At Ethos he is responsible for MEP engineering design, planning, coordination, and management. He oversees mechanical and plumbing design production, including BIM coordination. He ensures that engineering design is applied in compliance with construction codes, in a sustainable and cost-effective manner.
Cesar is committed to his profession. He has grown in the MEP Engineering industry, starting at the very basics, followed by assisting Projects' Engineers of Record, then practicing Licensed Engineering, and to finally becoming part of the Ethos Engineering Management team. His professional affiliations include ASHRAE and volunteering as an engineering mentor in STEM clubs at local schools.

ACR Engineering, Harlingen, TX 2006 – 2014
Starting as Graduate Engineer, he functioned as CAD operator performing drafting tasks and basic calculation activities. With time and experience gained, he became a Mechanical Designer, in charge of generating HVAC and Plumbing plans and documents suitable for cost estimation and constructability coordination activities. Rapidly he became qualified to perform building heat load analysis, design of HVAC systems and design of thermal plants. He also functioned as lead design engineer, engineer of record, and supervisor of the production of mechanical design.

Title:
Principal-In-Charge/Engineer

Education:
University of Texas San Antonio
San Antonio, Texas
BS Civil Engineering, 2009

Registrations:
Licensed Professional Engineer
Texas No. 117368

Experience:
Javier Hinojosa Engineering
(January 1996- Present)
L.L. Rodriguez and Associates, Inc.
(1985 – 1995)

Areas of Expertise:
Capital Improvements Planning
Drainage Design
Feasibility Studies
Land Use Studies
Project & Construction Management
Right-of-Way Survey and Mapping
Roadway Design
Sanitary Sewer Collection Systems
Site Grading and Drainage
Site Planning
Streetscape Design
Subdivision Development
Urban Design
Urban Mixed-Use
Urban Street Design
Wastewater Collection Systems





MARIO REYNA, P.E.

Mr. Reyna has 17 years of experience in the field of civil engineering. He has completed a wide range of projects for both public agencies and private developers. He has participated in a variety of development types, including healthcare facilities, municipal utilities mixed-use developments; schools and universities; shopping centers; offices; industrial facilities; residential and multi-family developments; and state and local governmental agencies.

He has extensive experience in site civil design, including building, facility, and utility layout; site grading and earthwork; and design of paving, drainage, and utility improvements. Other areas of expertise include hydraulic and hydrologic analysis for open and closed storm drainage systems and floodplain reclamation studies; water distribution and wastewater collection systems.

Mr. Reyna's engineering experience has been with the City of Mission where he was part of a design team preparing plans and specifications for the expansion of Mission's North Water Treatment Plant and McAllen Public Utilities Boeye Reservoir Relocation Project. In addition to Mission and McAllen, Mr. Reyna was part of a second design team that prepared plans and specifications for the construction of the new Cimemark Theater, Main Event Center, Lubys, Clark Knapp Honda within the City of Pharr, Texas. Currently, Mr. Reyna is finalizing construction plans and specifications for La Joya ISD and South Texas College. These projects include site development project for a new FEMA Shelter Dome within the La Joya ISD property and infrastructure utilities for portable buildings at the Pecan Campus.

As an engineer and inspector, Mr. Reyna has always responded to the needs of every client and has function as an extension of their staff to exceed their performance objectives and respond to their needs on short notices.

SSP Design



Title:
Director

Education:
-Texas A&M University,
College of Architecture & Environmental Design, College Station – B.S. Landscape Architecture
-Italart Design Program, Florence, Italy



S. SCOTT PAJESKI, ASLA—DIRECTOR

During the past thirty-five years, Scott has worked professionally as a resident in more than seven countries and has participated in projects in more than twenty countries worldwide. Projects have included some of the world's largest infrastructure developments as well as exclusive resort, residential, commercial, open space and parks master plans. Design, documentation, and administration have been accomplished working with both local and international multi-disciplinary teams. Scott has worked with several internationally renown design firms including Belt Collins & Associates in Hawaii, M&SF in Finland, and EDAW Inc. in Australia. He has been consulting privately as SSP for over twenty years in the US and has designed and implemented projects in Texas, Louisiana, Florida, Hawaii, New York, and Massachusetts.

Scott has extensive experience in master planning and landscape design including two years in Australia participating in the master planning and design documentation of Millennium Park for the 2000 Olympic Games in Sydney. Other significant international projects include; design and documentation of the Robina Town Center, an exclusive retail development including extensive landscape and water features; Mango Hill New Town, a 4,000 acre master planned community including a town center, residential, commercial and a business park; and the master planning of the Taiwan National Botanical Gardens, a 500 acre botanical garden project for the Federal Government of Taiwan.

Scott has been consulting in South Texas for more than twenty-five years and has worked on several large-scale commercial, municipal and residential projects as well as the University of Texas, the City of Brownsville, the City of McAllen, Texas A&M Various School Districts across the Valley and several national and local architects, engineers and developers.

PROJECT

City of Primera
City Hall

CLIENT INFORMATION

Celina Gonzales, City Manager
22893 Stuart Place Rd.
Harlingen, TX 78552
(956) 423-9654

CONSTRUCTION COST

$10,473,662.00



DESCRIPTION

The City of Primera Municipal Complex Project consists of a site development of approximately 5 Acres out of a 20 Acre tract at the intersection of Primera Rd and Cragon Rd. The remaining site was master planned for a future Fire Station Building, Library, Community Building and a park development for future pool, shade structures, pavilions, basketball court and sports fields.

The current phase of the project includes two building structures, the City Hall/ Police Station Building and the Public Works Building.

The City Hall/Police Station Building is approximately 13,600 SF. You enter the building into a large lobby area that fronts the main Court Room which is in the center of the building. On one half of the building, you can approach the city offices of the Court Clerk, Accounts Payable, Community Health Worker, Building Inspector, City Attorney, City Secretary and City Manager. There are also spaces for Emergency Management and the Fire Chief with associated storage areas, IT support and staff breakroom and restrooms. The other half of the building consists of the City Police Department. Offices included are Dispatch, large open squad room, Code Enforcement, Sargent and Chief of Police Office. The space also includes Evidence and an Armory Rooms. There are two hold cells that front a Booking Area and an associated Interview Room. The building also includes an exterior covered secure porte chochere at the police station booking area and an exterior covered drive thru canopy at a cashier window with pneumatic tube system.

PROJECT

Cameron County
Parks & Recreation Office Building

CLIENT INFORMATION

Joe E. Vega, Parks Director
Cameron County
Parks & Recreation Department
33174 State Park Road 100
South Padre Island, TX 78597
(956) 761-3700

CONSTRUCTION COST

$4,524,792.62





DESCRIPTION

The project houses the Cameron County Parks Department administration personnel and staff servicing the Isla Blanca Park. The building will also serve as the Emergency Command Center and Training Center for Cameron County on South Padre Island.

The building is an 8,700 square foot two story structure with greeting center, administrative offices and bookkeeping on the first floor. The second floor houses the training room, conference room and future offices as the departments expand.

Site improvements include 30 parking spaces, mobile trailer parking and led marquee sign for visitors.

The Public Works Building is approximately 13,440 SF. The office space area includes a receptionist area and offices for a Supervisor, Director and Operator. There's a Lab space, Break Room, two Training Rooms, and a Chemical Storage Room. Adjacent to the office area is an enclosed vehicle storage area with overhead doors on two sides of the building. The building also has exterior covered areas and a wash bay area to clean off city vehicles.

The overall site includes public and staff concrete parking areas, asphalt drives with complete landscaping and a full irrigation system.

PROJECT

UTRGV/Edinburg CISD Collegiate High
Edinburg, Texas

CONTACT INFORMATION

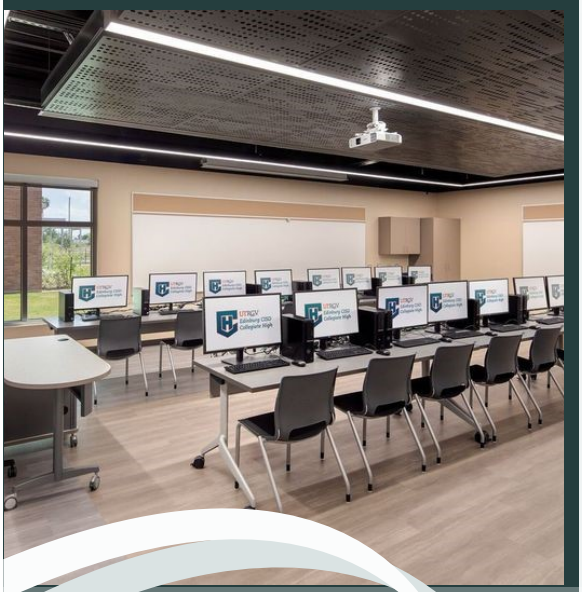
Edinburg Cons. Ind. School District
Roberto S. Gomez, MPA, CPM
Director of Facilities
(956) 289-8064

UTRGV
Gerardo M 'Gerry' Rodriguez, Jr. AIA,
Assistant Vice President for Strategic Space Planning
(956) 665-2770

CONSTRUCTION COST

$26,000,000.00





DESCRIPTION

The UTRGV Edinburg Collegiate High is a unique partnership between Edinburg Consolidated Independent School District and the University of Texas Rio Grande Valley. GMS collaborated with both entities to program a building that could be utilized during the day as a High School Campus for a (700) student capacity and then transition in the evenings to a College campus. The building has a total of 76,329 sf and includes specialty classrooms for teaching tracts in Engineering, Computer Science, and an Aspiring Teacher Academy. These specialty classrooms are rich in equipment, technology, and A/V infrastructure. The campus also includes a tiered seating large group instruction space that accommodates 175 occupants and a full serving kitchen with a cooler/freezer, dry storage area and a secure designated delivery area at the back of the building. Both the large group instruction and kitchen serving lines open to the 6,000 sf two story volume Commons Area. This space is the hub of the building and will be utilized by students as a collaboration space and dining area. The Commons Area is also anchored by the Information Literacy Center and a set of Learning Stairs. These areas provide unique opportunities for delivering instruction to students and provide flexibility for presentations to small or large groups. Moving away from the main Commons Area the building is a two-story structure that has (23) General Classrooms, (2) Physics Labs, Chemistry Lab, Biology Lab, and Health Science Lab Classrooms. Adjacent to the Engineering Lab there is a Computer Aided Drafting Lab and an Instructional Tech Lab Classroom. Flanking the Main Entry are the one-story Administration Areas for both ECISD and UTRGV personnel, including offices, conference rooms, work rooms, and support spaces. The structure is Steel Column and Beam Structure with joist and metal deck roof, Exterior metal studs clad with brick veneer.

PROJECT

UTRGV/Edinburg CISD Collegiate High

Edinburg, Texas







PROJECT

UTRGV/McAllen ISD Collegiate Academy
McAllen, Texas

CONTACT INFORMATION

McAllen Ind. School District
Ruben Trevino, Executive Director
Facilities Maintenance Operations
(956) 618-6000

UTRGV
Gerardo M 'Gerry' Rodriguez, Jr. AIA,
Assistant Vice President for Strategic
Space Planning
(956) 665-2770

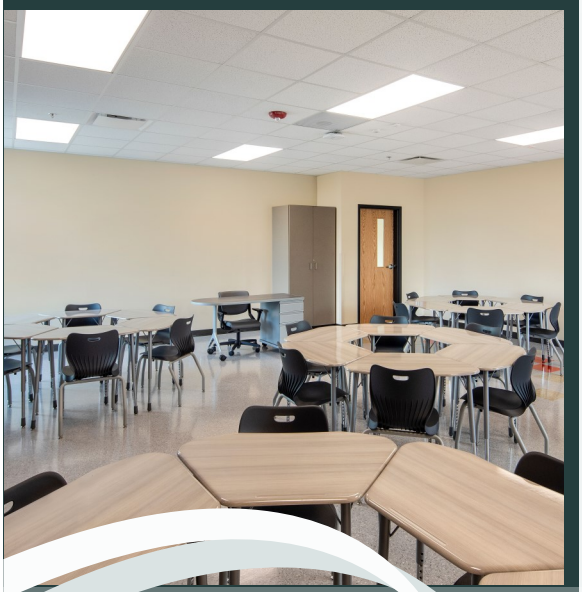
CONSTRUCTION COST

$24,000,000.00



DESCRIPTION

The UTRGV McAllen ISD Collegiate Academy is a unique partnership between McAllen Independent School District and the University of Texas Rio Grande Valley. GMS collaborated with both entities to program a building that could be utilized during the day as a High School Academy for a (500) student capacity and then transition in the evenings to a College campus. The building's exterior materials will match the adjacent UTRGV Cancer and Surgery Center Building as part of a Master Planned Development along Pecan Ave. The structure has a total of 66,500 sf and includes specialty classrooms for teaching tracts in Engineering, Computer Science and an Aspiring Teacher Academy. These specialty classrooms are rich in equipment, technology and A/V infrastructure. The campus also includes a tiered seating large group instruction space that accommodates 128 occupants and a full serving kitchen with a cooler/freezer, dry storage area and a secure designated delivery area at the back of the building. Both the large group instruction and kitchen serving lines open up to the 6,000 sf two story volume Commons Area. This space is the hub of the building and will be utilized by students as a collaboration space and dining area. The Commons Area is also anchored by the Information Literacy Center and a set of Learning Stairs. These areas provide unique opportunities for delivering instruction to students and provide flexibility for presentations to small or large groups. Moving away from the main Commons Area the building is a two-story structure that has (14) General Classrooms, (2) Physics Labs, Chemistry Lab and Biology Lab Classrooms. Adjacent to the Engineering Lab there is a Computer Aided Drafting Lab and an Instructional Tech Lab Classroom. Flanking the Main Entry are the one-story Administration Areas for both MISD and UTRGV personnel, including offices, conference rooms, work rooms, and support spaces.



PROJECT

Cameron County Santa Maria Park
Santa Maria, Texas

CLIENT INFORMATION

Cameron County
Mr. Joe Vega, Park Director
Office (956) 761-3700
jevega@co.cameron.tx.us

CONSTRUCTION COST

$4,708,668.00

CAMERON COUNTY
PARKS & RECREATION

DESCRIPTION

This project consists of the development of a new community park on 11 acres in Santa Maria, Texas. Park features include athletic fields for soccer and softball. Additional activities at the park include a splashpad, playground structure and beach volleyball court. Building structures include a covered basketball pavilion, picnic pavilion, shade structures at the bleachers and splashpad, as well as a concession and restroom building at the center of the park. A future community building is planned for 2026. Site improvements include permeable parking lots, crushed granite walking trail with solar lighting.

PROJECT

DUSTIN SEKULA MEMORIAL LIBRARY
ROOF CONSULTING
Edinburg, Texas

CLIENT INFORMATION

Mardoqueo Hinojosa, Project Engineer p: (956) 388-8955 ||
e: mhinojosa@cityofedinburg.com

CONSTRUCTION COST

$614,293.78



DESCRIPTION

Amtech provided full building envelope consulting services for the City of Edinburg's Dustin Sekula Memorial Library. The scope of work consisted of a total roof replacement of the 36,433 SF standing seam metal roof, and replacing with a PVC single ply fully adhered roof membrane. All mechanical curbs were either replaced, resized or raised as well. Amtech was the lead coordinator between the multiple consultants for MEP/T, Fire & Life Safety and Cost Forecasting.

Services Provided: Roof assessments, condition analysis, design, construction documentation, bid services, contract administration, and construction monitoring services.

ADDITIONAL CITY OF EDINBURG EXPERIENCE:
Police Department Envelope Assessment | SERVICE DATES: June 2019 - November 2019
Amtech provided a roof and envelope assessment at the building including water infiltration testing, structural analysis, cost development, and a recommended repair scope of work.

City Hall ELD Testing | SERVICE DATES: December 2019 - February 2020
Amtech completed electronic leak detection services for the City Hall Building and completed a full report which included recommendation for repairs/replacement.

AMTECH SOLUTIONS
A UES Company

PROJECT

UTRGV VILLAGE APARTMENTS ENVELOPE CONSULTING
Edinburg, Texas

CLIENT INFORMATION

Jacob Martinez, Director for Facilities Maintenance p: (956) 665-5345 ||
e: jacob.martinez03@utrgv.edu

CONSTRUCTION COST

$2,273,181.15



DESCRIPTION

Project Description: Amtech provided professional building envelope consulting services for the UTRGV Village Apartments. The Village Apartments are comprised of six, two story multi-family apartment buildings that were constructed in the year 2000. Amtech designed and monitored construction of the roof replacements, drainage improvements, and walls repairs throughout the apartment complex.

Services Provided: Roof and wall assessments, testing and cost analysis, design and construction documentation, bidding assistance, submittal review, construction administration and monitoring, and close out.

AMTECH SOLUTIONS
A UES Company

GOMEMEN-01 MPENA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/5/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Harlingen, TX-Shepard Walton King-Hub International Insurance Services
121 Pecan Blvd
McAllen, TX 78501-9998

CONTACT NAME: Mary Pena
PHONE (A/C, No, Ext): (956) 216-3755 FAX (A/C, No): (956) 428-0730
E-MAIL ADDRESS: mary.pena@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Casualty Company	20443
INSURER B : Mercury Casualty Company	11908
INSURER C : Texas Mutual Insurance Company	22945
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Gomez Mendez Saenz, Inc.
1150 Paredes Line Road
Brownsville, TX 78521-2628

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			B6011415110	4/26/2026	4/26/2027	EACH OCCURRENCE	$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			BA420000027046	11/19/2025	11/19/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N	N / A		0001135269	9/1/2025	9/1/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Professional Liab.			AEH004314444	9/18/2025	9/18/2026	Each Claim	5,000,000
A	Professional Liab.			AEH004314444	9/18/2025	9/18/2026	Deductible	50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Engineers or Architects Consulting - Not engaged in construction supervision.

CERTIFICATE HOLDER

For Information Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Raul Cabaza III

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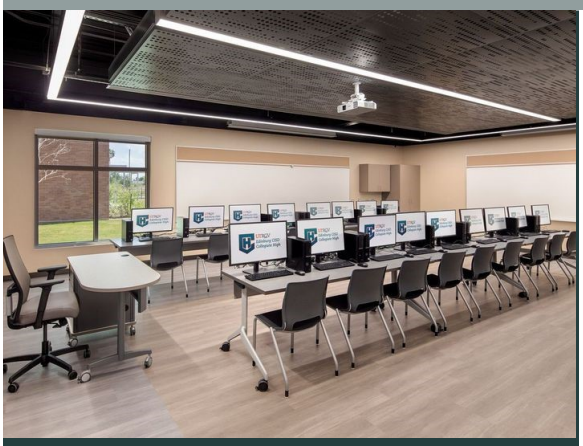


The attribute which exemplifies GMS Architects is our service commitment and dedication to our clients and projects.

Professional Services Agreement

Gomez Mendez Saenz, Inc. has reviewed the Professional Services Agreement and acknowledges the insurance requirements set forth therein. The firm confirms its ability to satisfy all prerequisite insurance requirements and, if selected, is prepared to execute the Agreement in substantially the form provided.



The attribute which exemplifies

GMS Architects

is our service commitment and dedication

to our clients and projects.

Contact Information

Roan G. Gomez, AIA—President
1150 Paredes Line Rd.
Brownsville, Texas 78521
Office Number: (956) 546-0110
E-mail: rgg@gmsarchitects.com

David A. Monreal, AIA—Vice President
1150 Paredes Line Rd.
Brownsville, Texas 78521
Office Number: (956) 546-0110
E-mail: dmonreal@gmsarchitects.com

GMS ARCHITECTS

Gomez Mendez Saenz, Inc.

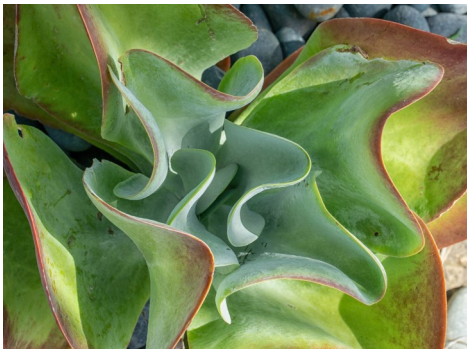
1150 Paredes Line Rd.
Brownsville, TX 78521

956.546.0110 ph
956.546.0196 fax



RFQ 2026-5 Request for qualifications—Architectural Services
City of Edinburg

HEFFNER DESIGN TEAM





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1. TRANSMITTAL LETTER

Transmittal Letter

HEFFNER DESIGN TEAM, PLLC

Date: July 13, 2026

From: Heffner Design Team
Andrew T. Heffner
4100 N. 22nd Street
McAllen, Texas 78504

Attention: City of Edinburg- Purchasing Department

To whom it may concern,

Thank you for the opportunity to submit our response to RFQ 2026-5, **Request for Qualifications – Architectural Services**. Heffner Design Team is excited to be considered for this opportunity and is confident in our ability to deliver innovative, functional, and enduring design solutions that enhance the City of Edinburg's facilities and public spaces.

Our team offers a distinct advantage through the combined expertise of both **a licensed architect and a licensed landscape architect**, allowing us to provide a fully integrated design approach from concept through construction. We pride ourselves on our knowledge of design principles, construction methods, and best practices, ensuring that every project is thoughtfully planned, practical to maintain, and responsive to the needs of the community.

Our staff has successfully designed more than 100 outdoor spaces throughout our professional careers, creating environments that balance aesthetics, functionality, sustainability, and long-term value. Each project is tailored to meet our clients' goals while incorporating efficient maintenance practices, resource conservation, and engaging, user-centered design elements. If selected, the City of Edinburg's projects will receive priority attention from our entire team. We are committed to delivering exceptional service and providing designs that meet the City's vision while remaining on schedule and within budget.

Enclosed is our Statement of Qualifications, which provides additional information about our firm, our team's experience, and representative projects. We appreciate your consideration and look forward to the opportunity to partner with the City of Edinburg to create projects that serve the community for years to come.

At your convenience, our team is available to meet with you to further discuss the project. My email address is aheffner@heffnerdesignteam.com and my cell phone number is 956-212-3385. I look forward to your response.

Sincerely,



Andrew T. Heffner, PLA, ASLA, Assoc. AIA, CLARB

2. FIRM QUALIFICATIONS AND EXPERIENCE

Firm Qualifications & Experience

A well-designed exterior environment can rejuvenate the soul, refresh the mind, and strengthen the body.



Welcome to the Team! The Heffner Design Team is a talented group of licensed professionals that are passionate about creating exceptional architectural building and outdoor spaces. We are here to provide you the highest functioning design along with extraordinary customer service. We are honored to have the opportunity to provide to you our firm profile. You will find in this document a range of information that will illustrate our aptitude, experience, and knowledge.

Experience We have a combined 50+ years of experience in all areas of exterior space design, architectural design, project management and construction. Key staff members and partners are fluent in design practices for governmental agencies, public spaces, private residences, and commercial properties. They understand the nuances and opportunities of each type of development. We excel at developing complete design solutions from the largest school campus to the smallest garden bench. Experience in the governmental and private sector is a unique feature of our team, and provides added value and benefits to the project by being inclusive of considerations and perspectives of a wide variety of organizational owners and staff.

Integration The vision for the project is blended with a thorough knowledge of design and construction practices. We are experts at placement of design elements to maximize efficiency, maintenance, and beauty. Our designs are the result of a detailed comprehensive process that strives to gain as much knowledge as possible about the client's wishes and combine them with a site's opportunities and restraints. We strive to delight, inspire and make everyone's world a little more beautiful.

Details We have worked with the City of Edinburg on the Freddy Gonzalez Boulevard Upgrades project. Additionally, we have been The University of Texas Rio Grande Valley landscape architect for the past four years and have work on UTRGV Vaquero Stadium, UTRGV Practice Center, UTRGV Performance Center, UTRGV Golf and Soccer Fields, UTRGV Student Services and Green Spaces, UTRGV Track and Soccer Fields, and UTRGV Fieldhouse. Our design firm is headquartered in McAllen, Texas. We are open to hiring part-time employees if needed to work on smaller scale project. At this moment, we don't forsee hiring anyone new but if we do, we will formally notify the city of those changes. We are a professional limited liability company that is registered with the Texas Board of Architectural Examiners. We are licensed to practice landscape architecture in the States of Texas and Michigan and licensed to practice irrigation design in the State of Texas. Our registrations are in good standing. Our DUNS number is 019022505. We hope that you consider our expertise as exterior space designers and let us become an integral part in making your projects dreams come true. Thank you for your time and consideration.

Approach



Our approach to a successful completion of the project is simple; WE LISTEN TO THE CLIENT! We strive to understand the wishes and needs of the client and relate this understanding in the work products. Our process begins with a project kick-off meeting that will include all project participants. The city's design program, schedule, and budget will be discussed. Funding sources and any requirements attached to said funding will be identified. Agency representatives, flow of information, contact numbers and email addresses, etc. will all be identified and recorded.

We use a phased approach in the development of construction documents, bidding, and construction administration. At the conclusion of each phase we will request a review and approval of the current phase documents before we procced to the next phase. This is a project management tool to assure budgets are not exceeded and the client agrees with the design solution.

Our detailed custom design project approach includes the following phases and tasks –

Site Analysis Phase: To accurately identify the physical attributes and limitations of the site relative the project program we will:

1. identify existing site conditions and features such as topography, drainage patterns, vegetation, including significant specimen plants, water elements, structures, views, and known off-site considerations relevant to the project program
2. confirm general location of available utilities
3. analyze existing site conditions to identify physical attributes and limitations of the project site
4. review applicable governmental requirements, including zoning, ordinances and permit requirements, known special restrictions, and zoning conditions
5. advise the client of tests and surveys, such as soils analysis, topographic survey, utility survey, and/or property boundary survey, that may be required
6. submit findings in a detailed report

Schematic Design Phase: Based on the Site Analysis Phase findings, we shall explore design options and develop a schematic design through the following:

1. prepare studies and relational diagrams for the organization and placement of proposed program elements taking in consideration the existing site features and the requirements of other program elements
2. prepare drawings illustrating alternative design concepts for the form and configuration of the program elements on the site
3. evaluate alternative design concepts and, in conjunction with the client, identify a preferred design concept
4. based on the preferred design concept, prepare a scaled schematic design plan illustrating the form and configuration of the proposed improvements on the site
5. preliminarily select key materials or material systems and prepare preliminary designs for key construction details
6. prepare an opinion of probable costs to construct the proposed improvements, including a recommended contingency
7. submit the plan, details, cost opinion, and other deliverables as appropriate comprising the Schematic Design submittal to the client for review and approval.

Design Development Phase: Based on the Schematic Design approved by the client, we shall refine and sufficiently detail the proposed form of the improvements to fully convey the design intent through the following:

1. revise and refine the Schematic Design plan to spatially define the location of the proposed improvements in relation to both the existing site features and the other proposed improvements
2. prepare the design detail sketches illustrating the proposed form, materials, color, and textures of the proposed improvements
3. prepare supplemental drawings as required to illustrate the deign intent
4. prepare outline specifications for applicable areas of work
5. update the opinion of probable cost to construct the proposed improvements, indicating when appropriate the assumptions on which the opinion is based
6. submit the plans, details, cost opinion, and other deliverables as appropriate compromising the Design Development submittal to the client for review and approval

Construction Document Phase: Based on the client-approved Design Development phase submission, we shall prepare Construction Documents suitable for bidding or contract negotiations and for construction of the project. We shall:

1. prepare construction plans
2. prepare construction details to describe the materials, spatial relationships, connections, and finished suitable for constructing the proposed improvements
3. prepare construction specifications for the proposed improvements
4. coordinate the drawings and specifications prepared by our consultants, and when appropriate, the client's other consultants
5. update the opinion of probable cost to construct the proposed improvements
6. prepare documents suitable for review for compliance with applicable governmental requirements and assist the client in the submission process to governmental agencies

7. address timely and applicable review comments received from agencies and revise the Construction Documents for compliance when required
8. submit final opinion of probable construction costs

Bidding Phase: When contracts are bid, we shall assist the client during the bidding process to identify the contractor to construct the project and establish the firm price to accomplish the work. We shall:

1. coordinate the schedule for bid advertising, pre-bid qualification process pre-bid conference, addenda, and bid opening
2. prepare and organize bid solicitation and proposal forms consistent with the client's requirements
3. arrange for printing and distribution of the bid documents
4. evaluate pre-bid qualification submissions and formulate recommendations
5. conduct the pre-bid conference and document the proceedings
6. clarify the Construction Documents as required through the preparation and issuance of addenda
7. attend the bid opening
8. review bids including alternates and formulate a recommendation on the award of the contract

Contract Negotiation Phase: When contracts are negotiated, we shall assist the client during the contract negotiation process to establish contract terms for the construction of the project. We shall:

1. arrange for transmittal of Construction Documents to the selected contractor
2. meet with the selected contractor to review the Construction Documents and the proposed improvements.
3. provide clarification to the Construction Documents as required
4. review the selected contractor's proposal and formulate a recommendation on the award of the contract

Construction Contract Administration Services: We shall provide the following administration services associated with the construction of the project.

1. take part in the pre-construction conference
2. undertake periodic observation of the work in progress for conformance with Construction Documents
3. evaluate the completed work to determine acceptance or non-acceptance based on conformity with the design intent expressed in the Construction Documents
4. review and approve contractor progress payment requests
5. review and approve a final application for payment and recommend acceptance of the project by the client

3. TEAM MEMBER QUALIFICATIONS & EXPERIENCE

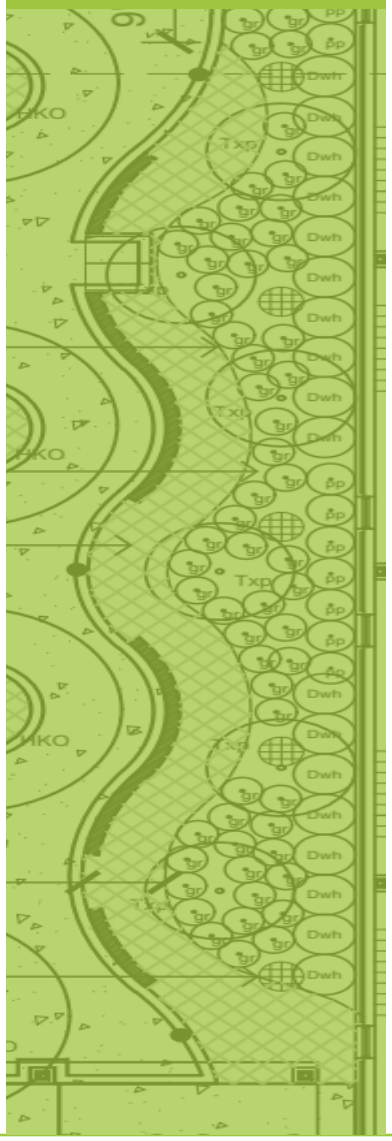


ANDREW T. HEFFNER

PLA , ASLA,

Assoc. AIA, CLARB

Principal Landscape Architect



EDUCATION

Michigan State University, Bachelor of Landscape Architecture, 2001
Participant in Study Abroad Program (United Kingdom, Spain and Morocco)
ASLA Merit Award recipient

EXPERIENCE

Owner and Principal Landscape Architect, Heffner Design Team, PLLC, May 2012 - present

Andrew has an integral role in each project that concentrates on the creative direction and design of all project components. He works daily with the project management and support staff to fluidly create beautiful and highly functional designs. As the principal landscape architect and lead designer on a multitude of projects, he utilizes his seventeen years of experience to facilitate the client experience while maintaining the highest levels of efficiency and organization.

PROFESSIONAL CERTIFICATIONS AND LICENSES

Registered Landscape Architect, State of Texas, license no. 2528
Registered Landscape Architect, State of Michigan, license no. 3901001500
Council of Landscape Architectural Registration Boards Council Certification
Texas Recreation and Park Society Member
Lower Rio Grande Valley AIA Associate Member
San Antonio AIA Associate Member

PROJECT EXPERIENCE

- Tres Lagos Development
- Southside Park
- Villa Garza Flores Park
- Jones Box Park
- Elsa Forth Street Linear Park
- Elsa Gateway Signage
- Northside Park Master Plan
- South Texas College Regional Center for Public Safety Excellence
- Mercedes Sports Complex
- Port of Brownsville
- Harlingen Convention Center and Hotel
- PSJA ISD Kennedy Middle School
- Harlingen ISD Track and Field Improvements
- Brownsville ISD Fine Arts Center
- IDEA Camp Rio
- PSJA New Swimming Facilities
- PSJA North Early College High School
- Harlingen Medical Center Expansion
- Santa Ana National Wildlife Refuge
- City of Brownsville Metro Transfer Station
- The Kanuba Ranch
- Trufit Potranco San Antonio
- St. Joseph Catholic Church
- First United Pentecostal Church
- Numerous other residential and commercial projects.



HECTOR A. GUEVARA, RA, AIA

Registered Architect

EDUCATION

University of Texas at San Antonio, Bachelor of Architect, 2014

EXPERIENCE

Architect, Heffner Design Team, January 2026 - present

Hector is responsible for all aspects of management, business development, client relations, design and production for architecture/ master planning projects in Texas. Has overseen design of numerous projects, with cumulative estimated construction cost of over $50 million in his tenure. Client roster includes private individuals, municipalities, county governments, and state/federal work. Current workload includes no few than 4 projects in various stages of completion.

Project Manager, Gignac Architects, June 2017 - January 2025

Hector is responsible for all aspects of management, business development, client relations, design and production for architecture/ master planning projects in Texas. Has overseen design of numerous projects, with cumulative estimated construction cost of over $50 million in his tenure. Client roster includes private individuals, municipalities, county governments, and state/federal work. Current workload includes no few than 4 projects in various stages of completion.

PROFESSIONAL CERTIFICATIONS AND LICENSES

State of Texas Architect License #30145

Member of American Institute of Architects

Member of AIA– Lower Rio Grande Valley Chapter

Hector has contributed in the design of the following projects -

- McAllen Performing Arts Center
- Region One– Education Service Center
- McAllen Youth Baseball Complex
- Edinburg Service Center

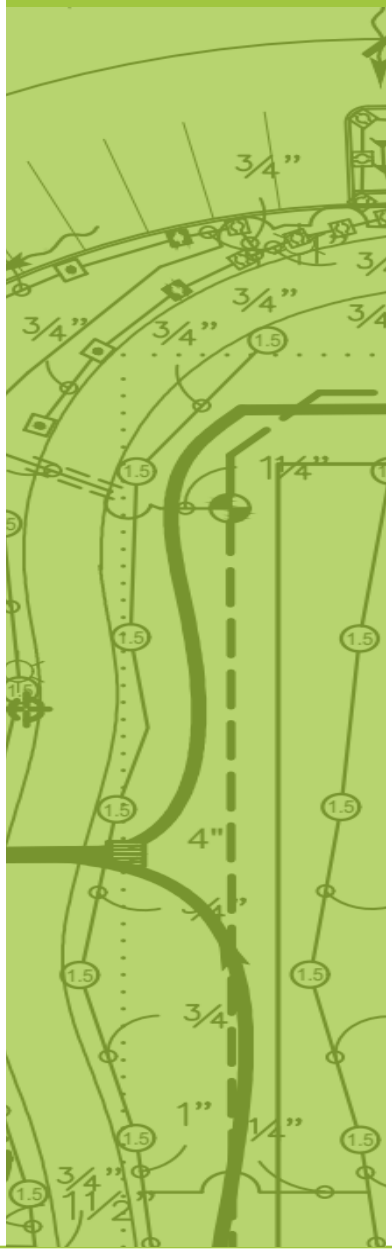
Hector has worked along Heffner Design Team and has had a significant architecture role in the following projects -

- Weslaco AG Barn
- South Texas ISD Admin Building
- McAllen Fire Training Building
- Weslaco ISD AG Science Facilities
- Harlingen Multimodel
- Metro Tiger Station



ROBERT DURAN

Licensed
Irrigation Designer



EDUCATION

South Texas College, Associate of Applied Science Network Specialist, 2005
South Texas College, Associate of Applied Computer Specialist, 2006
South Texas College, Bachelors of Applied Technology Computer Information Technology, 2012

EXPERIENCE

Irrigation Designer, Heffner Design Team, PLLC, May 2012 - present

Robert manages all aspects of our project irrigation components. He routinely develops innovative design solutions that efficiently reuses water and minimizes potable water use. He routinely develops sophisticated designs to meet complex project requirements. He has successfully produced designs for parks, residences, and commercial properties alike. Robert's tenure at local park and recreation departments has equipped him with the tools to incorporate efficient maintenance and remote management features.

Irrigation Water Manager, City of McAllen, July 1996 – September 2015

As water manager for the entire City of McAllen irrigation system, Robert was responsible for management of the sophisticated remotely operated irrigation controller system. The system utilizes satellites, and desktop and telephone applications to maximize the efficient use of water. He also supervised a crew of seven irrigators that were tasked with the maintenance, repair, troubleshooting, and installation irrigation systems. The entire irrigation system has a total in excess of 3000 valves, 35 pumps, 200 backflow prevention devices and 100 irrigation controllers. Robert also was charged with the development of irrigation designs and specifications for a multitude of City capital improvement projects in excess of $2 million.

PROFESSIONAL CERTIFICATIONS AND LICENSES

Licensed Irrigator, State of Texas, license no. 16516
Licensed Backflow Inspector, State of Texas, license no. 15306
Certificate of Completion for Front-Line Leadership Training
Certificate of Completion for Texas A&M Eng., Utilities and Public Works Training
Certificate of Completion Motorola Irrigation Control Center Training

Robert had a significant role in the following projects -

- Tres Lagos Development
- Southside Park
- Villa Garza Flores Park
- Jones Box Park
- Northside Park Master Plan
- South Texas College Regional Center for Public Safety Excellence
- Mercedes Sports Complex
- Port of Brownsville
- Harlingen Convention Center and Hotel
- PSJA ISD Kennedy Middle School
- PSJA North Early College High School
- Elsa Gateway Signage
- Elsa Forth Street Linear Park
- City of Brownsville Metro Transfer Station
- Numerous other residential and commercial projects.



MARIBEL LOPEZ

AIA-LRGV Affiliate

Senior Designer



EDUCATION

South Texas College, Associates Degree of Architectural Drafting, 2017

University of Texas Pan America, Dual-Enrollment, 2010

EXPERIENCE

Senior Designer, Heffner Design Team, PLLC, Feb 2018 - present

Maribel's utilizes her wide range of skills to effectively manage the develop of all plans, specifications, and opinions of probable cost for each project that the Heffner Design Team completes. She effectively manages a team of computer aided design technicians and administrative assistants to efficiently create complete, beautiful, and well organized packages of construction documents. Maribel's attention to detail and leadership skills contribute to the completeness and efficacy of all design solutions. Additional duties include creating computer-aided designs, uses software to create design plans for buildings and landscape areas. Creates 2D designs called surface modelling, and 3D designs called solid modelling. Prepares cost estimates on projects, field measuring and base plan creation.

Office Assistant, American Value Construction, LLC, September 2017 – November 2017

Ensures the company is on track to meet its financial goals. In addition, developed invoices, budgets, bids, prepared reports, and managed payroll. Acquired plan sets and extracted data using software to formulate a bid with material and labor.

PROFESSIONAL SOFTWARE SKILLS

Microsoft Excel, Microsoft Word, Microsoft PowerPoint, AutoCAD 2018, Revit, MS Publisher, Adobe Photoshop, MicroStation V8i, 3ds Max, PlanSwift, Sketchup

Maribel had a significant role in the following projects -

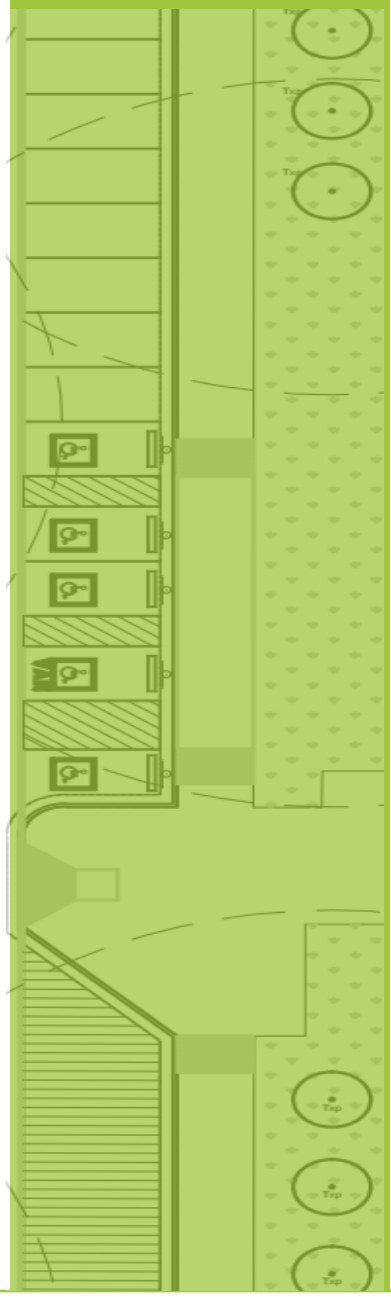
- Villa Garza Flores Park
- The Kanuba Ranch
- Synergis Pharr
- San Benito Southside Park
- Trufit Potranco San Antonio
- Diaz Plaza in San Antonio
- McCaleb Funeral Home
- Sazon Mexican Café
- City of Brownsville Metro Transfer Station
- H. Guerra Residence
- Sazon Mexican Café
- Culebra Square
- Elsa Gateway Signage
- PSJA North Early College High School
- PSJA New Swimming Facilities
- Elsa Forth Street Linear Park
- St. Joseph Catholic Church



AURORA BARRERA,

ASLA

Development Coordinator



EDUCATION

Sam Houston State University, Bachelor of Business Administration, 2024

South Texas College, Associates of Criminal Justice, 2018

Member of the Criminal Justice Delta Sigma Phi Honors Association

EXPERIENCE

Development Coordinator, Heffner Design Team, PLLC,

September 2016 – Present

Responsible for planning, development and implementation in all the levels of the Organization. Ensures the company is on track to meeting its financial goals. In addition, leads and follows billing procedures. Experience in developing and managing budgets, hiring, training, supervising and appraising personnel.

SPECIALIZED SKILLS

- Directs the efforts of the marketing, communications, public relations and coordinates at the strategic and tactical levels with the other functions of the Organization.
- Effectively manages the placement of CAD files, specifications, and opinions of probable cost for each project and manages all projects that go out to bid.
- Strong creative, strategic, organizational and personal sales skills.
- Commitment to working with shared leadership and in cross-functional teams.
- Computer literacy in word processing, data base management and page layout.
- Strong oral and written communications skills.
- Ability to manage multiple projects at a time.

Aurora had a significant role in the following projects -

- Tres Lagos Development
- Southside Park
- Villa Garza Flores Park
- Northside Park Master Plan
- Elsa Forth Street Linear Park
- South Texas College Regional Center for Public Safety Excellence
- Mercedes Sports Complex
- Port of Brownsville
- Harlingen Convention Center and Hotel
- PSJA ISD Kennedy Middle School
- Harlingen ISD Track and Field Improvements
- Brownsville ISD Fine Arts Center
- IDEA Camp Rio
- Santa Ana National Wildlife Refuge
- City of Brownsville Metro Transfer Station
- Royal Vista Apartments
- First United Pentecostal Church
- The Kanuba Ranch
- PSJA New Swimming Facilities
- PSJA North Early College High School
- Elsa Gateway Signage
- Numerous other residential and commercial projects.

4. REFERENCES

Project References

PR&S, LLC

PR&S LLC

Address – 13746 Eagles Nest Bay, Corpus Christi, TX 78418
Contact Person and Title – Sally Gavlik, President
Phone – (956) 310-8386
Email Address – sallyg361@yahoo.com
Contract Period - August 2015 - Current
Scope of Work – Multiple master plan and other grant document development for Texas Parks and Wildlife outdoor recreation grants

City of Edinburg

Address – 415 W. University Dr., Edinburg, Texas 78539
Contact Person and Title –Tomas D. Reyna, Assistant City Manager
Phone – (956) 388-8207
Email Address – treyna@cityofedinburg.com
Contract Period - August 2022– Present
Scope of Work – Design for Freddy Gonzalez Blvd Upgrades. Developed landscape, irrigation, and civil design services. Project is currently on-going.

Tres Lagos Public Improvement District

TRES LAGOS
LIVE LIFE BY DESIGN

Address – McAllen, Texas
Contact Person and Title – Mike Rhodes
Phone – (830) 708-4255
Email Address – mike@mlrhodes.com
Contract Period - August 2015 – Current
Scope of Work – Grant document development for Texas Parks and Wildlife Department. Design and construction administration services for entire park system.

University of Texas Rio Grande Valley

Address – 1201 W. University Drive, Edinburg, Texas 78539
Contact Person and Title – Jacob Martinez, Director of Facilities Maintenance
Phone – (956) 665-2770
Email Address – jacob.martinez03@utrgv.edu
Contract Period - August 2021
Scope of Work – Architectural design for UTRGV buildings facilities.

City of Hidalgo

Address – 704 E. Texano Dr. , Hidalgo, TX 78577
Contact Person and Title – Robert Segura, Assistant City Manager
Phone – (956) 778-0426
Email Address – rsegura@cityofhidalgo.net
Contract Period - February 2018 - Current
Scope of Work – Design and construction administration services for city park with TPWD funding.

Responsibility Chart

NAME	FIRM & PRIMARY RESPONSIBILITIES
Andrew T. Heffner, RLA, AIA-LRGV Affifiliate, CLARB	**Prime Firm-Heffner Design Team /Landscape Architect**
Mr. Heffner is the principal landscape architect and lead designer for this project and will work under the direction of the University of Texas- Rio Grande Valley (client). Mr. Heffner will be 100% involed in managing and relaying clients goals and expectations to it's subconsultants. He has an integral role in this project that will concentrate on the creative direction and design of all the project components while providing the client full transparency on it's development. He will work daily with subconsultants and support staff to fluidly create beautiful and highly functional designs. For the past 17 years, as a landscape architect, Mr. Heffner has always satisfied the clients needs while providing excellent customer service. ***Project Work Experience:*** ***Freddy Gonzalez Boulevard Improvements, UTRGV Vaquero Stadium, UTRGV Practice Center, UTRGV Performance Center, UTRGV Golf and Soccer Fields, UTRGV Student Services and Green Spaces, UTRGV Track and Soccer Fields, and UTRGV Fieldhouse.***	
Hector A. Guevara, RA, AIA	**Heffner Design Team - Architect**
Hector Guevara will be architect working under the direction of Andrew Heffner, RLA. His estimated involment is 15%, but varies per project. He utilizes his extensive years of experience to assist in the construction design and is responsible for the visual appearance o the buildings and structures. He will abide by all building laws and regulations of the state. Hector is a licensed architect and specializes in architectural planning and design. ***Project Work Experience:*** ***Region One- Education Service Center (Gignac Architects), Edinburg Service Center (Gignac Architects). McAllen Youth Baseball Complex (ROFA), South Texas ISD Admin Building, (Gignac Architects).***	
Robert Duran	**Heffner Design Team - Irrigation Designer**
Mr. Duran will is the irrigation designer assigned to this project and will work under the direction of the lead designer, Andrew Heffner, RLA. Mr. Duran manages all aspects of our project irrigation components. He routinely develops innovative design solutions that efficiently reuses water and minimizes potable water use. He routinely develops sophisticated designs to meet complex project requirements. He has successfully produced designs for parks, residences, and commercial properties alike. Mr. Duran tenure at loca park and recreation departments has equipped him with the tools to incorporate efficient maintenance and remote management features. ***Project Work Experience:*** ***Freddy Gonzalez Boulevard Improvements, UTRGV Vaquero Stadium, UTRGV Practice Center, UTRGV Performance Center, UTRGV Golf and Soccer Fields, UTRGV Student Services and Green Spaces, UTRGV Track and Soccer Fields, and UTRGV Fieldhouse.***	
Maribel Lopez , AIA-LRGV Affiliate	**Heffner Design Team - Senior Designer**
Ms. Lopez utilizes her wide range of skills to effectively manage the develop of all plans, specifications, and opinions of probable cost for each project that the Heffner Design Team completes. She effectively manages a team of computer aided design technicians and administrative assistants to efficiently create complete, beautiful, and well organized packages of construction documents. Maribel's attention to detail and leadership skills contribute to the completeness and efficacy of all design solutions. Additional duties include creating computer-aided designs, uses software to create design plans for buildings and landscape areas. Ms.Lopez is responsible for cost estimating, field measuring, design, and base plan creation for this project. ***Project Work Experience:*** ***Freddy Gonzalez Boulevard Improvements, UTRGV Vaquero Stadium, UTRGV Practice Center, UTRGV Performance Center, UTRGV Golf and Soccer Fields, UTRGV Student Services and Green Spaces, UTRGV Track and Soccer Fields, and UTRGV Fieldhouse.***	
Aurora Barrera , ASLA	**Heffner Design Team - Development Coordinator**
Ms. Barrera is responsible for planning, development and implementation in all the levels of the Organization. Ensures the company is on track to meeting its financial goals. In addition, leads and follows billing procedures. Ms. Barrera has more than 8 years or experiance in developing and managing budgets, hiring, training, supervising and appraising personnel. She will be managing all accounting and bidding coordinatior for this project. ***Project Work Experience:*** ***Freddy Gonzalez Boulevard Improvements, UTRGV Vaquero Stadium, UTRGV Practice Center, UTRGV Performance Center, UTRGV Golf and Soccer Fields, UTRGV Student Services and Green Spaces, UTRGV Track and Soccer Fields, and UTRGV Fieldhouse.***	

5. INSURANCE

Insurance Certificate

A copy of our certificate of insurance is below for your review. Additionally, we have not had any insurance claims in the past five years.

HEFFN-1 OP ID: JJ

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Intermarket Insurance Agcy Inc 22 Laurel Avenue Northport, NY 11768 Henry J Olszewski III 631-421-2424	CONTACT NAME: Intermarket Insurance Agency PHONE (A/C, No, Ext): 631-421-2424 FAX (A/C, No): 631-421-2004 E-MAIL ADDRESS: certificates@intermarketins.com
INSURED Heffner Design Team, PLLC 4100 N. 22nd Street McAllen, TX 78504	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Sentinel Insurance Co Ltd — 11000 INSURER B : Lloyd's of London — 15792 INSURER C : Twin City Fire Insurance Co. — 29459 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT X LOC OTHER:			12SBAAE8962	09/15/2025	09/15/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			12SBAAE8962	09/15/2025	09/15/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10000			12SBAAE8962	09/15/2025	09/15/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		12WBCAE2YLZ	11/20/2025	11/20/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Errors & Omissions			ANE0954	09/15/2025	09/15/2026	Per Claim Aggregate	1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Edinburg is included as additional insured for general, automobile and umbrella liability if required by written contract or agreement. Waiver of subrogation applied for general, automobile and umbrella liability and workers compensation if required by written contract or agreement.

CERTIFICATE HOLDER

CITYEDI

City of Edinburg
415 W. University Drive
Edinburg, TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Henry Olszewski

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6. PROFESSIONAL SERVICE AGGREEMENT

Professional Service Agreement

HEFFNER DESIGN TEAM, PLLC

Date: July 13, 2026

From: Heffner Design Team
Andrew T. Heffner
4100 N. 22nd Street
McAllen, Texas 78504

Attention: City of Edinburg- Purchasing Department

To whom it may concern,

We have read and reviewed the Professional Services Agreement. We acknowledge and agree to meet all prerequisite insurance requirements specified in the agreement. If selected, Heffner Design Team, PLLC agrees to enter into the Professional Services Agreement and comply with all applicable terms and conditions.

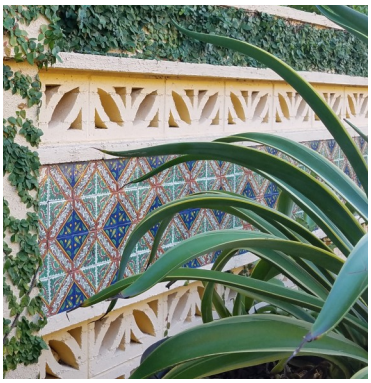
Sincerely,



Andrew T. Heffner, PLA, ASLA, Assoc. AIA, CLARB

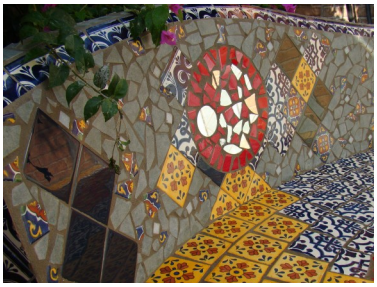
7. CONTACT INFORMATION

Contact Information



Andrew T. Heffner, PLA, ASLA, AIA-LRGV Affiliate, CLARB

Contact Person and Title—Andrew T. Heffner, Owner, Landscape Architect
Address: 4100 N. 22nd Street McAllen, Texas 78504
Phone – (956) 540-7850
Cell Number: (956) 212-3385
Email Address – aheffner@heffnerdesignteam.com



Aurora Barrera, AIA-LRGV Affiliate

Contact Person and Title— Aurora Barrera, Development Coordinator
Address: 4100 N. 22nd Street McAllen, Texas 78504
Phone – (210) 820-2677
Cell Number: (210) 201-4059
Email Address – abarrera@heffnerdesignteam.com

7. WORK EXAMPLES

FREDDY GONZALEZ BLVD IMPROVEMENTS

Client: City of Edinburg
Cost: $750,000.00
Funding: City Funds
Date Completed: Project is under the Construction Document Phase.
Role: Andrew Heffner,
Landscape Architect

These captivating images showcase a schematic design of the proposed boulevard accentuated by an exceptional landscape. Upgrades consist of concrete trails, decomposed granite trails, landscape, irrigation, parking lot, water, sewer, and electrical lines, a restroom, a splash pad site, solar panel lights, site furniture and erosion control. These new upgrades will enhance the boulevard, create cohesiveness, and connect nearby parks and schools.



FREDDY GONZALEZ BLVD IMPROVEMENTS



Gateway and Monument Signage

Client: City of Elsa EDC
Cost: $50,000.00
Funding: City Funds
Date Completed: 2019



The City of Elsa Economic Development Corporation has tasked our team with developing a comprehensive signage program at major entrance points to the city. Our design incorporates modern materials like cor-ten steel and aluminum lettering with traditional cast stone trim and natural stone. Color changing lights add interest in the evening and make this a true landmark. Drought tolerant muhly grasses, agave, and succulents add the finishing touch. Welcome!

Client: City of McAllen
Cost: $250,000.00
Funding: City Funds
Date Completed: 2012
Role: Andrew Heffner, Principal



This small community park is a picture-perfect partnership between the city and county governments. Aluminum fencing and limestone columns provide a comfortable buffer from adjacent traffic. Modern playground equipment, swings, and winding walkways offer an escape from our technology centered world. Picnic tables, benches, and grills complete the park user experience. Landmark limestone park signage is surrounded by large moss rock boulders and crushed granite.

Client: Pharr– San Juan-Alamo ISD
Cost: $1,700,000.00
Funding: ISD Funds
Date Completed: 2020
Role: Andrew Heffner, Principal



A premier South Texas school district requested a complete renovation of one of their early college high school campus. Our design concept is to integrate as many natural elements as possible. Stone patios with cell phone charging stations, a cor-ten steel clock tower, a hanging garden landmark sign, rain gardens, ephemeral streams, umbrella shades, tree groves, meadows, and pollinator gardens will be added. New entrance-way experiences will greet students, staff, and visitors. Lighting will add interest and expand the use of outdoor spaces at night.

REGION ONE - EDUCATION SERVICE CENTER

This renovation and expansion project involved upgrading the existing training rooms, adding a new cafeteria/lounge, and constructing a 25,700-square-foot training facility. The new facility offers flexible design, allowing it to be reconfigured into five smaller, independent training rooms or a single large training space. Additionally, support spaces were incorporated to complement the new and upgraded areas.









Hector A. Guevara was the Project Manager under

Gignac Architects.

Project estimated cost $12.4 million. Project located in Edinburg, Texas. Construction was completed in September 2019.

GIGNAC ARCHITECTS
2020

EDINBURG SERVICE CENTER

This project consists of a new office building and warehouses. This building is approx. 14,200 sf

Hector A. Guevara was the Project Manager under Gignac Architects.

Project estimated cost was $5 million. Construction was completed in 2025. Funds were partially city funds and American Rescue Plan ACT funds. Project Located in Edinburg, Texas.







GIGNAC ARCHITECTS
2023
PROJECT MANAGER

LDS McAllen Temple

Client:	Latter Day-saints Temple
Cost:	$3,500,000.00
Funding:	Private Funds
Date Completed:	2023
Role:	Andrew Heffner,



These captivating images showcase a grand building accentuated by an exceptional landscape. The architectural marvel exudes a sense of timeless elegance, while creating a sacred space for The Church of Jesus Christ of Latter-day Saints' community. The surrounding landscape design is meticulously crafted, featuring an array of 20,000 shrubs and 400 trees that create a harmonious blend of nature and architecture. With its unique and unparalleled charm, this one-of-a-kind space offers endless possibilities for both aesthetic enjoyment and functional use.









Tres Lagos Trails and Neighborhood Parks

Client: Tres Lagos Public Improvement District
Mike Rhodes
Telephone:(956) 287-2800
E-Mail: mike@mlrhodes.com

Cost: $2,000,000.00
(owner provided grading and infrastructure excluded)

Funding: Texas Parks and Wildlife Grant and Private Funds

Date Completed: November 2017, 2020

Role: Andrew Heffner, Principal Landscape Architect





There are currently three neighborhoods at the Tres Lagos planned unit development. Inside each of the three neighborhoods there are a series of public spaces that include walking trails, benches, playground grounds, postal mail centers, and entranceway monuments. The plant material palette that was established at the Community Park project was extended to the neighborhood parks. The playgrounds were also similar to the larger park project but reduced in scale to serve the individual neighborhood needs. There is a series of interconnected trails that weave throughout the neighborhood that are lined with native shade and flowering trees. The selective placement of plant material will screen activity areas from adjacent residences. These neighborhood trails and parks have become a highlight of the neighborhood and a great feature when home buyers are shopping for their new home.



Project elements include:

- Native shade and flowering trees
- Irrigation system
- LED lighting
- Amphitheater
- Playgrounds with swings
- Parking lots
- Mailbox centers
- Walking trails





HEFFNER DESIGN TEAM

4100 N. 22nd Street
McAllen, TX 78504
956-540-7850

1777 NE Loop 410, Suite 600
San Antonio, TX 78217
210-820-2677







LEVY

DYKEMA

RFQ 2026-5

Architectural Services

City of Edinburg

C/O City Secretary Department:

415 W. University Drive

Edinburg, TX 78541

Due Date: July 14, 2026 3:00 PM

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LEVY
DYKEMA

July 14, 2026

City Secretary Department
City of Edinburg
415 W. University Drive
Edinburg, TX 78541

Dear City Secretary Balderas,

On behalf of the Principals and Staff of LEVY DYKEMA, I wish to thank you for the opportunity to submit our qualifications to the City of Edinburg for the RFQ for Architectural Services.

Public projects are the core of our practice. This year marks our 70th year of providing architectural services to public institutions throughout Texas.. Our longevity and success are built on the trust of our clients, and we know that trust must be earned every day on every project. We welcome the opportunity to work with the City of Edinburg and earn your trust as well.

We currently maintain indefinite quantity and on-call contracts with municipalities, counties, state agencies, and higher education institutions throughout Texas. Our current work represents the full range of projects typically delivered under these contracts, including service vehicle storage facilities and offices for Austin Energy; the renovation of a former TxDOT building into a Municipal Services Center, Public Safety, and Court Building for Williamson County; and exterior improvements for the City of Corpus Christi, including Police Station lighting upgrades and City Hall window replacement.

In addition, we are currently providing architectural services on multiple projects throughout the Rio Grande Valley, giving our team current experience with the region, its communities, local contractors, and project delivery environment. This ongoing presence allows us to respond quickly and efficiently while bringing valuable regional knowledge to projects for the City of Edinburg.

We understand that the successful delivery of every project is important not only to the City, but also to the employees, residents, and visitors who rely on these facilities. Equally important is maintaining clear communication and responsiveness throughout design and construction to ensure projects are completed on schedule, within budget, and to the City's expectations.

If selected, this contract and all associated projects will be managed by our Corpus Christi office, providing the City with a nearby team that is readily available. LEVY DYKEMA President Stephen Levy and Architectural Principals Phillip Reed and Matt Catterall are committed to providing responsive, hands-on leadership and affirm that our staff can be on-site for City of Edinburg projects with as little as two hours' notice when needed.

Enclosed please find a detailed summary of our proposed services and supporting documentation. Please contact Matt Catterall at extension 113, MCatterall@LEVYDYKEMA.com if you have any questions regarding this RFQ submission.

LEVY DYKEMA, PLLC

Stephen V. Levy
President

Matt Catterall
Principal

Robert J. Garcia, AIA
Senior Associate, Studio Director



Firm Qualifications & Experience

Firm Qualifications & Experience

LEVY DYKEMA is an award-winning architecture, interiors, and purchasing firm based in Corpus Christi and Austin, Texas. We are a team of creative problem-solvers who collaborate with our clients to bring timeless, functional designs to life. Never shying away from a challenge, we provide innovative solutions that align with our clients' needs, intentions, and budget — without compromising design.

With a storied history spanning more than 70 years, LEVY DYKEMA provides personalized services to every client. In addition to architecture, interiors and purchasing, we offer a wide range of support services including project management, permitting, master planning, and consulting.

Under the leadership of President Stephen Levy, LEVY DYKEMA's Corpus Christi office is managed by Senior Associate/ Studio Director Robert Garcia, while Principals Phillip Reed and Matt Catterall lead the firm's Austin office.

The Corpus Christi Office will lead the Team. Both offices will participate on this project as necessary, if awarded.

Corpus Christi Office
807 N Upper Broadway, Suite 101
Corpus Christi, TX 78401

Austin Office - Headquarters
620 Congress Avenue, Suite 100
Austin, TX 78701

Primary Contact for RFQ
Stephen Levy
Steve@LEVYDYKEMA.com
Phone: 361-882-8171 ext. 108
Fax: 361-884-9358

Secondary Contact for RFQ
Matt Catterall
MCatterall@LEVYDYKEMA.com
Phone: 361-882-8171 ext. 113
Fax: 361-884-9358

Current Staff
13 Architects, 8 Project Designers, 6 Interior Designers, 5 Administrative Staff

Firm's License Number
Texas Board of Architectural Examiners - BR 4260

Professional Services Agreement
The professional services agreement provided in this RFQ has been read and if selected, our firm will meet the prerequisite insurance requirements, and agrees to enter into such agreement.

Methodology & Management Approach

Our Approach

LEVY DYKEMA has become one of Texas' most experienced architectural firms for municipal on-call, rotation list, and IDIQ contracts because we understand that success is measured not by the size of individual projects, but by responsiveness, consistency, and the ability to deliver dependable service across dozens of assignments over many years. Our current portfolio includes architectural service contracts with cities, counties, universities, school districts, and state agencies throughout Texas, including multiple municipal on-call contracts in South Texas and the Rio Grande Valley region. This experience has given us a thorough understanding of municipal procurement, budgeting, stakeholder coordination, and the need to efficiently deliver projects ranging from small renovations and facility assessments to major capital improvements.

The City of Edinburg can expect the same responsive service regardless of project size. Rather than dedicating individuals to only one project at a time, we employ a collaborative team structure that allows experienced principals, project managers, architects, and consultants to work concurrently across multiple assignments while maintaining clear responsibility for every project. Each assignment is led by a designated Project Manager who serves as the City's single point of contact and is supported by principals who provide executive oversight, quality assurance, and immediate access to additional staff whenever workload demands change. Weekly schedule reviews, milestone-based QA/QC, standardized project management procedures, and continuous communication allow our team to efficiently balance numerous concurrent projects without compromising responsiveness, quality, or schedule. This approach enables us to provide the personalized attention of a local firm while offering the depth of resources typically associated with much larger practices.

Our process is founded on collaboration with City staff from project initiation through warranty review, ensuring that each assignment begins with a thorough understanding of the City's goals, budget, schedule, and operational needs. We combine disciplined project management, rigorous quality control, and proactive communication with practical, cost-conscious design solutions that reflect the South Texas climate, local context, and long-term value for taxpayers. Whether the assignment is a $20,000 facility repair or a multi-million-dollar civic project, our commitment remains the same: provide timely service, thoughtful design, and a trusted partnership that allows the City of Edinburg to confidently advance its capital improvement program.

LEVY DYKEMA is focused on making Texas Contemporary architecture: a process dedicated to producing high-performing buildings designed for the diverse people who use them, harmonious with the architectural history, cultures, and materiality of our region and each site, and which are responsive to each project's specific place, climate, and geography. We design measurable sustainability into projects based on high-level, material impact and return on investment, knowing that the most sustainable buildings are ones that will be used, loved, and adapted for generations.

Our approach begins with a highly collaborative process that prioritizes alignment with the client, stakeholders, and broader community from the outset. We view each project as a partnership — engaging ownership, user groups, and decision-makers early to understand operational needs, long-term goals, and the cultural significance of the existing building. Through workshops, visioning sessions, and iterative feedback loops, we translate stakeholder input into clear design drivers, ensuring the project reflects both the legacy of the building and the aspirations of those who will use it. This inclusive process builds consensus, reduces risk, and establishes a strong foundation for decision-making throughout the project.

As the design evolves, we continue to integrate stakeholder feedback into a flexible and responsive planning framework. Rather than a fixed solution, we develop adaptable strategies that can respond to changing needs, phasing considerations, and future growth. This includes evaluating multiple scenarios for renovation and potential addition, testing how each approach impacts program, circulation, building performance, and user experience. By maintaining continuous dialogue with the client and project team, we ensure that design decisions remain aligned with budget, schedule, and long-term operational goals, while also preserving the integrity of the existing structure.

Methodology & Management Approach

Ultimately, our goal is to position the building for long-term relevance and performance. The renovation and potential addition are approached not only as immediate improvements, but as strategic investments in the future — supporting evolving workplace models, advancing sustainability goals, and enhancing the building's role within its context. By balancing preservation with forward-thinking design, and grounding each decision in collaboration and shared vision, we deliver a solution that is resilient, adaptable, and meaningful for both current users and future generations.

Work Plan Strategy

This work plan strategy is based on LEVY DYKEMA's experience on MSA / IDIQ projects for Texas institutional and municipal clients. Specific work plans are developed for each contract and if we are selected to work with Williamson County it will be based on the County's protocols and contract requirements.

Pre-Design / Proposal Phase:

- LEVY DYKEMA (LD) and the Architect and Engineer (AE) team will work with Client's staff and/or users to identify and develop the project scope and definition and to develop an approved budget for the project.
- LD will engage a team of consultants that are appropriate to the scope of work.
- Conduct a site visit by all team members to understand the existing conditions and scope for their proposals.
- Work with a RAS to review the site and project for TAS scope. This scope and issued preliminary report are to determine whether there are existing conditions that need to be addressed, or which will be triggered by the Client's scope of work.
- Work with the Client to research availability of existing drawings, cad files, REVIT models, surveys, and geotechnical information, as required for the project.
- Conduct preliminary code analysis for scope understanding.
- Deliver an AE team proposed scope of work, deliverables and methodology for Client's review and approval.
- Review the Client's budget and evaluate internally and with the Client whether the scope for budget is appropriate.
- Based on approved scope and budget, deliver an AE fee proposal to the Client with specific work in conformance with the scope, budget and schedule which includes deliverables, deliverable milestones, owner meetings and record document deliverables.
- Receive NTP or Work Order from Client.

Concept Design Phase / Schematic Design:

Phase Work:

- Review Schedule including deliverables, internal team meetings and Owner meetings.
- Meet with the Client, in person or remotely, according to the project schedule and as required to keep the Client updated on AE team progress.
- Implement for the AE team, all of the Client's and building standards for documents, CAD and BIM as well as design and product standards.
- Implement QA/QC protocols to the team with milestone deliverables for internal submissions and reviews and reports.
- Perform site survey with verification and update (if required) of existing documents, CAD and BIM information.
- Update schematic design code analysis for all disciplines to include NFPA, ICC and TAS requirements.
- Develop initial architectural design with architectural and consultant narratives, updated project opinion of probable costs and updated schedule, and submit to the Client for review and comment.
- Phase Deliverables: the deliverables for this phase are dependent on the project type and complexity. The specific deliverables will be based on the Client's contractual and project standards or can be based on the AIA's project phase standards. Less involved work may be delivered in all two-dimensional plans and elevations while more involved work could involve three-dimensional views and renderings.
- Provide an SD level estimate of probable construction costs.
- Submit QA/QC report and drawing markups to the Client, or meet with the Client for QA/QC submission standards.

Methodology & Management Approach

Design Development Phase:

Phase Work

- Incorporate all feedback from the Client's Schematic Design review.
- Complete development of Design Development work by AE team in conformance with the Client's deliverable standards for phases and incorporating all design and product standards.
- Conduct internal and Owner meetings on scheduled timetables.
- Update project schedule.
- Provide a DD level estimate of probable construction costs.
- Perform AE team QA/QC protocols including REVIT model clash detection.
- Update code compliance and life safety plan documents.
- Submit all DD phase documents, a project manual including outline or draft specifications, schedule update and budget update.

Construction Documents:

Phase Work

- Incorporate all feedback from the Client on the Schematic Design review.
- Complete development of Construction Documents by AE team in conformance with the Client's deliverable standards for phases and incorporating all design and product standards. The documents will be utilized for project bidding and for submission of any documents required to AHJ for review and approval.
- Conduct internal and Owner meetings on scheduled timetables.
- Update project schedule.
- Provide a CD level estimate of probable construction costs.
- Perform AE team QA/QC protocols including REVIT model clash detection.
- Update code compliance and life safety plan documents.
- Perform CD level estimate of probable construction cost.
- Submit all CD phase documents, including a project manual with the Client's front-end specifications, special specifications and technical specifications, schedule update and budget update for the Client's review and approval.
- Make revisions as required for completion of 100% CD documents for bid and construction.
- Submit the project to TDLR and have RAS conduct an ABA plan review.

Bid Phase:

Phase Work

- Assist the Client with bidding on the project. The construction delivery method may determine the task involved and may include the following:
- Conduct or assist with the pre-bid meeting in person or online.
- Compile bidder questions and issue an addendum as required with questions and responses.
- Assist the Client with any other Bid Phase requirements.

Methodology & Management Approach

Construction Phase:

Perform all services indicated in the Client's contract documents for the AE team. Typically, these services include:

- Review of Contractor's schedule and Schedule of Values, ensuring suitable levels of detail.
- Review Contractor's submittal schedule and schedule of required special inspections.
- Review of RFI's submittals.
- Use the Client's preferred construction PM software / website for document management and tracking RFI's and Submittals.
- Confirm at regular intervals that all special inspections and submittals required in the CD's are being delivered and performed.
- Conduct periodic site visits with issued site reports in conformance with the Client's requirements or AE standards.
- Attend OAC meetings, reviewing Contractor updates to project progress, schedule and the budget.
- Review meeting minutes.
- Attend meetings with the Contractor as needed to assist project progress.
- Review project for Substantial Completion and conformance to Contract Documents, review Contractor's punch lists.
- Assist the Client with Substantial Completion documents.
- Request TAS inspection, review any deficiencies and engage the Contractor to take actions needed for corrections.
- Confirm that all Special Inspections have been performed, that all required submittals have been completed and all warranties have been delivered and approved.
- Review Pay Applications throughout phase and Final Pay Application and completion of project including deficiency corrections for project close-out.
- Request and receive Contractor's As-Built Documents and redlines of Contract Documents.

Post Construction:

- Deliver Record Documents including all required drawings, Project Manual and models to Client.
- At the 11th month, after Substantial Completion, the AE team, with the Client and the Contractor, will visit the building to review the project conformance with warranties and Contract Documents, and ensure corrective action by the Contractor.

Coordination of Work with Consultants

Great relationships are the foundation of great buildings. From the collaboration that takes place during the design phase to the client's experience within a finished space, LEVY DYKEMA believes that people define the success of a project. For this contract, we have selected a talented group of consultants who have proven track records of providing a unique balance of design, constructability, and project management. LEVY DYKEMA has a strong working relationship with every member of our team.

LEVY DYKEMA utilizes a collaborative team approach ensuring that the Client and all consultants become an integral part of the project. We hold regularly scheduled meetings that involve all team members, allowing the Client, LEVY DYKEMA, and each consultant to collaborate and coordinate during all aspects of the project. Each meeting will be documented with meeting minutes. We have found this documentation to be crucial in the success of any project.

As Project Principal, Phil Reed, FAIA, will be involved throughout the project providing executive oversight and ensuring the appropriate resources are allocated to complete it on time and on-budget. As Project Principal, Stephen Levy, RA, has overseen a wide range of projects for both public and private entities, and has expertise in Programming, Cost Analysis, Systems Integration, and Site Planning. Mauricio Feldsberg, RA, LEED AP, will be the primary point of contact for the design team. He will be responsible for managing the development of the design, production of construction documents and specifications. He will coordinate with the consultant team and the Client's Project Manager. As a LEED Accredited Professional, Mauricio will bring a sustainable focus to the project.

Methodology & Management Approach

Project Management

It is in our fastidious Project Management that the LEVY DYKEMA team really shines. We are experienced with completing projects on time and within budget. The Project Manager monitors the schedule and budget weekly. The Project Manager will be responsible for notifying the Client and Design Team of any scheduling deficiencies or conflicts. An agenda will be set forth at each regularly scheduled project meeting. There, the Team will discuss the project schedule, immediately identify any impediments, and provide a proactive approach for solutions.

Our 'ability to perform' within the prescribed project schedule is directly related to our understanding of the Client's programmatic requirements for the project, the experience of our TEAM, and LEVY DYKEMA's ability to act as lead designer. The programming stage is the first step in the design process, and the success of the project (including schedule adherence) hinges on the completeness and accuracy of the programming, and the design team's understanding of the project requirements.

The first and most critical step for the success of the Client's project is for the design team to fully understand the project needs and its building site. We must understand not just the functional needs of the building, but also the role of the building in its neighborhood, how it must fit contextually, and meet the Client's budget and scheduling needs.

The process begins with extensive meetings with the Client's team. With our own civic, housing, office, manufacturing, and industrial experience, our team knows which important questions need to be asked.

Schedule Conformance

LEVY DYKEMA has a proven track record of meeting and exceeding the schedules of demanding projects. We generate a comprehensive Project Development Schedule at the beginning of the project based on the contract scope, phases, and Client needs. Within this context, benchmark dates are established for the Client's input, review and approvals to effect and order sequential project development. The key internal submission/review points are established for the A/E team to exchange and evaluate information. Updates are made periodically; The Client will be informed throughout the entire project.

Schedule Management Utilizes:

- The establishment of an overall project schedule highlighting critical decision-making milestones.
- The recognition of decision-making accountability and its impact on cost and schedule.
- The early identification of specific Owner and A/E Team members with decision-making authority.
- The compilation of "Decision Information Packages" that includes cost, schedule, and design implications.
- Strong leadership by the "single point of contact" to facilitate the decision-making process.
- Regularly scheduled monitoring of the Project Schedule by all team members.
- Weekly email updates are sent to the entire team with action items to follow.

Project Communications with the Team

Communication method technologies and platform preferences are always changing but following our communication protocol standards and premises keep projects on track and the team and owner informed and organized.

Establish Communication Protocol: At the beginning of the contract, we issue project guides to the team with AE and Client team contact information and points of contact for each group and discipline. The goal of the protocols is to facilitate information flow in all directions but in a process that filters information through Project Managers for each group so that information between the team is prescient, vetted, and documented. Misplaced information leads to errors. Too much information creates confusion.

Meetings: Meetings are the ideal format for information flow and efficient communication. Meeting agenda information is gathered from all stakeholders, the agenda format is followed for efficiency, and meeting minutes are distributed after for review, edits, and follow-up.

Methodology & Management Approach

AE Internal Team Meetings: Records of meeting minutes are available for distribution to the Client.

Email: Email is the standard for day-to-day communication between team members and with the Client. Standards for emails include the Client's project name and number as well as the email issue in the subject line to facilitate information tracking. Emails between non-Project Manager staff must include Project Managers in the communications. The Client is included in communication on all matters related to their interests and responsibilities.

Phone: All phone calls which discuss an issue or a resolution must be documented through a memo or email between project managers.

Construction Phase Communications

Project Management Software: We encourage the use of project management software for maintaining documents for all phases of the project from design to bidding to construction. This becomes particularly important when a third party, the general contractor, is added to the information flow. We have experience with all of the major platforms for construction phase information management.

OAC Meetings: Weekly or bi-weekly meetings with the owner, architect, and contractor are ideal formats for regular formal checks and updates.

Open Communication Lines: The Owner, AE team and the Contractor should be in regular communication with each other – through regular site visits, emails and phone calls. It is important that these communication lines be open to understanding progress, resolving issues, and to ensure project goals are being met. All decisions or questions that come through these communications must be documented, preferably as an RFI or as an observation report, for final vetting and proper contract documentation.

Quality Assurance / Quality Control

As a client-centric company, our goal is to make sure that we meet or exceed the programmatic and aesthetic requirements of the project. We incorporate regular stakeholder feedback into our design and documentation processes. Everyone on our team takes ownership of the quality of our documentation. We have developed tools that help set expectations and then give each team member the ability to identify and escalate potential issues. We ask our team to check their own work daily and to monitor overall progress so that, collectively, we are putting our best effort out. We also rely on internal third-party checks; we ask a senior member of the staff to review our documentation for quality and adherence to budget at project milestones since we know that it easy to get too close to a project.

Beginning with a project's kickoff meeting with the client through the design & construction phases and up to a one-year check-in with the client after a project's completion, LEVY DYKEMA is constant in its goal to evaluate the performance of the project toward meeting the design intent and the client's goals and expectations with respect to quality assurance.

We use an internal Document Management Manual, customizable for every project, to control process and procedures. It includes templates and checklist for each phase of the project. These allow us to focus our review efforts, improve communication across the broader design team, and capture institutional knowledge. By incorporating these tools onto every project, we help reduce errors and omissions and increase the accuracy of pricing once a contractor is brought in.

To: 1) control quality, 2) confirm our documents align with the client's requirements and expectations, and 3) remedy potential errors and omissions by the Architectural/Engineering design team, every project goes through a regular review process. While the milestones are project-dependent, they typically include Schematic Design, 50% and 100% Design Development, and 50%, 75%, and 90% Contract Documents. Prior to submitting each milestone to the client, we review our documents against our phase-specific checklists and against the client goals (budget, schedule, program, etc. established during project initiation and the information gathering process. In addition, we perform coordination checks with our consultants:

Methodology & Management Approach

- Coordination and review for high-quality design.
- Coordination and review between the drawings and specifications for the entire Project between all disciplines, as the two are developed concurrently.
- Coordination and review between the cost estimator and overall design, to keep the project on budget.
- Coordination and review between the overall schedule and efforts of the Design Team.

LEVY DYKEMA has a similar checklist to control efforts during the Permitting and Bidding/Negotiation (PBN) Phases. As the jurisdiction Plan Review take place, the cost of the project takes shape, and contracts for construction are entered into agreement, our on-going coordination and review identifies and addresses potential risks for construction. These are mitigated through Addenda, which are issued to the jurisdiction and potential contractors.

As the project enters the Construction Administration (CA) Phase, LEVY DYKEMA follows the CSI Division 01 – General Requirements sections to control the quality of the project throughout the entire construction process, including its commissioning and closeout. Approximately one month prior to the one-year warranty date of the project, LEVY DYKEMA will meet with the client and contractor to identify any issues that have arisen during the building's occupation. These issues are collated and distributed to the contractor for warranty work and any final inspection items.

LEVY DYKEMA's primary quality requirement is that every project both meets the functional, aesthetic, and sustainability goals for the users and the owner and also meets the owner's budget and schedule requirements. We measure project performance in several ways:

Budget: We ensure conformance with the budget both through internal reviews and 3rd-party cost estimates. We evaluate our performance by comparing final costs to both the budget and the initial cost estimates. We also track change orders to determine the root cause of the change and evaluate the performance of the design team and our cost estimating procedures. This both helps us identify process issues to resolve and also helps us track construction cost trends.

Schedule: We compare our internal staffing and time projections to actual effort and make real time adjustments to keep the project on schedule. We require our consultants to make similar comparisons and maintain their output as well. At the end of the project, we review this information and use it to improve our staffing, scheduling, and budgeting efforts.

Documentation and production work: We track and document all revisions identified during internal, 3rd-part, and owner reviews. We make note of the frequency of comments by issue and use this to assess and improve our process. We adjust mid-project as well as during post-project analysis.

At the completion of a project, we also measure our documentation quality by evaluating the number and type of RFIs generated by the contractor during the bid and construction phases. By understanding the types of questions we are consistently asked, we can identify opportunities to limit error recurrence, help develop staff, inform consultants, and build better teams for future projects.

Firm Qualifications & Experience

Project Name:	Seaholm Intake Structure Adaptive Reuse
Location:	707 W. Cesar Chavez St., Austin, TX 78701
Client Name:	City of Austin
Contact Person:	Christina Bies, Project Manager - 512-974-7251
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Firm's Role and Key Staff:	Design Architect - Phil Reed, FAIA
Size:	7,250 SF
Construction Cost:	$3,300,000
Scheduled Completion Date:	August 2021
Actual Completion Date:	September 30, 2022
Explanation:	The project schedule was extended for added scope and complications with construction below lake level enclosures to open cooling systems.

Rehabilitation of an existing concrete building on the shore of Lady Bird Lake that originally functioned as a pump house for Austin's downtown water treatment plant. Constructed in 1950 the plant was decommissioned in the 1990's due to the need for greater capacity as the city grew. Our office developed plans based on a masterplan created by StudioGang that would bring the building up to current codes and allow it to be used for municipal and public functions. Restrooms were developed in an existing building outside the original footprint.

A new roof, new electrical system, new sprinkler system and floors were all installed. Existing sluice gates were sealed and lake water removed from the basement level. Acoustical treatments and new lighting were added throughout.



Firm Qualifications & Experience

Project Name:	District Cooling Plant No. 3
Location:	1910 San Jacinto Blvd., Austin, TX 78712
Client Name:	City of Austin
Contact Person:	Richard Duane, PE, PMP - Power Systems Engineer Sr. Power Project Management - Austin Energy - 512-482-5435
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Firm's Role and Key Staff:	Design Architect - Phil Reed, FAIA
Size:	20,000 SF
Construction Cost:	$40,000,000
Scheduled Completion Date:	April 2020
Actual Completion Date:	November 2021
Explanation:	Covid workforce disruptions, international supply chain disruptions.

District Cooling Plant No.3 is a chiller plant in downtown Austin providing 10,000 tons of cooling for a chilled water loop installed below city streets and made available to private development at competitive rates. Over sixty buildings currently utilize the chilled water grid to provide air conditioning through the use of heat exchangers, eliminating the expense of installing AC systems in the buildings. This cooling plant added capacity to the system and balanced the need created by significant development in Austin's Eco District along Lady Bird Lake.



Firm Qualifications & Experience

Project Name:	Texas A&M University Satellite Utility Plant No. 3
Location:	477 Joe Routt Blvd., College Station, TX 77843
Client Name:	Texas A&M University / TAMU Systems Facilities, Planning & Construction
Contact Person:	Justin Lorance, Project Manager - 979-458-7059
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Firm's Role and Key Staff:	Design Architect - Phil Reed, FAIA
Size:	10,631 SF
Construction Cost:	$18,022,938
Scheduled Completion Date:	July 2023
Actual Completion Date:	July 2023

This project required the design of a 10,000 SF expansion to the existing SUP3 facility on campus. The expansion space was designed to provide 6,000 tons of additional chilled water capacity for the campus and included addition of two water cooled chillers, two field erected cooling towers, condenser water pumps, and chilled water pumps. A medium voltage electrical room and plant PLC controls were included. EEA also provided commissioning services on the project. EEA was the Prime Consultant for this TAMU System project.







Firm Qualifications & Experience

Project Name:	City of Ingleside - Facilities Master Plan
Location:	Hwy 361, Ingleside, Texas
Client Name:	City of Ingleside
Contact Person:	Brenton B. Lewis, City Manager
Project Delivery Method:	N/A
Firm's Role and Key Staff:	Principal Designer - Matt Catterall, Designer - Drew Verkler
Size:	N/A
Construction Cost:	N/A
Scheduled Completion Date:	December 2025
Actual Completion Date:	April 2025
Explanation:	We conducted additional community outreach and two additional presentations to the City Council at their request.

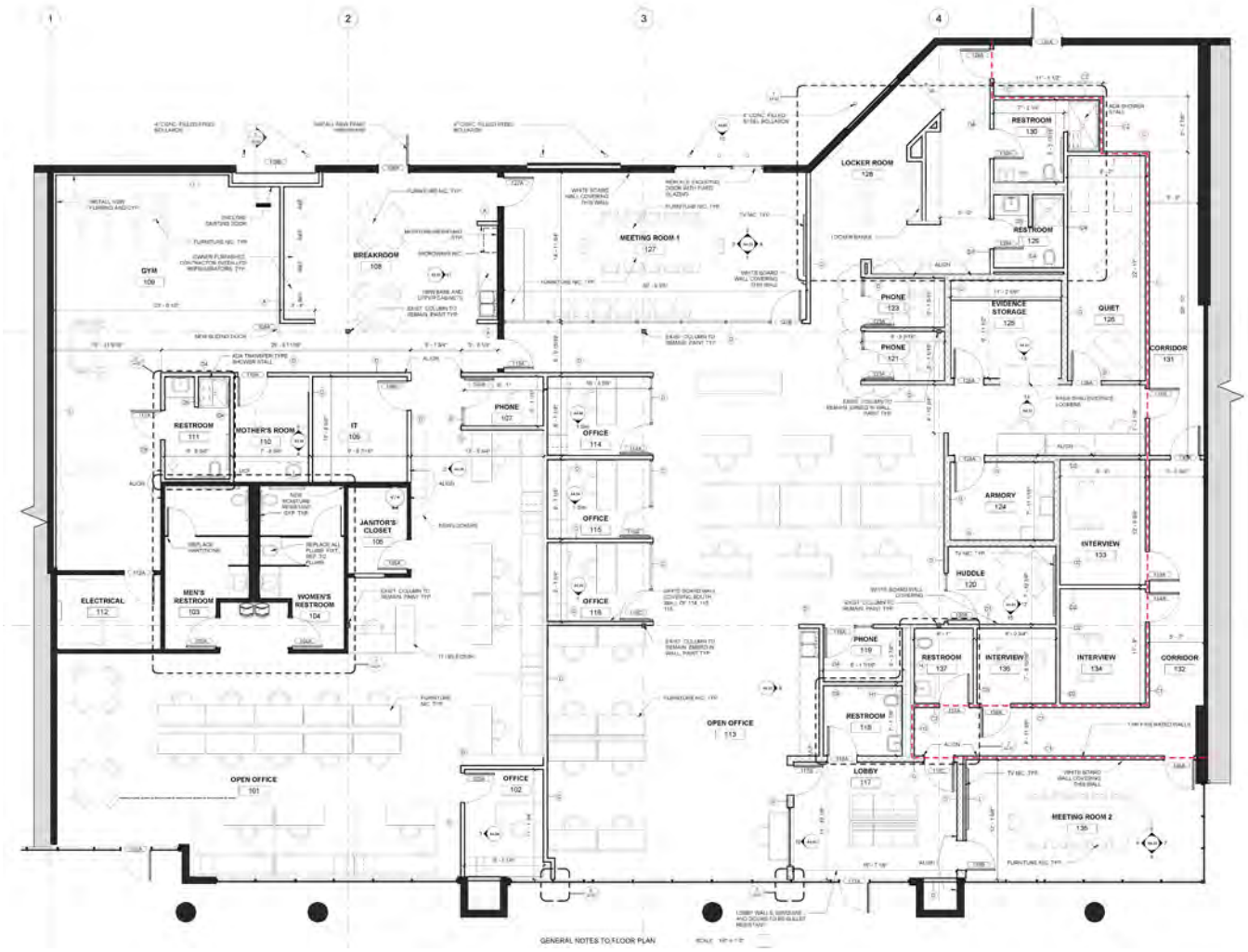
LEVY DYKEMA has recently completed a municipal facilities assessment, and a 30-year phased master plan for the City of Ingleside, Texas. Each city department and their facilities were evaluated to understand current workspace functionality and deficiencies and how spaces and facility needs were anticipated to change through growth and technology changes. Facilities and equipment were assessed to understand current and future maintenance and replacement requirements and the cost and timeframe impact of these expenses on operational and capital planning.



Firm Qualifications & Experience

Project Name:	Capital Metro Transit Police Station
Location:	8200 Cameron Rd., Austin, TX78754
Client Name:	Capital Metro Transportation Authority
Contact Person:	Marcus A. Guerrero - 512-534-5754
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Firm's Role and Key Staff:	Design Architect - Mauricio Feldsberg, RA, RID, LEED AP
Size:	8,750 SF
Construction Cost:	$1,214,000
Scheduled Completion Date:	April 2024
Actual Completion Date:	April 2024

LEVY DYKEMA Principal Matt Catterall led the architectural design team's design of the interior finish-out of an existing building to make the first police facility for Austin's transit authority. The 8,750 SF project includes police supervisor's offices, staff workstations, an armory, shower and changing rooms, locker room, interview rooms and a public meeting room. The evidence storage room includes pass-through evidence lockers that conform with all evidence handling protocols and the room is direct vented to the exterior for officer and staff health safety due to noxious evidence smell. The project was designed to conform with all facility requirements for the Police Department to receive Texas Police Chiefs Association Accreditation. The public entrance lobby is separated from the security police department with ballistic protected walls and glass.



Firm Qualifications & Experience

Project Name:	City of Corpus Christi - Hilliard Center Arena Terrace
Location:	1901 N Shoreline Blvd., Corpus Christi, TX 78401
Client Name:	City of Corpus Christi
Contact Person:	Isaac Perez, Business Manager
Project Delivery Method:	Design, Bid, Build (DBB)
Firm's Role and Key Staff:	Project Architect/Project Manager - Robert J. Garcia, AIA
Size:	10,960 SF
Construction Cost:	$1,500,000
Scheduled Completion Date:	October 15, 2024
Actual Completion Date:	October 15, 2024

The newly enclosed Hilliard Center Terrace is a food with bar service lounge outside the executive suites and club seating area. This 10,960 square foot renovated space is used as an independent meeting space, as well as a lounge that is used before, during and after arena events. The space was designed to accommodate small musical performances. The improvements include the existing East-Side common area, the restrooms and the newly enclosed outdoor terrace.









Firm Qualifications & Experience

Project Name:	City of Corpus Christi - Hilliard Center Arena Exterior Improvements
Location:	1901 N Shoreline Blvd., Corpus Christi, TX 78401
Client Name:	City of Corpus Christi
Contact Person:	Isaac Perez, Business Manager
Project Delivery Method:	Competitive Sealed Proposal (CSP)
Firm's Role and Key Staff:	Project Architect/Project Manager - Robert J. Garcia, AIA
Size:	50,000 SF
Construction Cost:	$2,500,000
Scheduled Completion Date:	September 2025
Actual Completion Date:	October 2025
Explanation:	Separation of water meter along with exploratory work by the contractor (because there were no record drawings of the main water lines location for tapping into), unforeseen conditions such as irrigation lines initially thought to be existing had been unknowingly removed all caused delays.

The project focused on enhancing the exterior landscaping around the building's perimeter to elevate the overall user experience. Key upgrades included multi-tiered plantings supported by concrete retaining walls, integrated landscape lighting, and strategically placed public benches to encourage relaxation and gathering. Additionally, the scope addressed existing challenges with concrete leveling and erosion, implementing practical solutions to improve safety and durability.



Firm Qualifications & Experience

Project Name:	City of Corpus Christi - Cole Park Shade Structure
Location:	1906 Ocean Dr. Corpus Christi, TX 78404
Client Name:	City of Corpus Christi
Contact Person:	Priscilla Ramirez, Sr. Project Manager
Project Delivery Method:	Design, Bid, Build (DBB)
Firm's Role and Key Staff:	Project Architect/Project Manager - Robert J. Garcia, AIA
Size:	4,274 SF
Construction Cost:	$751,137
Scheduled Completion Date:	September 9, 2025
Actual Completion Date:	September 9, 2025

Levy Dykema provided architectural, structural, MEP, and accessibility design services for a new signature shade structure at Cole Park Plaza. The project included a four-panel shade canopy supported by 12 columns with concrete foundations, integrated site lighting, electrical infrastructure for future event capabilities, and accessibility improvements.





Team Member Qualifications & Experience



Phillip Reed, FAIA

Principal, Lead Designer

Phillip Reed, FAIA founded COTERA+REED ARCHITECTS with Juan Cotera in 2003 and joined LEVY DYKEMA in 2024. Phil's role will be Principal in Charge, setting the goals and design philosophy for the project to ensure they align with the client's mission and meet with project managers periodically to ensure milestones are being met. Phil brings over 40 years of experience in his field working on both public and private projects most recently with the City of Austin, University of Texas and Texas Facilities Commission.

EDUCATION

Master of Science in Architectural Studies, Architectural History and Theory Bachelor of Architecture, The University of Texas at Austin

REGISTRATION & CERTIFICATIONS

Registered Architect
State of Texas No. 13562

YEARS OF EXPERIENCE

40

YEARS WITH THE FIRM

25

SELECTED WORK EXPERIENCE

City of Austin - Nash Hernandez Building Renovation - Austin, TX
Building Type: Civic Building - Administration Building
Size: 9,000 SF | $3,700,000
LEVY DYKEMA is providing comprehensive services for the Nash Hernandez Building Renovation that involves reviewing and updating the previous programming and design iterations of the building. The updated program and renovation design will align with current needs, incorporating PARD administrative spaces as well as community-serving spaces outlined in the Holly Shores / Edward Rendon Sr. Metropolitan Park at Festival Beach Vision Plan. LEVY DYKEMA will design and oversee the full renovation of the interior and exterior components of the Nash Hernandez building, along with limited site improvements.

Guadalupe - Blanco River Authority - Admin. Building - New Braunfels, TX
Building Type: Civic Building - Administration Building
Size: SF | $50,000,000
LEVY DYKEMA is serving as the lead architect, providing full architectural services, including project consultation, facilities planning, design and construction document preparation with cost estimating, bidding assistance, and construction administration. The firm is collaborating closely with GBRA to evaluate options that maximize use of the available site while achieving the most functional facility permitted under the City of New Braunfels development code.

City of Austin - Seaholm Intake Building Adaptive Reuse - Austin, TX
Building Type: Civic Building - Event Space
Size: 7,250 SF | $3,300,000
Rehabilitation of an existing concrete building on the shore of Lady Bird Lake that originally functioned as a pump house for Austin's downtown water treatment plant. Constructed in 1950 the plant was decommissioned in the 1990's due to the need for greater capacity as the city grew. We developed plans based on a masterplan created by StudioGang that would bring the building up to current codes and allow it to be used for municipal and public functions. Restrooms were developed in an existing building outside the original footprint.



Robert Garcia

Senior Associate, Studio Director - Architecture

Robert Garcia has practiced architecture on many public and private projects throughout the South Texas region for 20 years. His responsibilities include programming, schematic design, design development, construction documents as well as construction administration. He is directly responsible for project management and is currently the Studio Director for LEVY DYKEMA in Corpus Christi. In the past, Mr. Garcia has held several positions on the AIA Corpus Christi Board of Directors and is currently the President-Elect. He serves on the Del Mar College Advisory Committee, is a member of the Boys and Girls Club of the Coastal Bend Board of Directors, and Chairs the Boys and Girls Club Building & Safety Committee. Robert received several design awards for completed projects. Within the Corpus Christi community, Mr. Garcia has been involved with Habitat for Humanity and a past board member of the Mission of Mercy.

SELECTED WORK EXPERIENCE

City of Corpus Christi - Hilliard Center Arena Suites Renovations & Terrace
Building Type: Event & Assembly
Size: 10,960 SF | $1,500,000
The newly enclosed Hilliard Center Terrace is a food with bar service lounge outside the executive suites and club seating area. This 10,960 square foot renovated space is used as an independent meeting space, as well as a lounge that is used before, during and after arena events. The space was designed to accommodate small musical performances. The improvements include the existing East-Side common area, the restrooms and the newly enclosed outdoor terrace.

City of Corpus Christi - Cole Park Shade Structure - Corpus Christi, TX
Building Type: Parks
Size: 4,274 SF | $ 751,136
This 825-bed project, delivered as a public-private partnership, was critical to provide on-campus living for students after their first year. The complex revitalizes an underutilized area of campus by introducing student activity spaces and retail amenities while enhancing connectivity to the broader campus.

City of Corpus Christi - Public Health Building & Site Improvements
Building Type: Municipal
Size: 47,000 SF | $15,500,000
Interior renovations to the 47,000 SF building including administrative and clinical spaces. The new design brings the building up to current code, updates to the interior finishes, fixtures, furnishing, windows, doors, and equipment. Site improvements include updating landscaping and site parking. Construction is scheduled to be multi-phased to allow the building to stay operational during the construction phase.

EDUCATION
Bachelor of Environmental Design
Texas A&M University at College Station

REGISTRATION & CERTIFICATIONS
Registered Architect
State of Texas, #21487
State of Louisiana, #8878
NCARB

YEARS OF EXPERIENCE
25

YEARS WITH THE FIRM
4



Mauricio Feldsberg, NCARB, RID, LEED AP

Project Manager /Associate/Studio Director - Architecture

Mauricio Feldsberg is the Austin office Studio Director and will serve as Project Manager for these projects. He will act as the primary point of contact and will be responsible for overall project coordination, schedule control, and budget management. Mauricio has over 13 years of industry experience, including 6 years managing projects of similar type and scale. During his 7 years with our firm, he has managed more than $78 million in public-sector projects for clients such as Burnet County, Williamson County, the City of Austin, and the Guadalupe - Blanco River Authority. His experience includes civic, administrative, and public safety facilities.

Mauricio is familiar with Williamson County standards, procedures, and design guidelines through his work on the Lake Creek Annex project. He applies a collaborative leadership approach and is proactive in identifying and resolving issues. Clear communication, responsiveness, and thorough documentation are integral to his project management style. Mauricio will be assigned as Project Manager for the duration of the project and will be fully accountable for successful delivery of the project scope, schedule, budget, and quality. He will make day-to-day decisions, coordinate the consultant team, and address issues promptly to ensure project objectives are met.

EDUCATION

Bachelor of Architecture
Bachelor of Urban/Regional Planning
Florida Atlantic University

REGISTRATION & CERTIFICATIONS

Registered Architect
State of Texas No. 27519
Registered Interior Designer
State of Texas No. 12342
NCARB Record No. 89845
LEED AP

YEARS OF EXPERIENCE

13

YEARS WITH THE FIRM

7

SELECTED WORK EXPERIENCE

Williamson County Facilities Management - Lake Creek Annex - Austin, TX
Building Type: Civic Building - County Administration Building
Size: 78,850 SF (Re-Roof/Env.), 13,695 SF (Interior) | Est. $10,000,000
Complete envelope renovation/phased interior space and MEP renovations including facility and equipment assessment. We are currently master planning the site with the existing building becoming a multi-purpose county facility with Sheriff, Court Space, Public Services Department, EOC, and more. The site is being accessed for future building development based on the needs of the county.

Burnet County - Annex on the Square - Burnet, TX
Building Type: Civic Building - County Auditor and Development Office
Size: 4,500 SF | $1,029,126.50
Renovation to an existing two-story vacant office building. The project includes new office space, conference room, break room and bathrooms for the development office on the ground floor, with the same spaces on the second floor for the county's IT Department. An elevator, generator and server room also serve the IT Department.

San Patricio County - Juvenile Detention - Sinton, TX
Building Type: Public Safety Facility - County Detention Center
Size: 3,200 SF | $3,000,000
Designed and constructed an addition to the existing Juvenile Detention Center, expanding its administrative capacity. The new, purpose-built space includes confidential meeting areas and offices that facilitate a more effective parole supervision process for staff and improve the experience for clients.



EDUCATION
Master of Architecture Bachelor of Arts, History (Latin America)
University of Florida

REGISTRATION & CERTIFICATIONS
NCARB

YEARS OF EXPERIENCE
25

YEARS WITH THE FIRM
22

Matt Catterall
Principal

Matt Catterall has worked with Phillip Reed since 1999 and became a partner in COTERA+REED in 2012. He joined LEVY DYKEMA in 2024. Matt has spent much of his recent time on university projects at The University of Texas at Dallas and Tarleton State University. He has performed as the lead designer on several signature projects, including the new TSU Library Learning Commons and new TSU Welcome Center. He was the project manager on College Houses Co-op (an eight-story student residence and dining facility). He managed construction administration of the Austin City Hall underground parking garage and tunnel system, was a design and production team member on the Austin Convention Center Hilton, and was on the COTERA+REED team for the Austin Convention Center Phase II with Page Southerland Page.

SELECTED WORK EXPERIENCE

City of Austin - St. Elmo Vehicle Bays - Austin, TX
Building Type: Civic Building - Fleet Maintenance Buildings (3)
Size: 34,000 SF | $6,725,000
The project is currently in the bidding stage. We have designed 3 vehicle storage bays for Austin Energy's fleet of heavy service vehicles. The project also includes restrooms, warehouse spaces, and offices for meter distribution staff. The buildings are designed as modified standard pre-engineered metals buildings as a balance between functionality, architectural aesthetics and cost efficiency.

Capital Metropolitan Transportation Authority - Police Transit - Austin, TX
Building Type: Civic Building - Public Safety Building
Size: 8,750 SF | $1,214,000
Interior finish-out of an existing building to make the first police facility for Austin's transit authority. This included police supervisor's offices, staff workstations, an armory, shower and changing rooms, locker room, interview rooms and a public meeting room. The evidence storage room includes pass-through evidence lockers that conform with all evidence handling protocols and the room is direct vented to the exterior for officer and staff health safety due to noxious evidence smell.

Texas A&M University Systems - Tarleton State University Police Station - Stephenville, TX
Building Type: Institutional Building - Public Safety Building
Size: 4,200 SF | $1,500,000
The building was renovated and added onto an existing single-story building that was originally constructed in the 1970's as a fire station. The design team evaluated the existing envelope and structural systems to improve their performance. Insulation, roofing and window improvements were made throughout the building to bring the new facility up to code and improve energy efficiency. Unique aspects of the existing Fire Station were used to enhance the new police station.



Paul Thompson

Associate, Studio Director - Interiors

Paul serves as Studio Director for LEVY DYKEMA's Interior Design team, bringing more than 20 years of industry experience to the firm. A Texas native and longtime Austin resident, he joined the LEVY DYKEMA team in 2021. Paul oversees studio operations while remaining actively involved in project work, collaborating closely with designers, clients, and specialized consultants to ensure projects are delivered on time and within budget. His career spans a wide range of project types, including developer-driven commercial office buildings, student housing, multifamily developments, and meaningful work for public universities and K–12 schools. Known for his precision and leadership, Paul consistently delivers spaces that are both aesthetically compelling and highly functional, upholding the highest standards of design excellence.

SELECTED WORK EXPERIENCE

The University of Texas at Austin - Whitis Court Residence Hall - Austin, TX
Building Type: Institutional Building - Residence Hall / Dormitory
Size: 214,832 SF | $116,940,828
Whitis Court is a new 500 room, seven story dormitory on the original 40 acres at the University of Texas at Austin. Developed through a competitive proposal for public – private partnership through Balfour Beatty Campus Solutions, the team included Clark Nexsen, LEVY DYKEMA, and Andres Construction. The site is bound by city streets and features numerous protected live oak trees making any type of construction difficult. Our selected solution was a courtyard building surrounding the central oaks constructed entirely of precast concrete walls and floor with precast brick exteriors, eliminating the need for extensive scaffolding and shrinking the construction duration significantly.

The University of Massachusetts - Student Housing - Amherst, MA
Building Type: Institutional Building - Residence Hall / Dormitory
Size: 437,992 SF | $250,000,000
This 825-bed project, delivered as a public-private partnership, was critical to provide on-campus living for students after their first year. The complex revitalizes an underutilized area of campus by introducing student activity spaces and retail amenities while enhancing connectivity to the broader campus.

Fannin Flats - Round Rock, TX
Building Type: Private Building - Office Headquarters
Size: 14,000 SF | $4,442,842
Fannin Flats is a two-story, 14,000-square-foot office building designed to serve as the corporate headquarters for JL Gray Construction. The first level features a welcoming lobby, large conference room, open office space, and a breakroom to support daily operations. The second level includes executive offices, a multi-purpose room, and an outdoor patio, providing flexible space for meetings, collaboration, and employee gatherings.

EDUCATION
Bachelor of Environmental Design
Texas A&M University at College Station

REGISTRATION & CERTIFICATIONS
NCARB Record No. 10233

YEARS OF EXPERIENCE
25

YEARS WITH THE FIRM
3

Team Member Qualifications & Experience

Select Public and Municipal Projects

Public Safety
Austin Police Association – Union Hall
Capital Metro -Transit Police Station
City of Austin – East Austin Police Substation & Forensics Center
City of Corpus Christi - Public Health Department Building Improvements
City of Corpus Christi - City Hall Renovations
City of Corpus Christi - Public Health Department Site Improvements
City of Corpus Christi - Police Department HQ 4th Floor Metro Com Breakroom Renovation
City of Ingleside - Municipal Facilities Master Plan
Nueces County MHID - Diversion Center*
San Patricio County - Juvenile Detention Center*
Tarleton State University - Police Station
Town of Fulton - Town Hall and Police Master Plan and Feasibility
Williamson County – Lake Creek Annex – Emergency Services Operations Center*

Administration and Office
Burnet County – Annex on the Square
Capital Metro – Transit Store and Administrative Offices
City of Austin /Austin Energy - Cheathem Service Center Renovation
City of Austin - Nash Hernandez Building Renovations*
City of Corpus Christi - Mayor and City Manager's Office Improvements
Corpus Christi - City Hall Envelope Renovation
City of Corpus Christi - City Hall Window System and Envelope Upgrade
City of Corpus Christi - City Hall Lobby & Security Area Renovations
Guadalupe-Blanco River Authority - Headquarters New Building*

Texas A&M Health Science Center Round Rock - Office and Classroom Renovation
Texas A&M University Commerce - AG-IT Restroom Renovations
Tarleton State University - Dean's Office Suite
Tarleton State University - Administration Building Renovations
Veterans Administration - Outpatient Clinic Remodel*

Event and Assembly
Waco Mammoth National Monument - Research Bone Deck Addition
Burnet County - Briggs Community Center
City of Austin – City Hall
City of Austin – City Hall Renovations
City of Austin – Convention Center Renovations
City of Austin - Seaholm Intake Building Adaptive Reuse - Phase 1
City of Austin – Conley Guerrero Senior Activity Center
City of Corpus Christi - Central Library Multiyear Feasibility Study - La Retama
City of Corpus Christi - Hilliard Center Arena - Exterior Improvements
City of Corpus Christi - Hilliard Center Arena - Suites Renovations
City of Corpus Christi - Art Museum of South Texas - HVAC Improvements
Rockport Community Center
Texas Maritime Museum
Unity Hall at Community First Village

Team Member Qualifications & Experience

Industrial and Warehouse
City of Austin/Austin Energy - District Cooling Plant No. 3, with EEA Engineers
City of Austin/Austin Energy - St. Elmo Vehicle Storage Buildings*
City of Ingleside - Vehicle Storage Building*
San Patricio County - Animal Shelter*
Texas A&M University - Satellite Utility Plant Expansion, with EEA Consulting Engineers

Parks
City of Corpus Christi - Cole Park Master Plan
City of Corpus Christi - Labonte Park Master Plan
City of Corpus Christi - Cole Park Splash Pad
City of Corpus Christi - Cole Park Shade Structure
City of Corpus Christi - Cole Park Splash Pad Shade & Seating
City of Waco – Cameron Park
City of Waco – Baylor University – Waco Mammoth National Monument & Visitor Center
Fort Griffin State Historic Site Visitor Center
Nueces County - Oscar Ortiz Park Additions & Renovations

Public Housing
Aransas Pass Housing Authority
Beeville Housing Authority
City of Corpus Christi Housing Authority
Robstown Housing Authority
Seguin Housing Authority

** Currently in Design/Construction*



References

References

Name:	Isaac Perez
Position:	Business Manager (City of Corpus Christi)
Address:	1201 Leopard Street, 6th Floor, Corpus Christi, TX 78401
Email:	isaacP@corpuschristitx.gov
Telephone No.:	361-826-3564
Project:	Hilliard Center Arena Terrace, Hilliard Center Arena Exterior Improvements
Team Members/Roles:	Robert J. Garcia - Project Architect/Project Manager

Name:	Christina Bies
Position:	Project Manager Capitol Delivery Services
Address:	P.O. Box 1088, Austin, TX 78767-1088
Email:	Christina.Bies@austintexas.gov
Telephone No.:	512-974-7251
Project:	Seaholm Intake Structure Adaptive Reuse
Team Members/Roles:	Phillip Reed - Principal Architect, Matt Catterall - Project Manager/Designer

Name:	Laura Young
Position:	Executive Director (Robstown Housing Authority)
Address:	625 W Ave F, Robstown, TX 78380
Email:	robstownha@aol.com
Telephone No.:	361-387-4525
Project:	Various
Team Members/Roles:	Robert J. Garcia - Project Architect, Project Manager

Name:	Judge Bryan Wilson
Position:	County Judge (Burnet County)
Address:	220 S. Pierce, Burnet, TX 78611
Email:	bwilson@burnetcountytexas.com
Telephone No.:	512-756-5400
Project:	Burnet County Annex on the Square
Team Members/Roles:	Mauricio Feldsberg - Project Architect/Project Manager



Insurance

Insurance Types & Limits

Client#: 942565 LEVYARCH

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI Southwest 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	CONTACT NAME: Lily Easterling PHONE (A/C, No, Ext): 713 490-4600 FAX (A/C, No): 713-490-4700 E-MAIL ADDRESS: lily.easterling@usi.com
INSURED Levy Architects, PLLC dba Levy Dykema 620 Congress Avenue, Suite 100 Austin, TX 78701	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : XL Specialty Insurance Company — 37885 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:						EACH OCCURRENCE $ DAMAGE TO RENTED PREMISES (Ea occurrence) $ MED EXP (Any one person) $ PERSONAL & ADV INJURY $ GENERAL AGGREGATE $ PRODUCTS - COMP/OP AGG $ $
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) $ BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE $ AGGREGATE $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT $ E.L. DISEASE - EA EMPLOYEE $ E.L. DISEASE - POLICY LIMIT $
A	Professional Liab Claims Made & Rep			DPR5052009	12/22/2025	12/22/2026	$2,000,000 per claim $2,000,000 annl aggr.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Named Insured Includes:
Levy Architects PLLC
SVL Management, PC but only for Professional Services provided by Levy Architects and Levy Dykema for work after 8/16/2021.
SVL Ventures, LLP but only for Professional Services provided by Levy Architects and Levy Dykema for work
(See Attached Descriptions)

CERTIFICATE HOLDER

Levy Dykema PLLC
620 Congress Ave
Austin, TX 78701

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

James E. Zimmerman

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Insurance Types & Limits

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Frost Insurance - Austin 401 Congress Ave, Suite 1400 Austin TX 78701 License#: 7298	**CONTACT NAME:** Mason Kimmel **PHONE (A/C, No, Ext):** 512-473-4602 **FAX (A/C, No):** 512-473-4680 **E-MAIL ADDRESS:** mason.kimmel@frostinsurance.com
INSURED Levy Dykema, PLLC, Levy Architects, PLLC. SVL Ventures LLP; SVL Management PC; 620 Congress Ave, Suite 100 Austin TX 78701 LEVYDYK-01	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Sentinel Ins Company LTD — 11000 **INSURER B :** Hartford Fire Insurance Co — 19682 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1031654787 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			61SBAAC1258	10/16/2025	10/16/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			61SBAAC1258	10/16/2025	10/16/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** ☒ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE DED ☒ RETENTION $ 10,000			61SBAAC1258	10/16/2025	10/16/2026	EACH OCCURRENCE AGGREGATE $	$ 8,000,000 $ 8,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			61WBCAK1699	3/5/2026	3/5/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 620 Congress Ave., Suite 100, Austin, TX 78701, 620 Congress Ave., Suite 300, Austin, TX 78701, 807 N Upper Broadway, Ste 101, Corpus Christi, TX 78401

The General Liability and Auto Liability policies include a blanket automatic additional insured endorsement on primary and non-contributory basis that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status. The General Liability, Auto Liability and Workers Compensation policy includes a blanket automatic waiver of subrogation endorsement that provides this feature only when there is a written contract with the Named Insured and the certificate holder that requires such status.

CERTIFICATE HOLDER

For Reference Only
United States

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Claire Anderson

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Required Uploaded Documents

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 7/08/2026

Company/Vendor Name: Levy Dykema, PLLC (DBA: LEVY DYKEMA)

Printed Name and Title: Matt Catterall, President

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Levy Dykema, PLLC (DBA: LEVY DYKEMA)
(Full, correct legal name)

- Address: 807 N Upper Broadway, Ste. 101, Corpus Christi, TX 78401
- Telephone/Fax: 512-342-9177 ext. 113
- Email address: mcatterall@levydykema.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?

Yes____ No__X__

3. Is your Company authorized and/or licensed to do business in Texas? Yes__X__ No____

4. Where is the Company's corporate headquarters located? Austin, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No__X__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No__X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Matt Catterall, Principal
Address: 620 Congress Ave., Ste. 100, Austin, TX 78701
Telephone: 512-342-9177 ext. 113
Fax:
Email: mcatterall@levydykema.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. N/A

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. N/A

10. Provide any other names under which your business has operated within the last 10 years.
Dykema Architects

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Matt Catterall, the undersigned representative of

LEVY DYKEMA, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and

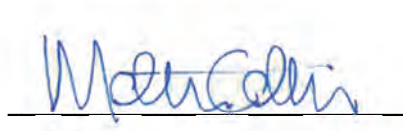
2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Matt Catterall, Principal

TYPE/PRINT NAME AND TITLE:

7/08/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Matt Catterall, the undersigned representative of

LEVY DYKEMA, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

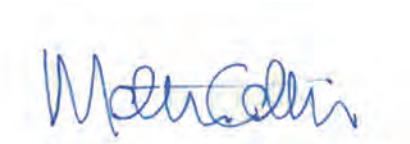
1) does not boycott energy companies and;

2) will not boycott energy companies during the term of the contract.

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Matt Catterall, Principal

TYPE/PRINT NAME AND TITLE:

7/08/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Matt Catterall, the undersigned representative of

LEVY DYKEMA, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

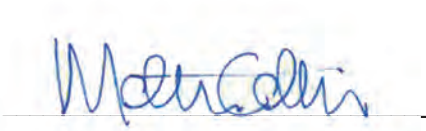
4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Matt Catterall, Principal

TYPE/PRINT NAME AND TITLE:

7/8/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Stephen Levy, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of LEVY DYKEMA (Company), the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the CITY OF EDINBURG, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title President

Subscribed and sworn to me this 10th day of July 2026.

By:

Veronica Vera

Notary Public

VERONICA VERA
My Notary ID # 10428450
Expires February 28, 2028

My commission expires

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

LEVY DYKEMA

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Matt Catterall

Name of signatory

Signature

7/08/2026

Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.



Thank **You**

LEVY DYKEMA

LEVY DYKEMA
807 N Upper Broadway, Suite 101
Corpus Christi, TX 78401
361-882-8171
www.LEVYDYKEMA.com

THE CITY OF Edinburg

STATEMENT OF QUALIFICATIONS FOR
ARCHITECTURAL SERVICES

RFQ # 2026-5













JULY 14, 2026

STATEMENT OF QUALIFICATIONS BY:

Milnet Architectural Services, PLLC
608 S. 12th Street
McAllen, TX 78501
P: 956.688.5656
www.Milnet-ArchServices.com

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Milnet Architectural Services, PLLC
608 S. 12th Street
McAllen, TX 78501
P: 956.688.5656
www.Milnet-ArchServices.com

July 14, 2026

City of Edinburg
415 W. University Dr.
Edinburg, TX 78541

RE: Request for Qualifications RFQ 2026-5

Dear Evaluation Committee,

Milnet Architectural Services is pleased to submit this transmittal letter to formally express our interest and commitment to perform professional architectural services for the City of Edinburg. As a local, HUB-certified firm with extensive experience in municipal facilities, Milnet is uniquely positioned to deliver exceptional service tailored to the City's needs.

Our firm provides comprehensive architectural and project management services across all phases of design and construction, including programming, schematic design, design development, construction documents, bidding, permitting, and construction administration. As specialists in architectural services, we bring a distinguished level of technical expertise to the design and execution of construction projects. Our team possesses the resources and expertise to deliver superior quality, maintain strict adherence to project schedules, control costs, and, most importantly, facilitate effective communication and meticulous project documentation, ensuring seamless project completion.

With more than twenty-five (25) years of industry experience, we are eager to contribute our extensive expertise and knowledge to the City of Edinburg. Our portfolio includes projects funded through federal and state grants, and we possess in-depth familiarity with the program requirements set forth by governmental agencies.

The Milnet Team has an established track record of delivering projects on time and within budget, including substantial experience with fast-tracked projects. We consistently achieve high success rates in meeting budgetary constraints and collaborate closely with owners and contractors to implement value-engineering solutions without compromising quality.

We are committed to delivering attentive, client-focused services and look forward to facilitating the development of a project plan that ensures the successful completion of future initiatives. We regard our obligation to act in the best interests of our clients with the utmost seriousness and pledge to support the City in achieving its objectives.

At this time, we acknowledge that no addendums have been issued in connection with this solicitation. The enclosed Statement of Qualifications provides further detail regarding our proposed team, relevant experience, and qualifications. As President of Milnet Architectural Services, I serve as the primary point of contact and am authorized to bind the firm to contractual agreements. I may be reached by phone at (956) 688-5656, by email at rudym@milnet-archservices.com, or in person at the address provided above. Thank you for your consideration and the opportunity to serve the City of Edinburg.

Sincerely,

Rodolfo R. Molina Jr., AIA, President
Milnet Architectural Services, PLLC

Name of Firm | Milnet Architectural Services, PLLC
608 S. 12th St.
McAllen, Texas 78501

Telephone Number | Office: (956) 688-5656
Fax: (956) 687-9289

Principal | Rodolfo Roel Molina Jr., AIA
(Registered Architect, 14740)

Established | January 2000

Organization Type | Professional Limited Liability Company

Firm Registration No. | BR 612

Website | www.milnet-archservices.com

Firm Characteristics | Certified Historically Underutilized Business (Certificate # 1451213185600)
Minority Owned
Local Firm
Experienced in Municipal Projects
Registered Accessibility Specialist

Specializations | Architectural Design
Project Management
Graphic Illustration
Forensic Architectural Studies
3D Rendering and Animation
Facilities Management Services

Subcontracted Services | Civil Engineering
Structural Engineering
MEPT Engineering
Landscape Design
Food Service Consulting

Focus Markets | Education, Government, Industrial, Design/Build, Healthcare, Municipal, Retail, Assembly, Housing, Hospitality, County, Office Buildings



City of McAllen New City Hall Project—McAllen, TX



Public Safety Building & City Hall Renovations—La Joya, TX



Rural Technical Skills Training Distance Learning Small Business Incubator Center—Raymondville, TX



Fire Station No. 3—McAllen, TX


Northwest Police Community Center
McAllen, TX







Milnet Architectural Services (MAS) is a McAllen, Texas-based architectural firm that has provided professional architectural design and project management services since its founding on January 1, 2000. Established by Registered Architect Rodolfo R. Molina, Jr., AIA, the firm has built a strong reputation for delivering responsive, client-focused architectural services throughout South Texas. In March 2011, the company transitioned to a Professional Limited Liability Company (PLLC) and continues to be led by Mr. Molina as President and Project Architect. With more than 40 years of professional experience, Mr. Molina remains personally involved in every project, ensuring continuity, quality control, and timely project delivery from initial planning through final construction.

Over the past twenty-five years, MAS has successfully provided architectural and project management services for numerous municipal and governmental clients throughout the Rio Grande Valley and South Texas including the City of Edinburg. The firm has also worked with the Cities of **Donna, Elsa, Escobares, Granjeno, La Joya, Lyford, McAllen, Mercedes, Mission, Palmview, Pharr, Raymondville, Rio Grande City, and Roma**, delivering projects ranging from facility renovations and building additions to new municipal facilities. This extensive experience has provided MAS with a thorough understanding of the unique requirements associated with public-sector projects, including procurement procedures, regulatory compliance, stakeholder coordination, budgeting, and schedule management.

Milnet Architectural Services offers comprehensive architectural and project management services through all phases of project development, including programming, schematic design, design development, construction documents, bidding assistance, permitting, and construction administration. By managing and coordinating every stage of a project, the firm maintains clear communication among project stakeholders, streamlines decision-making, and proactively addresses challenges before they affect project schedules or budgets. This integrated approach allows MAS to consistently deliver projects in a timely manner while maintaining a high standard of design quality and fiscal responsibility.



Dustin Michael Sekula Memorial Library—
Edinburg, TX

A key factor in the firm's success is its longstanding philosophy of providing attentive, responsive service to every client. MAS was founded on the principle of delivering thoughtful solutions while maintaining a high level of personal involvement and accountability. The firm's commitment to "more attentive service" means taking ownership of each project and working diligently to meet or exceed client expectations. As a result, a significant percentage of the firm's work comes from repeat clients who continue to rely on MAS for their architectural and project management needs.

The effectiveness of Milnet's project management approach is reflected in several measurable indicators of success, including repeat client engagements, positive post-occupancy evaluations, minimal construction change orders, adherence to established budgets, and the development of long-term professional relationships. These outcomes demonstrate the firm's ability to effectively plan, coordinate, and execute projects while maintaining schedules and controlling costs—qualities that are especially important to governmental agencies entrusted with public resources.

Through decades of successful municipal project experience, MAS has demonstrated its ability to manage multiple projects of varying size and complexity while consistently meeting project milestones and client expectations. The firm's extensive work with local governments has fostered a deep understanding of municipal operations, funding constraints, public bidding requirements, and the importance of transparency and accountability throughout the project delivery process.

As a locally based firm, all architectural and project management services are performed from MAS's McAllen office. This local presence allows the firm to respond quickly to client needs, attend meetings promptly, conduct site visits efficiently, and maintain close oversight throughout design and construction. The firm's team of qualified professionals is experienced in managing projects similar to those commonly undertaken by municipalities and other governmental entities and remains readily available to provide responsive support throughout the life of a project.

Our staffing approach is built around maintaining adequate technical and administrative support to meet fluctuating project demands. With experienced personnel available across multiple disciplines—including design development, construction documentation, drafting, and project administration—Milnet can readily allocate resources to small-scale projects, studies, tenant improvements, renovations, and other fast-track assignments as they arise.

Through more than two decades of service to public-sector clients, Milnet Architectural Services has established a proven history of delivering architectural services efficiently, responsibly, and on schedule. Combining technical expertise, strong project management capabilities, extensive municipal experience, and an unwavering commitment to client service, MAS is well-positioned to continue providing exceptional architectural services to governmental agencies throughout the region.



Dustin Michael Sekula Memorial Library (Interior)
—Edinburg, TX

McAllen New City Hall Project

Location: McAllen, TX
Owner: City of McAllen
Owner Rep.: Zeferino Mendoza
(956) 867-7599

Current Budget: $ 40,000,000.00+
Project Size: 106,000 Sq. Ft.

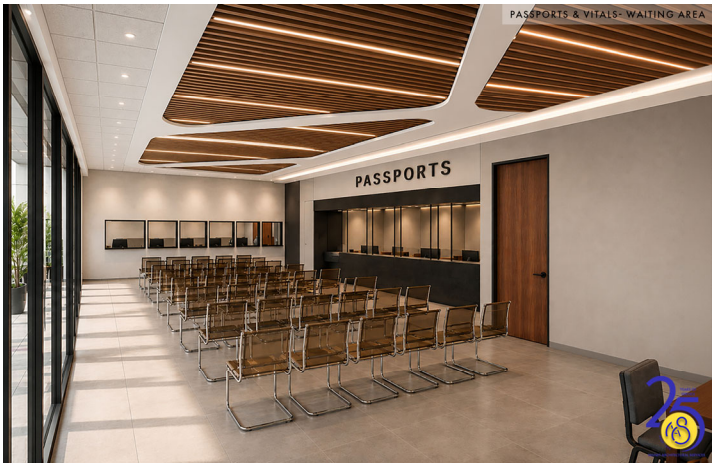
Services Provided: Full Architectural
Project Manager: Neftali Cruz
Project Architect: Rodolfo Molina

Projected Start Date: August 2027



Project Description:
The New McAllen City Hall is a proposed 106,000-square-foot, five-story municipal facility located at the southeast corner of Houston Avenue and Broadway Street in downtown McAllen, Texas. The project is designed to provide a modern, efficient, and secure civic building that consolidates key municipal departments, enhances public access to City services, and accommodates future operational needs. The facility includes administrative offices, public service areas, City Commission Chambers, and supporting spaces equipped with contemporary building systems. As a cornerstone of downtown McAllen, the project is intended to strengthen civic engagement while supporting the City's long-term growth and development.











El Tule Recreation Center

Location: Edinburg, TX
Owner: City of Edinburg
Owner Rep.: Mardoqueo Hinojosa
(956) 388-8955

Const. Cost: $ 4,997,600.00
Project Size: 28,445 Sq. Ft.

Services Provided: Full Architectural
Project Manager: Ramon Villalobos
Project Architect: Rodolfo Molina

Substantial Completion: August 28, 2023



Project Description:
This project consists of the construction of a new 28,445 sq. ft. indoor recreation center facility for the Edinburg Economic Development Corporation. The interior of the facility includes three full size basketball courts with dividing folding partitions and wood flooring. The lobby area consists of a large gathering area, a conference room, concession stand and restrooms.

The project is located at 702 S. 18th Ave., Edinburg, Texas 78539.





Dr. Diaz Park - Restroom Bldg. Additions

Location: Edinburg, TX
Owner: City of Edinburg
Owner Rep.: Javier Garza
(956) 381-5631

Const. Cost: $ 447,447.68
Project Size: 1,822 Sq. Ft.

Services Provided: Full Architectural
Project Manager: Ramon Villalobos
Project Architect: Rodolfo Molina

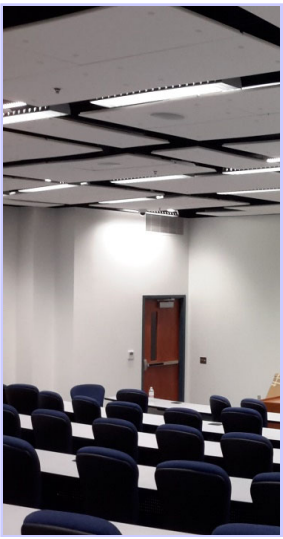
Substantial Completion: March 15, 2020





Project Description:
Two (2) new restroom building additions to the parks. These included a family restroom for special needs children. Also within the building is a mechanical room to house all the splash pad equipment. The facilities are fully ADA Compliant and will serve the community for years to come. These buildings were built to serve the nearby splash pad equipment. This project was completed within budget.







Public Safety Building - Addition & Renovations

Location: McAllen, TX
Owner: City of McAllen
Owner Rep.: Zef Mendoza
(956) 867-7599

Const. Cost: $ 3,550,000.00
Project Size: 15,823 Sq. Ft.

Services Provided: Full Architectural
Project Manager: Ramon Villalobos
Project Architect: Rodolfo Molina



Project Description:
A new two story addition & renovation project to the existing Public Safety Building for the City of McAllen. Project consists of a fully functional 24/7 facility that can not be shut down or temporarily closed. Interior renovations were carefully coordinated with the Owner in order to avoid any interruptions to the daily operations. New addition houses specific law enforcement departments, large assembly room, crime scene investigation units as well as a forensic lab.









La Joya Public Safety Building & City Hall Renovations

Location: La Joya, TX
Owner: City of La Joya
Owner Rep.: Julianita R. Sabala
(956) 581-7002

Const. Cost: $ 2,292,246.00
Project Size: 15,260 Sq. Ft.
Services Provided: Full Architectural
Project Manager: Ramon Villalobos
Project Architect: Rodolfo Molina

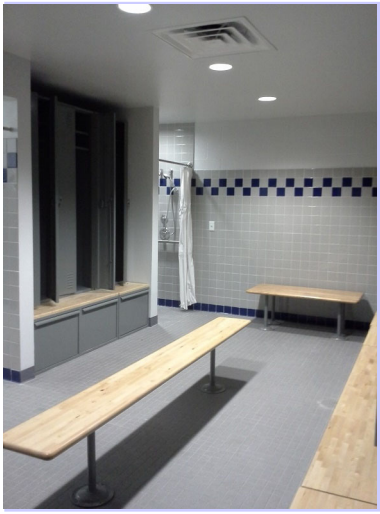


Project Description:
An existing 8,906 Sq. Ft. facility that was converted into the new city hall for the city of La Joya. The scope of work also included a new 6,354 Sq. Ft. public safety building addition that was built adjacent to this facility. These facilities meet the current needs of the City and will accommodate the City's future growth for years to follow. This project was completed in August 2018.











Raymondville Public Safety Building

Location: Raymondville, TX
Owner: City of Raymondville
Owner Rep.: Uvaldo Zamora
(956) 689-2441

Const. Cost: $ 1,200,000.00
Project Size: 9,033 Sq. Ft.

Services Provided: Full Architectural
Project Manager: Ramon Villalobos
Project Architect: Rodolfo Molina

Project Description:
A new 9,033 Sq. Ft. facility for the Raymondville Police Department. This project was in collaboration with Guzman & Munoz Engineering (Milnet served as the Architectural Consultant). Project was completed on time and within budget.











Raymondville City Hall Renovations

Location: Raymondville, TX
Owner: City of Raymondville
Owner Rep.: Eleazar Garcia
(956) 689-2443
Const. Cost: $ 322,132.00
Project Size: 10,800 Sq. Ft.
Services Provided: Full Architectural
Project Manager: Ramon Villalobos
Project Architect: Rodolfo Molina



Project Description:
Renovations to the existing city hall for the City of Raymondville. These included removing existing flooring and installing new V.C.T and tile floors, repainting of existing interior walls, removal of exterior façade including existing wood roof shingles and installing new stucco finish with architectural stone veneer and EIFS. The project was completed on time and within budget. The existing city hall was kept open for business during construction with careful planning and relocation of staff.





The team we select for a project is chosen based on experience with project type, scope of the project and technical ability. This specialized team will remain associated with the project throughout its life, we do not "hand off" a project to a different team or personnel. The personnel assigned to the City of Edinburg project will be as follows:

Rodolfo Molina, AIA | PRINCIPAL IN CHARGE

As President and Architect in Charge of the project, Mr. Molina will be responsible for maintaining adequate staffing levels and setting the expectations for the project. Mr. Molina will be responsible for ensuring quality levels meet or exceed the Milnet Architectural Services high standards. He will be in charge of attending meetings, developing short range work plans and budget studies. Mr. Molina will spend 20% to 85% of his time on the project, depending on project phase and immediate requirements. Mr. Molina has more than 40 years of experience within the architectural field and 25 years of leading the team at Milnet Architectural Services.

Neftali Cruz | PROJECT MANAGER

As Project Manager, he will be responsible for overseeing the planning, design, and construction phase of the project on a day to day basis. Neftali reports directly to Rudy Molina and manage the flow and distribution of information to the project team. He chairs the project meetings, takes the minutes, documents them and distributes them among the team members. He attends meetings, working closely with the Project Architect to maintain communications and work schedules among all team members. Neftali will spend 30% to 70% of his time on the project, depending on project phase and immediate requirements. Neftali has more than seven (7) years of experience within the architectural field and has been with Milnet his entire career.

Ruben Hernandez | PROJECT MANAGER

As Project Manager, he will be responsible for overseeing the planning, design, and construction phase of the project on a day to day basis. Ruben reports directly to Rudy Molina and manage the flow and distribution of information to the project team. He chairs the project meetings, takes the minutes, documents them and distributes them among the team members. He attends meetings, working closely with the Project Architect to maintain communications and work schedules among all team members. Ruben will spend 50% to 100% of his time on the project, depending on project phase and immediate requirements. Ruben has more than sixteen (16) years of experience within the architectural field and has been with Milnet for approximately 4 years.

Mirtha Uranga | PROJECT MANAGER & INTERIORS SPECIALIST

As Project Manager, she will be responsible for overseeing the planning, design, and construction phase of the project on a day to day basis. Mirtha reports directly to Rudy Molina and manages the flow and distribution of information to the project team. She chairs the project meetings, takes the minutes, documents them and distributes them among the team members. As the Interiors Specialist, she will also be responsible for coordinating any and all color selections with the City and selecting interior finishes. She will remain on the project from inception through completion. Mirtha has twenty (20) years of experience within the architectural field. Mirtha will spend 10% to 100% of her time on the project, depending on project phase and immediate requirements.

Miguel Garcia | ARCHITECTURAL INTERN

As an Architectural Intern, Miguel supports the architect and project managers throughout the planning, design, and construction process by assisting with architectural drawings, BIM models, renderings, presentations, and construction documents using software such as Revit, AutoCAD, SketchUp, and Adobe Creative Suite. Responsibilities include supporting design development, conducting building code and zoning research, performing site visits and field verification, preparing permit documentation, coordinating updates with consultants, and creating visual presentation materials. Working under the supervision of our licensed architect, Miguel helps ensure project documents are accurate, organized, and consistent with firm standards while participating in project meetings, client presentations, and construction administration activities.

Paola Morales, Gerardo Zuniga, Daniel Soliz, Daniel Cepeda, Marcela Rage | PRODUCTION STAFF

Our production Staff is responsible for transforming design concepts into accurate, coordinated, and buildable construction documents that support project delivery. Working closely with the architect, project managers, engineers, and consultants, they prepare and revise architectural drawings, BIM models, details, schedules, and technical documentation using software including Revit, AutoCAD, and related design tools. Their responsibilities include developing floor plans, elevations, sections, and construction details; incorporating design changes; coordinating consultant information; ensuring compliance with building codes and firm standards; and maintaining document quality and accuracy throughout all project phases.

Reference complete resumes on the following pages.











Rodolfo R. Molina, Jr. AIA

President
Milnet Architectural Services

Education: **University of Houston University Park**
-Bachelor of Architecture

Professional Registration: Registered Architect in the State of Texas, No. 14740
Registered Accessibility Specialist, No. 0257
HUB VID Number: 1451213185600
Vendor Number: 86783

Professional Affiliations: The American Institute of Architects
Texas Society of Architects
Lower Rio Grande Valley American Institute of Architects
AIA Committee on Education
City of McAllen - 2020 Census Complete Count Committee
City of McAllen - Historical Preservation Commission
City of McAllen - Planning and Zoning Commission *(past member)*

Published: Pirovano, Carlo. Terza Mostra Internazionale Di Architettura. Milano: Electa Editrice, 1985.

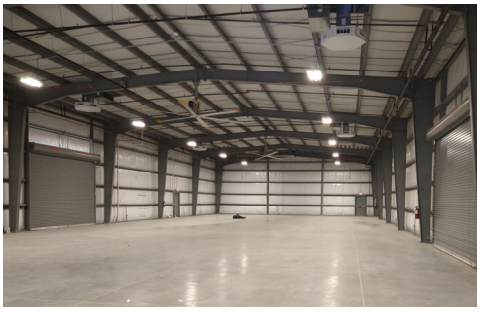
Experience:

Rodolfo Roel Molina, Jr. possesses over forty years of professional experience in architecture, including the past thirty years as a licensed architect specializing in computer-generated construction documentation and project management.

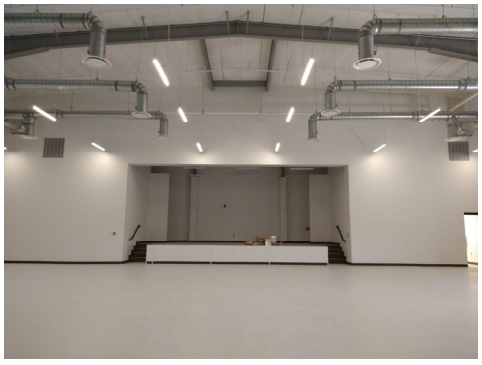
Mr. Rodolfo Molina has been with the company since its inception and oversees the day-to-day operations of Milnet Architectural Services, PLLC. As President and Project Architect, he plays a pivotal role in managing all aspects of production throughout every phase of design, contract documentation, and construction administration. His comprehensive responsibilities include project management, architectural design analysis, budgeting, scheduling, and quality control.

Mr. Rodolfo Molina is recognized for his problem-solving abilities and brings invaluable experience to the organization. He fosters a collaborative work environment, motivating his team and consistently delivering exceptional service to clients. His primary objective is to ensure that all work performed by the company aligns with and exceeds client expectations.









Neftali E. Cruz
Project Manager
Milnet Architectural Services, PLLC

Education

Instituto Tecnologico De Reynosa, 2017
- Bachelor's Degree in Architecture

Experience

Milnet Architectural Services	Feb. 2020 - Present
D' LAZARI, LLC	2018-2019
Jimenez & Partners Arqs. S.A. de C.V.	2015-2018

Qualifications

Neftali E. Cruz brings eight years of experience in the architectural field, with expertise in commercial design, interior design, and 3D realistic renderings. His professional focus encompasses architectural design, planning, and visualization.
Neftali has consistently demonstrated his value to the company through his diverse skillset. His responsibilities include construction administration and coordinating all color selections with the Owner.

Recent Projects

McAllen-Hidalgo International Bridge Pedestrian Improvements
Restroom Renovations at McAllen-Hidalgo International Bridge
City of Roma - M. Guerra Historical Building
City of Granjeno - New Public Facility Building
Salvation Army - New Warehouse Facility
University of Texas Rio Grande Valley (UTRGV)
Brownsville Campus - Courtyard & Façade Improv.
Brownsville Campus - Mockup Building Renovations











Ruben Hernandez
Project Manager
Milnet Architectural Services, PLLC

Education

South Texas College, 2025
- Architectural & Visual Technology Certificate

University of Texas at San Antonio, 2010
- Bachelor of Arts in Architecture

Southwest Texas Junior College, Uvalde, Texas, 2004
- Associate of Arts

Experience

Milnet Architectural Services, PLLC, Dec. 2022 – Present,
McAllen, TX - Drafter

San Antonio Lath and Plaster Nov 2005 – Aug 2022
San Antonio, TX - Project Estimator/Manager

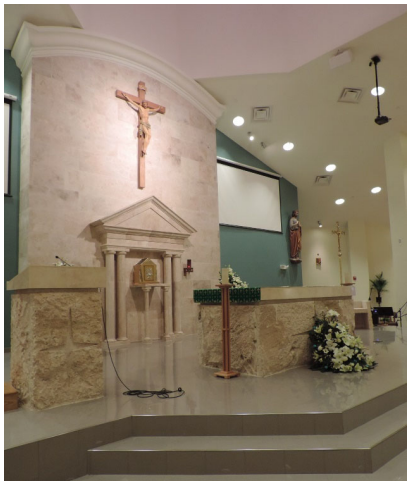
Qualifications

Ruben possesses more than 15 years of experience in the construction industry, having managed projects from the design phase through completion. He leverages his expertise as a visual artist to enhance the quality and creativity of both current and past projects. Ruben's portfolio encompasses a diverse range of projects, including educational, county, federal, industrial, commercial, and municipal facilities.
His commitment to continuous learning and professional development further enhances his ability to support the company's evolving technological needs.

Recent Projects

Hidalgo County Remote Operations Centers
City of McAllen City Hall - Feasibility Study
Starr County Courthouse - Renovation
STC MVC Building H Interior Renovation
City of Edinburg Downtown Parking Garage
Hidalgo County Emergency Management Facility
Edinburg Economic Development Corp. New Offices Interior Build-Out
Elsa Public Library Upgrades











Mirtha Rocha Uranga
Project Manager
Milnet Architectural Services, PLLC

Education

South Texas College, 2005
- Associates of Applied Sciences in Architectural Drafting

Institute of Technology *(Matamoros, Tam. Mexico)*
- Industrial Engineering

Experience

Milnet Architectural Services March 2004 - Present

Qualifications

Mirtha Uranga brings over twenty-two years of experience in the architectural field and has been a valued member of the company since 2004. She oversees all phases of project design and manages the construction documentation process for each project under her purview.
Her responsibilities also encompass coordination of all color selections and furniture. Her recent project experience spans educational, county, religious, and municipal facilities.

Recent Projects

City of Lyford - Resiliency Center
Edinburg Housing Authority - La Posada Apartments
City of Edinburg - Fire Station No. 5
City of McAllen - Federal Motor Carrier New Admin. Bldg.
Sharyland Water Corp. - New Administration Building
Brooks County ISD - Falfurrias High School Renovations
City of Edinburg - Emergency Operations Center
City of Raymondville - Emergency Medical Services
City of Raymondville - New Police Station
City of Raymondville - Fire Station Remodel
Ben Bolt ISD - High School Lab Addition
Catholic Diocese of Brownsville - Our Lady of Holy Rosary
Cameron County - Courthouse Renovations
Willacy County - Annex Remodel











Miguel A. Garcia Jr., Assoc. AIA

Architectural Intern
Milnet Architectural Services, PLLC

Education

University of Texas at San Antonio, 2024
- Master's of Architecture

University of Texas at San Antonio, 2022
- Bachelor's of Science in Architecture

South Texas College Texas, 2017
- Associates of Science in Mathematics

Experience

Milnet Architectural Services, PLLC, Dec. 2024 – Present
McAllen, TX - Drafter

The Newtron Group (TRIAD)/ TESLA June 2024—Aug 2024
Austin, TX - Electrical Apprentice

University of Texas at San Antonio Oct 2022-May 2023
San Antonio, TX—Student Assistant

Qualifications

Miguel is just beginning his career in the field of architecture with Milnet after having just completed his Master's degree in Architecture. He has design experience in urban masterplanning, multi-family housing, mixed-use developments, residential design and rendering.

During his short time with the firm, he has proven to have a skillset that compliments the company well and its clients.

Recent Projects

City of McAllen New City Hall
City of Edinburg Downtown Parking Garage
Hidalgo County Precinct 4 Betts/Esparza Southeast Park
Hidalgo County









Daniel Anthony Solis

Production Staff
Milnet Architectural Services, PLLC

Education

South Texas College Texas, 2024

- Architectural & Civil Drafting Certificate

Experience

Milnet Architectural Services, PLLC,	Jan. 2024— Present
·City of Mission Public Library	Feb. 2019—Jan 2024

Qualifications

Daniel is embarking on his architectural career at Milnet Architectural Services. He demonstrates a strong passion for design and a meticulous attention to detail. Combining fresh creativity with a solid technical foundation, he delivers innovative solutions at Milnet.
A collaborative team member with outstanding communication skills, Daniel excels in working effectively with both clients and colleagues. He is particularly focused on developing expertise in accessibility standards.

Recent Projects

Hidalgo County Purchasing, Fire Marshall & Planning Expansion
City of McAllen Administration Building Entrance Expansion
Linda Vista Warehouse
Weslaco ISD Memorial & Northbridge Restroom Remodel
Hidalgo County ADA Study
Hidalgo County Health Department Central Office/Interior Remodel

Milnet Architectural Services, PLLC
608 S. 12th Street
McAllen, TX 78501
P: 956.688.5656
www.Milnet-ArchServices.com









Gerardo Zuniga
Production Staff
Milnet Architectural Services, PLLC

Education

South Texas College
- Architectural & Visual Technology Certificate, 2023
- Civil Engineering Tech Certificate, 2022
- Architectural & Engineering Design Tech Certificate, 2021

Experience

Milnet Architectural Services, PLLC, Sep. 2023 – Present

Lexus Construction, LLC June 2023 - Sep. 2023

Qualifications

Gerardo offers excellent technological skills with a proficiency in digital and technical media. This gives him the ability to complete job tasks efficiently and effectively with the use of various digital tools and technologies.

During his short time with the firm, he has proven to have a skillset that compliments the company well and its clients.

Recent Projects

City of McAllen- Morris Park
STC Mid Valley Campus Building H Renovations
McAllen-Hidalgo International Bridge Building A & C Ren.
Sergio Molina Apartments
Hidalgo County Emergency Management Facility



Paola Morales
Production Staff
Milnet Architectural Services, PLLC

Education

South Texas College Texas, 2024
- Associates of Science in Mathematics



Experience

Milnet Architectural Services, PLLC, May 2024 – Present

Qualifications

Paola is beginning her professional journey in architecture at Milnet Architectural Services. She demonstrates a strong commitment to learning design principles and consistently exhibits exceptional attention to detail. As a talented team player with advanced technical skills, Paola is an invaluable asset to Milnet, contributing significantly to effective collaboration with both clients and colleagues.



Recent Projects

Hidalgo County Housing Authority CAN Northside Apts. Ext. Upgrades
Hidalgo County Emergency Management Facility
Starr County Courthouse Renovation
EEDC Transit Center New Offices
Hidalgo County Precinct 4 Betts/Esparza South East Park
Starr County Juvenile Detention Center Interior Upgrades
Hidalgo County Veterans Services New Offices Interior Build-Out

REFERENCE ONE

Client's Name: City of McAllen
Type of Organization: Municipal
Address: 311 N. 15th Street, McAllen, TX 78501

Contact Person: Zef Mendoza
Title: Project Manager
Telephone: 956-867-7599
E-Mail: zmendoza@mcallen.net

Name of Project: Federal Motor Carrier Safety Administration (FMCSA) Port of Entry, Southern Border Upgrade
Scope of Work: 4 structures, Federal Motor Carrier Safety Administration Office 1,800 sq. ft, new inspection concrete pit with metal canopy 1920 sq. ft., 600 sq. ft. passenger waiting area with metal canopy and fixed furniture. Also included in this project is a 390 sq. ft. restroom building.
Contract Period: From Dec 2019 to August 2020

REFERENCE TWO

Client's Name: Hidalgo County Precinct 4
Type of Organization: Government
Address: 1051 N, Doolittle Rd., Edinburg, TX

Contact Person: Ellie Torres
Title: Commissioner Precinct 4
Telephone: 956-383-3112
E-Mail: ellie.torres@co.hidalgo.tx.us

Name of Project: Betts-Esparza/ Hidalgo County Precinct 4 Southeast Park
Scope of Work: A newly developed public park spanning over 12 acres will feature two modern playgrounds, a splash pad, a covered basketball court, two baseball fields, a regulation soccer field, and dedicated picnic areas, including a designated event space. Comprehensive landscaping will enhance the park's appeal.
Contract Period: February 2026 to December 2026

REFERENCE THREE

Client's Name: Hidalgo County Housing Authority
Type of Organization: Government Housing
Address: 1800 N Texas Blvd, Weslaco, Texas, 78596

Contact Person: Adela Montes
Telephone: 956-969-5866

Name of Project: Northside Apartments Exterior Improvements
Scope of Work: The project consists of exterior improvements for five (5) existing two-story apartment buildings, located at 1800 N. Texas Blvd. Weslaco, TX. 78599
Cost: $213,463.62

REFERENCE FOUR

Client's Name: Starr County
Type of Organization: Government
Address: 401 Britton Ave, Rio Grande City, TX

Contact Person: Judge Eloy Vera
Title: County Judge
Telephone: 956-716-4800
E-Mail: eloy.vera@co.starr.tx.us

Name of Project: Starr County Courthouse Rehabilitation, Phase I
Scope of Work: Re-roofing, mechanical, electrical, life safety and security system upgrades. Parking lot restriping and lighting improvements.
Contract Period: Ongoing



Insurance Coverages | All of Milnet's consultants carry professional liability, general liability, auto liability and umbrella liability, and worker's compensation/ employer's liability insurance coverage. Professional liability insurance will remain in force during the term of contract and for one year following substantial completion of a project.

Milnet Architectural Services carries all the necessary insurances as required by the State of Texas. They are as follows:

Professional Liability Insurance

Limits	$1,000,000.00
Aggregate	$2,000,000.00
Carrier	Higginbotham Insurance Agency, Inc.
Agent	Beverly Damon, ACSR, CISR

General Liability Insurance

Limits	$1,000,000.00
Aggregate	$2,000,000.00

Auto Coverage

Limits	$1,000,000.00

Worker's Compensation

Limits	$1,000,000.00

Umbrella Policy

Limits	$1,000,000.00
Aggregate	$1,000,000.00
Carrier	State Farm Insurance Co.
Agent	Christina Lopez

Litigation | Milnet Architectural Services, PLLC nor it's principals or employees are involved in any unresolved or ongoing claims, disputes or litigation. We pride ourselves in having a team who takes ownership of their work, has a professional approach to client services and most importantly maintains a highly ethical code of conduct. Past client relationships have afforded us the opportunity to practice as professionals in the industry and gain the experience necessary to provide the services required in this proposal. Milnet has not had any insurance claims within the past 5 years.

Equal Opportunity Employer | Milnet is Certified as a Historically Underutilized Business and an equal opportunity employer that strives to utilize Historically Underutilized Businesses as well as small, minority and women owned businesses as much as possible in its projects. These include M.E.P., Civil, and Structural Design Firms as its consultants.

Non Discrimination | Our firm is an equal opportunity employer. All employment decisions including recruitment, placement and promotion of individuals within the Firm shall be made without regard to sex, age, race, color, creed, national origin, religion, or non-disqualifying physical handicap and in conformity with all applicable federal, state and local laws and regulations.

Policy Against Harassment | The Firm encourages all employees to treat one another with dignity and respect. It is illegal and a violation of the Firm's policy for any employee, male or female, to harass another employee. The purpose of this policy is not to regulate our employee's personal morality. Rather it is to assure that in the workplace no employee harasses another on the basis of sex or other conduct. Any employee who engages in such conduct is subject to appropriate disciplinary action, including immediate termination.

Milnet Architectural Services PLLC acknowledges that the Professional Services Agreement has been read, we will meet the prerequisite insurance requirements and, if selected, agree to enter into such agreement for services with the City of Edinburg.

Our past years of services to municipalities has provided Milnet the opportunity for experience that will prove beneficial to the City of Edinburg. Milnet's approach to project implementation has a proven record of delivering projects successfully within budget and on schedule. We look forward to providing the City of Edinburg with the quality of service to meet and exceed expectations.

As a firm having done business in this region for over twenty-two years, we pride ourselves in the reputation we've established, the longevity of client relationships and stability of the team we have ready to work with the City of Edinburg.

We appreciate your consideration and look forward to the opportunity to serve the City.

Name | Rodolfo Roel Molina Jr., AIA

Title | President

Address | Milnet Architectural Services, PLLC
608 S. 12th St.
McAllen, Texas 78501

Phone Number | (956) 688-5656

Mobile Number | (956) 821-7207

Email Address | rudym@milnet-archservices.com

Name | Neftali Cruz

Title | Project Manager

Address | Milnet Architectural Services, PLLC
608 S. 12th St.
McAllen, Texas 78501

Phone Number | (956) 463-6143

Email Address | neftalic@milnet-archservices.com

Name of Firm | Ruben Hernandez

Title | Project Manager

Address | Milnet Architectural Services, PLLC
608 S. 12th St.
McAllen, Texas 78501

Phone Number | (956) 688-5656

Mobile Number | (830) 267-1667

Email Address | rubenh@milnet-archservices.com

ORANGE MADE architecture

STATEMENT OF QUALIFICATIONS

ARCHITECTURAL SERVICES July 14th 2026

City of Edinburg : RFQ 2026-5

Proven project delivery. A strong team ready to serve Edinburg.



ORANGE MADE
architecture

14 JULY 2026

Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
956.388.8211
mhinojosa@cityofedinburg.com



Re: RFQ 2026-5 Request for Qualifications - ARCHITECTURAL SERVICES w/City of Edinburg

Dear Mardoqueo Hinojosa,

ORANGE MADE is proud to submit this response to be on the architectural services rotation for the City of Edinburg RFQ# 2026-5. We are humbled to have the chance to share who we are and how we can contribute to your mission. Established in 2013, ORANGE MADE is a locally owned architecture firm based in McAllen, Texas. Our office includes nine full-time and one part-time team members, including three Texas-registered architects. Since our previous submission, we have strengthened our leadership and project-delivery capacity through the addition of Ryan Duncan, AIA, as Studio Director and Project Architect. Ryan will serve as the day-to-day Project Architect for assignments under this rotation, with Erick Darbo Diaz, AIA, serving as Principal-in-Charge.

Our team brings experience in public, institutional, commercial, adaptive-reuse and community-focused projects throughout the Rio Grande Valley. Recent work includes the successful completion of the Greater State Bank Edinburg Branch and the Texas National Bank Corporate Headquarters, both completed in spring 2026; a compressed-schedule project for the Boys & Girls Club of McAllen completed in time for its summer camp program; and a current solar panel training structure project at Texas Southmost College's Starr County Campus.

Our proximity to Edinburg allows us to respond quickly to assignments, attend meetings and site visits with minimal notice, and maintain close coordination with City staff, consultants and contractors. We are prepared to acknowledge City requests the same business day and coordinate the appropriate project lead and initial response within one business day.

ORANGE MADE has reviewed the requirements of RFQ 2026-5 and the accompanying Professional Services Agreement. No addenda have been issued. We have no exceptions to the solicitation requirements and, if selected, agree to enter into the City's Professional Services Agreement and maintain the required insurance coverage. Carolina Civarolo, AIA, LEED AP, is authorized to bind ORANGE MADE LLC and will serve as the primary contact for this submission.

Thank you for your consideration. We would value the opportunity to bring our local knowledge, strengthened leadership team and responsive approach to the City of Edinburg.

With gratitude,

Carolina Civarolo, AIA
Owner & Chief Operating Officer
ORANGE MADE LLC

Erick Darbo Diaz, AIA
Owner & Chief Executive Officer
ORANGE MADE LLC

Main Contact is Carolina Civarolo | carolina@orange-made.com | 956.800.4384 or 956.566.6995
We acknowledge no addendum for this RFQ was issued.

why ORANGE MADE?



LOCAL + RESPONSIVE

McAllen office minutes from Edinburg
Same-day acknowledgment of requests
Initial assignment response within one business day
Available for meetings, site visits and construction issues

STRONGER LEADERSHIP

Three Texas-registered architects
Erick Diaz, AIA — Principal-in-Charge
Ryan Duncan, AIA — Day-to-Day Project Architect
Carolina Civarolo, AIA, LEED AP — Client and Executive Oversight
Eliazar Rodriguez — Production Leadership

PROVEN DELIVERY

13 years in business
Nine full-time and one part-time team members
Established consultant network
Experience with public, institutional and complex private projects
Current on-call and institutional work

BUILT FOR DIFFERENT-SIZED ASSIGNMENTS

Small studies and renovations
Programming and feasibility
Full architectural and engineering services
Construction administration
Larger, multi-consultant projects

ORANGE MADE
architecture

ABOUT US

FIRM NAME
ORANGE MADE LLC

YEARS IN BUSINESS
13 years - established 2013

CO-FOUNDERS
Carolina Civarolo, Partner
carolina@orange-made.com

Erick Darbo Diaz, Partner
erick@orange-made.com

OFFICE
910 Redwood Ave, Ste 10
McAllen, Texas 78501
p 956 800 4384
hello@orange-made.com

www.orange-made.com

SERVICES PROVIDED
Master Planning
Feasibility Studies
Programming
Full Service Architecture
Construction Administration

TOTAL STAFF
full-time 9
part-time 1-2

LICENSES HELD
State of Texas
Registered Architect
Carolina - License #22202
Erick - License #27102
Ryan - License #29212
Business Registration #1872

HUB
Texas Historically
Underutilized Business
VID 14640204310000
VENDOR #495631

FIRM PROFILE

ORANGE MADE is a locally owned architecture firm established in 2013 by Erick Darbo Diaz and Carolina Civarolo. From our McAllen studio, we provide architectural design, programming, feasibility, planning, renovation, adaptive reuse and construction administration services throughout the Rio Grande Valley.

Our firm has grown into a ten-person team supported by three Texas-registered architects, experienced production leadership and an established network of regional engineering and specialty consultants. This structure allows us to respond to small assignments without losing the capacity to manage larger, multi-disciplinary projects. ORANGE MADE has operated continuously for 13 years and maintains long-standing relationships with repeat clients, consultants and contractors. Our current project systems, leadership structure and staffing capacity position us to support the City of Edinburg throughout the full two-year rotation term.

ORANGE MADE IS AVAILABLE AND CAPABLE.

The studio realizes that every project is unique in relation to its program, context, budget, and schedule. This challenge provides an opportunity to question, understand, and evolve the design and construction processes to ultimately arrive at an innovative solution. We have worked with a diversity of clients in multiple settings, each with unique design and construction standards. Through this we have gained the experience in working with and adapting to every client. We are flexible and can easily conform to very specific client requirements.

Each project is unique, so depending on the scope of work, the Partners tailor who will be the project manager and main point of contact. Carolina and Erick have over 40 years of combined experience on all types of work and are very hands-on with every project that comes through the office. They will be involved in a project from start to finish and can always be counted on to resolve any issues at hand. Client support is extremely important to us here at Orange Made. We know how important our clients are to our future growth, thus meeting and exceeding our clients needs will ensure our survival. Architecture has the ability to influence many generations and we do not take that lightly.

ORANGE MADE IS WILLING TO PROVE ITSELF, GIVEN THE OPPORTUNITY.



HOUSE ON ORANGE McAllen, Texas

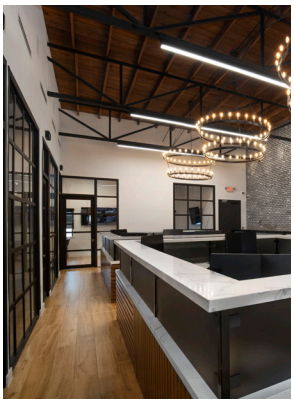
You may be wondering . . .
"why the name ORANGE MADE?"

In 2005, fresh out of architecture school, Erick + Carolina took it upon themselves to create a residence in central McAllen to better understand fundamental design + construction and to bring something different to the area. This project is located on the corner of ORANGE avenue and stands as a billboard of their first project together and their purpose of elevating architecture in the RGV. So naturally the name MADE sense.

ORANGE MADE
architecture







FIRM DETAILS & PROJECT EXPERIENCE

ORANGE MADE is an architectural firm that has provided services for over 200 projects across the Rio Grande Valley. We have worked with various private and public entities and have a proven track record of success. We believe that communication is key to achieving successful outcomes, and we strive to listen to each specific entity's needs. As a part of our process, we always seek to find innovative ways to achieve our clients' goals. We are always available to meet with public entities as requested, and we make presentations to all key players to ensure that everyone is a stakeholder and invested in the project's success.
We believe civic architecture should prioritize people with public spaces that function well and engage the community. This requires thoughtful design that leverages public funding to provide efficient, sustainable, inclusive, and durable developments. Successful civic architecture withstands high use and modest maintenance budgets.

ORANGE MADE is always aware of the client's schedule and budget restraints, and has always delivered on the projects we are involved in. Being located minutes from the city of Edinburg projects' sites and from the City planning offices is key to servicing our client and getting things worked out quickly, especially during construction. Successful project delivery occurs because of a tried and proven process. Strong design solutions are the result of a collaborative, interactive process led by the design team that involves all stakeholders, including users, community residents, and specialty consultants. Careful attention is given to achieving a balance between building, surroundings, landscape, and site/s specific issues.

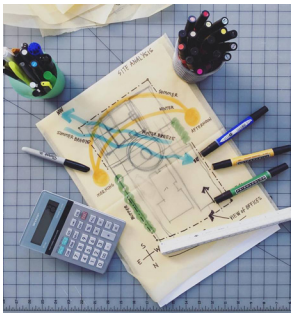
Commercial/ Municipal / Civic / Master Planning and Urban Projects
Our portfolio includes an variety of projects for public entities.
The following is a selected list of these projects:

- Texas Southmost College - On-Call Architectural Services Rotation 2024
- Weslaco ISD - On-Call Architectural Services Rotation 2023-2024
- UT System Brownsville - UT Health: School of Public Health
- City of Mission – Leo Pena Placita Park Renovation
- City of Pharr – Jose Pepe Salinas Memorial Civic Center Renovation
- City of Pharr – New Parks + Recreation Offices
- City of McAllen - Quinta Mazatlán Master Plan
- City of McAllen - Technology Park Master Plan

Two most recent projects in the City of Edinburg are the Renovation of Terry Canales Law Offices in Downtown Ediburg and a new branch for Greater State Bank that will start construction this coming month.

Orange Made is familiar with the building codes adopted by the city of Edinburg and is familiar with more recent building codes should the city adopt new codes. Specifically, we have successfully permitted numerous projects, ranging from new construction to renovation projects following the International Building, Fire, Mechanical, Electrical, Plumbing, and Energy Conservation Codes. In addition, we are familiar with accessibility codes and standards including ICC a117.1, ADA 2010, UFAS, Fair Housing, and TAS 2012.

ORANGE MADE architecture







PROJECT SCHEDULING, QUALITY & COST CONTROL

PROJECT SCHEDULING

Ensuring projects meet client goals for schedule depends on three critical factors:

- The project schedule must be complete, well thought out, based on real project experience and inherently achievable.
- The entire project team, including all consultants and the owner, must understand and be committed to meeting the schedule.
- The project's process must be regularly tracked and monitored.

We meet our milestones through continuous monitoring, strong consultant management, streamlined decision-making processes and fast-track project delivery methods. When schedules are compressed, we will streamline the decision-making process by facilitating work sessions with project stakeholders. Once a schedule is established, we are committed to meeting the schedule and use a variety of tools to do so.

We maintain schedule by:

- Developing a detailed schedule based on historical and institutional knowledge with the Owner.
- Fostering a team approach that engages the Owner, Users, CMAR/Contractor and Design Team.
- Aggressively monitoring the schedule throughout the project and making adjustments without impacting client move-in dates.
- Clearly communicating expectations to the entire project team.
- Maintaining an issue tracking system that lists issues, critical resolution dates, and documents their resolutions.
- Facilitating design workshops that build consensus and thus reduce approval times.
- Working with facility departments and end users to streamline decision making.

On our past projects with public and private entities, we have always upheld our end of the work. We have been true to the budgets and schedules of the projects. If the points above are met, and communication and expectations are clear, the project will most typically succeed. An important factor is also having a contractor that is capable of performing the services. All three parties, Owner, Architect and Contractor, are key to a successful project

THE CONSULTANT TEAM

Communication is the most important part of collaboration. At the onset of a project our team will establish protocols for communication to ensure everyone on the team is included on all pertinent information and that the owner is never excluded from important discussions.

We select sub-consultants primarily by their qualifications and ability to execute the project at a high level. We believe all successful projects are the result of true collaboration of the team of experts we put together. It is our responsibility to provide the consultants with the information and tools they need and to provide a platform for this collaboration to work.

Beyond communication it is important to set expectations for the sub-consultants. Our team provides our sub-consultants with detailed deliverable lists for each project milestone. This ensures that we receive what we need to progress that project and provides an outline for our subconsultant to work from.



project delivery

City of Edinburg
Start Project

City of Edinburg
ORANGE MADE
Stakeholders
Define Goals

ORANGE MADE
Site Analysis

City of Edinburg
ORANGE MADE
Stakeholder
Schematic Design

ORANGE MADE
Sub-Consultants
Design Development

ORANGE MADE
Sub-Consultants
Construction Document

City of Edinburg
ORANGE MADE
Permitting

City of Edinburg
Award of Contract

City of Edinburg
ORANGE MADE
Bidding and Negotiation

City of Edinburg
ORANGE MADE
Sub-Consultants
Construction Complete

ORANGE MADE architecture







PROJECT DELIVERY BY PHASES

The following design phases and tasks can be modified for specific project needs such as expedited projects, long-term phased projects, or other types of projects. Our team would work with the appropriate decision makers to fine tune those specifics and adjust the implementation timeline accordingly.

DISCOVERY AND UNDERSTANDING

Our strategy encompasses in-depth analysis of current conditions and understanding of the needs and inspiration of the City of Edinburg and its stakeholders. It requires a structured process that drives engagement and working closely with the city staff and defining the requirements related to function, cost and schedule for any specific project. Realistic expectations from the onset of the project are the key to success.

SITE ANALYSIS

Our team will conduct on-site analysis at the city's existing structures and new potential development locations. Our analysis would consider but is not limited to issues such as: location, as-built conditions, existing utilities and infrastructure, movement, site accessibility, pedestrian and or vehicle-circulation, parking, and historical or any other factors that might impact the design.

SCHEMATIC DESIGN

At this phase, or design team will provide design reviews and refine the design requirements with input from city's team and consultants, while engaged in the regular meetings with the city representatives to assert approval of the design requirements and developing a preliminary opinion of probable cost.

DESIGN DEVELOPMENT

Through the design development process, our team will collaborate with city's engineering staff and representatives of the stakeholders and consultants to review and discuss design concepts and preliminary plans and studies before deciding on the best alternatives for the project.

CONSTRUCTION DOCUMENTS

Our team will work on the construction documents and specifications. During this phase, working closely with the client to ensure all project needs are being met. Coordination with the consultants is of utmost importance during this phase to make sure plans are coordinated and schedules are met.

BIDDING AND NEGOTIATION

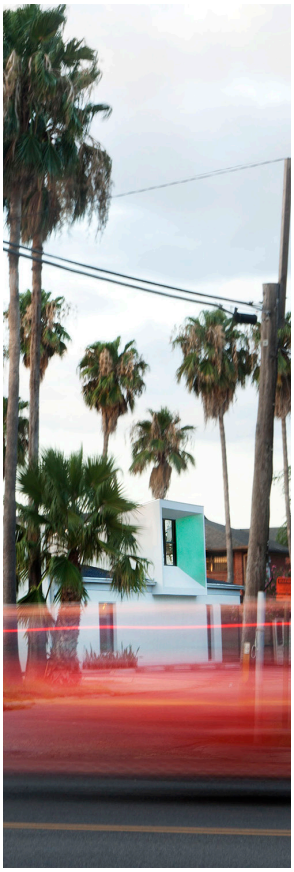
Our team will assist the City in answering bidder's questions and reviewing contractor selection. We will aid the City in any negotiations with the Contractors as needed.

CONSTRUCTION ADMINISTRATION

Our team we will be working closely with contractors in utilizing the contract documents to ensure smooth implementation of the contract in accordance with the construction specifications and standards. Our team will complete all necessary tasks and tackle unanticipated conditions or problems encountered during construction to achieve our shared goal, and ensure full client satisfaction at the end of the project.

ORANGE MADE architecture





PROJECT APPROACH

GENERAL UNDERSTANDING

ORANGE MADE acknowledges the ongoing efforts of City of Edinburg to improve quality of life experiences, provide excellent services, prompt opportunities for growth, strengthen the sense of community and engagement, and create vibrant, safe and entertaining environments for all. At ORANGE MADE, we strive to involve stakeholders and city leadership in project planning. We have extensive experience with various funding sources and projects. We begin each project by summarizing goals and objectives and assessing all needs for the project to be successful.

STRATEGY

Communication is the most important part of collaboration. At the onset of a project our team will establish protocols for communication to ensure everyone on the team is included on all pertinent information and that the owner is never excluded from important discussions. Beyond communication it is important to set expectations for the sub-consultants. Our team provides our sub-consultants with detailed deliverable lists for each project milestone. This ensures that we receive what we need to progress that project and provides an outline for our sub-consultant to work from.

Our deliverable lists are tied to our project schedules. In order, to make sure our team stays on schedule, we have minor milestones within the schedule for interim project reviews with our sub-consultants. These reviews allow for project information to flow in both directions. It can show us what information our sub-consultant still needs from us and what information we need from them. It allows space for our team to provide their expertise so that other team members can understand important project drivers for our sub-consultant. Beyond interim team meetings, we have dates set up for internal project quality control.

We regularly use technology tools to aid in team coordination. We use 3D modeling software REVIT and cloud-based BIM 360 whenever possible. These technologies provide real-time data to all team members communicating evolving designs. The software also detects system "clashes" and helps to identify conflicts between disciplines.

OVERALL APPROACH

Our strategy for meeting schedules, budgets, and deadlines is based on a thorough understanding of the necessary actions to achieve quality results effectively and efficiently. For each project, ORANGE MADE follows a structured approach to complete each phase. We meticulously plan each phase by scheduling specific tasks and milestones, identifying review and approval points, and defining the roles and responsibilities of all team members. This structured approach enhances management efficiency, reduces unexpected project complications, and ensures that the client is consistently informed about the project's status.

We believe in quality control and proactive construction management as the key to maintaining quality in construction. We believe establishing quality control principles, procedures and clear expectations, is essential in the early phases of construction. We look for and anticipate discrepancies that might otherwise lead to undesirable results and take immediate corrective action to minimize cost and schedule implications. Managing communications and directives is critical to this effort. The flow of information between ourselves and consultants, contractors or owners is logged and tracked so we are able to precisely know when any project information or document was delivered to any individual.



the team

ORANGE MADE architecture

PARTNER IN CHARGE
Erick Darbo Diaz, AIA

ARCHITECTURE TEAM

CAROLINA CIVAROLO, AIA
Client Manager

RYAN DUNCAN, AIA
Project Architect

ELIAZAR RODRIGUEZ
Production Team Leader

PEDRO ALAN CORREA
Production & Construction Administration

Additional Design & Production Staff of 4

ENGINEERS & CONSULTANTS

Selected as per project needs. We will coordinate with all necessary parties.

We have worked with a diversity of clients in multiple settings, each with unique design and construction standards.

Through this we have gained the experience in working with and adapting to every client. We are flexible and can easily conform to very specific client requirements.

Client support is extremely important to us, as we know how important our clients are to our future growth.

ORANGE MADE
architecture



PARTNER, CFO

EDUCATION
Bachelor of Architecture
with a Minor in Construction
Management Technology
University of Houston, 2003

ACCREDITATIONS
2005 LEED AP

LICENSES
Registered Architect
State of Texas #22202
since 2010

PROFESSIONAL
AFFILIATIONS
AIA - American Institute
of Architects

TxA - Texas Society
of Architects

CAROLINA CIVAROLO, AIA + LEED AP

With over two decades of experience, Carolina Civarolo is a Registered Architect and LEED Accredited Professional who has built a diverse career through various design firms and project types. She began her professional journey at the University of Houston's Gerald D. Hines College of Architecture, and in 2003, gained international experience working in Barcelona, Spain, at Enric Miralles + Benedetta Tagliabue (EMBT). There, she developed a passion for graphics, presentations, and the early phases of design. For seven years, Carolina was a key member of Boultinghouse Simpson Gates Architects (BSG), where she worked on a range of projects, developing expertise as a project manager overseeing all phases of architectural design. Her experience at BSG included institutional projects, reinforcing her ability to handle complex programs, budgets, and schedules.

As co-founder of ORANGE MADE, Carolina leads a studio dedicated to thoughtful design, exploring the impact of architecture across various building types, including master planning and adaptive reuse. She believes that client collaboration fuels the best design solutions, ensuring that each project is both meaningful and functional. Originally from Córdoba, Argentina, Carolina grew up in Houston, Texas, and has called McAllen home for over a decade. She is passionate about giving back to the Rio Grande Valley through design and community engagement.

Carolina actively serves as Secretary of the LRGV-AIA Executive Committee, a member of the City of McAllen Historic Preservation Council, and an advisor for the Architecture Program at Texas Southmost College and the South Texas College Architectural & Engineering Design Technology Program. Her past leadership roles include serving as Secretary/Treasurer and Vice President of the LRGV AIA Chapter, as well as positions on the City of McAllen's Building Board of Adjustments and Appeals and the CDBG Advisory Board.

PROFESSIONAL EXPERIENCE

ORANGE MADE LLC
McAllen Texas | 2013-present
Co-founder + CFO

BOULTINGHOUSE SIMPSON GATES ARCHITECTS
McAllen Texas | 2007-2014
Architect + Project Manager

THE OFFICE FOR PROGRESSIVE DESIGN
McAllen Texas | 2005-2006

KIRKSEY Architects
Houston Texas | 2004-2005
Design Associate for the Education Team

SIR INC. ARCHITECTS + PLANNERS
Houston Texas | 2001-2004

EMBT ARQUITECTES ASSOCIATES
Barcelona Spain | 2003 Architectural Intern

PROJECT EXPERIENCE

UCAS Harlingen Interior Finish-Out
Boys & Girls Club McAllen -
Bonham Renovations & Masterplan
Law Office of Terry Canales - Edinburg
BC Workshop + Hope Family Health Center
Catholic Charities - Respite Center Renovations
Catholic Charities - Safe Haven Homeless Park
City of McAllen Quinta Mazatlan MasterPlan
Leo Pena Placita Park - Mission
Citrus Grove Retail Plaza - McAllen
Heroes Dental Clinic - McAllen
Little Haven PPECC - Brownsville
Safe Haven Corporate Offices - Brownsville
UTHealth Renovations - Brownsville
AllHeart Church - Palmview
CBG Sun Valley Plaza Renovations - Harlingen
Majestic Theatre - Brownsville
Bert Ogden BMW Dealership - Pharr
Greater State Bank - Donna Branch Renovation

ORANGE MADE
architecture



ERICK DARBO DIAZ, AIA

PARTNER, CEO

EDUCATION
Bachelor of Architecture
University of Houston, 2003

Master of Science
in Architecture
with a specialization in
Urban + Suburban Design
University of Houston, 2013

LICENSES
Registered Architect
State of Texas #27102
since 2018

PROFESSIONAL
AFFILIATIONS
AIA - American Institute
of Architects

TxA - Texas Society
of Architects

A native of the Rio Grande Valley, Erick attended the University of Houston, Gerald D. Hines College of Architecture, and received a Bachelor of Architecture in 2003. Upon his graduation, Erick was awarded the Hines Internship and worked alongside internationally recognized architect Oscar Tusquests Blanca in Barcelona, Spain.

Upon his return to the Rio Grande Valley in 2004, Erick practiced with a local architecture firm, Diseño Inc., where he collaborated for several years on residential and commercial projects throughout Texas and Mexico.

In 2009, Erick joined the University of Texas at Brownsville and Texas Southmost College as a faculty member, where he served the university in many capacities. During his tenure, along with his teaching duties, he assisted in developing the architecture program, served on several university committees and integrated service learning into his course work.

In 2012, Erick returned to the University of Houston, where he completed a Master of Science in Architecture from the Gerald D. Hines College of Architecture with a concentration in Urban and Suburban Design. During his master's, Erick participated in two study abroad programs that led him to Spain, Italy, Germany and Austria. He was awarded with the best Master's Project for his research.

He serves as an advisory board member for the Architecture Program at Texas Southmost College. in the past he has served as a community board member for the Rio Grande Valley Multibank Corporation, and an advisory board member for City of McAllen Community Development Council and Zoning Board of Adjustments and Appeals. Erick is also an active member of the Lower Rio Grande Valley Chapter of the American Institute of Architects, serving as President in 2022.

PROFESSIONAL EXPERIENCE

ORANGE MADE LLC
McAllen Texas | 2013-present
Co-founder and CEO

THE UNIVERSITY OF TEXAS AT BROWNSVILLE AND TEXAS SOUTHMOST COLLEGE 2009-2013
Texas Assistant Master Technical Instructor
Assisted in the development of the Architecture Program and taught architecture courses.

DISEÑO, INC. | Pharr Texas 2004-2009
Design Associate + Project Manager + Construction Adminstrator

THE OFFICE FOR PROGRESSIVE DESIGN
McAllen Texas | 2005-2006Manager

TUSQUETS DIAZ ASSOCIATES
Barcelona Spain | 2003 Architectural Intern

PROJECT EXPERIENCE

Pharr Civic Center Renovation
Pharr Parks And Recreation Offices
Catholic Charities - Respite Center Renovations
Catholic Charities - Safe Haven Homeless Park
Leo Pena Placita Park - Mission
City Of Mcallen Quinta Mazatlan Master Plan
Texas National Bank - Corporate HQ McAllen
Texas National Bank - Shary Branch
Texas National Bank - San Juan Branch
EZ Clean Express Carwashes
CBG Nolana Plaza - McAllen
CBG Sun Valley Plaza Renovations - Harlingen
Santos International Warehouse
Little Haven PPECC - Brownsville
UTHealth Brownsville Renovations
Majestic Theatre - Brownsville
Bert Ogden BMW Dealership - Pharr
Greater State Bank - Donna Branch Renovation

ORANGE MADE
architecture



RYAN DUNCAN, AIA

STUDIO DIRECTOR

PROJECT ARCHITECT

EDUCATION
Master of Architecture
The University of Cincinnati
2016

Linder College of Business
Graduate Certificate in
Entrepreneurship, 2016

B.S. in Architecture
Kent State University, 2013

LICENSES
Registered Architect
State of Texas #29212
State of Ohio #2419551

PROFESSIONAL
AFFILIATIONS
AIA - American Institute
of Architects

TxA - Texas Society
of Architects

National Council of
Architectural
Registration Board (NCARB),
Member

Ryan brings over 12 years of diverse architectural experience to the ORANGE MADE team, with a strong background in mixed-use, office, and residential projects. He is a Registered Architect in both Texas and Ohio and has contributed to projects in several major cities, including Seattle and San Francisco. A graduate of architecture school in Cincinnati, Ryan's professional path has given him a broad perspective on design, technical coordination, and project delivery across different regions, building types, and scales.

Before joining ORANGE MADE, Ryan founded and led his own practice, Duncan Architects, where he developed a strong reputation for thoughtful design, precise documentation, and a highly detailed approach to architectural production. His experience running a firm gives him a deep understanding of both the creative and practical sides of architecture, from early concept development to consultant coordination, construction documentation, and execution in the field.

Ryan advocates for a holistic and collaborative approach throughout the architectural process, working closely with clients, consultants, contractors, and project teams to achieve thoughtful and effective outcomes. Known for his sophisticated, efficient, and precise production methods, he leverages his deep knowledge of building systems and proficiency in building information modeling to enhance project delivery, coordination, and execution.

Beyond his professional experience, Ryan is proud to call the Rio Grande Valley home. His wife is from the RGV, and together they made the intentional decision to move here, raise their two young boys, and build a life rooted in family, community, and meaningful work. By choosing to join ORANGE MADE, Ryan brings not only his technical expertise and leadership experience, but also a genuine commitment to contributing to the growth, design culture, and future of the RGV.

PROFESSIONAL EXPERIENCE

ORANGE MADE LLC
McAllen Texas | 2026-present
Studio Director, Project Architect

DUNCAN ARCHITECTS LLC
McAllen Texas | 2021-2026
Partner, Principal Architect

SOUTH TEXAS COLLEGE
McAllen Texas | 2024-2026
Adjunct Instructor, Architecture Program

HANDEL ARCHITECTS LLP
San Francisco, CA | 2016-2021
Project Architect

ADRIAN SMITH + GORDON GILL ARCHITECTURE
Chicago, IL | 2015
Intern Architect

PROJECT EXPERIENCE

Boys & Girls Club McAllen
Center for Opportunity & Wellness
Phase 2 Renovations & Masterplan
Brownsville PUB Analytical Lab Renovations
Texas National Bank - Harlingen Branch

ZOHO Corporate Headquarters, Edinburg
Responsible for master planning of
multi-phase office development

Mireles Autism and Behavioral Center McAllen
TRDI Offi ce and Warehouse, Pharr
Laser Surgical Solutions HBOT Clinic McAllen
Lincoln Pointe Townhomes, San Juan
Presidio Plaza, San Juan
L.C. Youth Foundation, Mission
321 West 6th Tower, Austin
Union House Luxury Condominiums, San
Francisco
801 Blanchard Condo Tower, Seattle

ORANGE MADE
architecture



ANTONIO CHAMPION

PROJECT MANAGER

DESIGNER

EDUCATION
Bachelor of Architecture
UT San Antonio, 2019
Architecture Program

ROLE
Project Manager
Design Leader

PROFESSIONAL AFFILIATIONS
AIA - American Institute of Architects

TxA - Texas Society of Architects

Joining ORANGE MADE as an architectural associate, Antonio brings a thoughtful and research-driven approach to design, with a strong interest in environmentally responsive architecture, adaptive reuse, and landscape-integrated user experiences. He is excited by complex design challenges and views them as opportunities for innovative, context-driven solutions that strengthen communities and revitalize urban environments.

Antonio has developed strong technical and coordination skills through his work on multidisciplinary project teams, including consultant coordination with MEP and structural engineers, construction document review, redlining, and technical detailing under the direction of licensed architects. He has contributed to conceptual design, renderings, and stakeholder presentations for a range of public and private entities, including the City of Brownsville, UTRGV, SpaceX, and private investors, supporting efforts to secure and advance new development projects.

Committed to continuous learning, Antonio is focused on gaining a deeper understanding of conventional building practices and project delivery methods as he prepares for future graduate studies. He believes adaptive reuse will play a critical role in the future of downtown revitalization and sustainable growth across the Rio Grande Valley.

Antonio is actively engaged in the profession and currently serves as the LRGV AIA Intern Director, where he supports emerging professionals and promotes architectural education and mentorship within the region.

PROFESSIONAL EXPERIENCE

ORANGE MADE LLC
McAllen, Texas | 2024-present
Architectural Associate / Project Manager

OrigoWorks
Brownsville, Texas | 2021-2024
Lead Design Associate

Freelance Design Work
Brownsville, Texas | 2019-2021

PROJECT EXPERIENCE

Bert Ogden HQ Campus
IT&HR Building, Main HQ & Marketing Building
McAllen, Texas

Las Villitas Apartments
Pharr, Texas

Laundry & Fold at University Village

Boys & Girls Club of McAllen
Bonham Renovations & Masterplan

Freedom Bank McAllen & Mission Branches
Freedom Bank HQ Renovations

Commercial Retail Plazas & Tenant Finish-outs
Various Residential Projects

ORANGE MADE
architecture

ELIAZAR RODRIGUEZ



PRODUCTION LEADER

EDUCATION
Texas State Technical Institute-Harlingen
Associate Degree of Applied Science in Architecture
1986

ROLE
Production Team Leader
Technical Director

In practice for almost four decades, Eliazar Rodriguez is a career professional with a wealth of knowledge and expertise in architectural production and construction documentation. Over the course of his career, he has contributed to a diverse range of projects, with a strong focus on financial institutions and educational facilities in recent years.

His expertise in building codes, materials, and construction methodologies makes him a valuable asset, particularly in projects like the Health Professions and Science Building at South Texas College's Mid-Valley Campus. Beyond his technical skills, Eliazar is a dedicated mentor, fostering a collaborative studio environment where emerging professionals learn from his experience.

Outside of work, Eli enjoys spending time with his wife and visiting his children. His commitment to both family and profession reflects his dedication to long-term impact—both in architecture and in the lives of those around him.

PROFESSIONAL EXPERIENCE

ORANGE MADE LLC
McAllen Texas | 2024-present
Production Team Leader

ROFA Architects, Inc.
McAllen, Texas | 4yrs
CAD Technician | Project Manger

STUDIO RED Architects
Houston, Texas | 6 months
Short-term Production Assistance

DISENO, Inc.
Pharr, Texas | 15 yrs
Partner | Managing Production Leader

Morales-Best Hinojosa Architects, Inc.
Edinburg, Texas | 5 yrs
CAD Technician | Project Manger

PROJECT EXPERIENCE

HEALTH PROFESSIONS & SCIENCE BUILDING
South Texas College-Mid-Valley Campus

JUSTICE CENTER - Hidalgo County Precinct 4

CBG Weslaco Palm Plaza Renovation, Weslaco
Bert Ogden BMW Dealership - Pharr
Freedom Bank - HQ Renovation
Freedom Bank McAllen & Mission Branches

HEADQUARTERS - Texas Regional Bank

ECISD LBJ Elementary Gym Addition and Remodeling 2014

ECISD AG Building 2015
ECISD EHS Entrance Canopy 2015

TTBH Edinburg Phase II Renovation 2019

Hidalgo County Judicial Building PCT 4 - Edinburg - 2022

Vanguard Academy Beethoven Campus Secondary School - Edinburg 2023

First National Bank Branches - Texas-Wide

ORANGE MADE
architecture



PRODUCTION &

CONSTRUCTION ADMINISTRATOR

EDUCATION
Bachelor of Architecture
Tecnologico de Monterrey, 2008

ROLE
Project Manager
Production
Construction Administrator

PEDRO ALAN CORREA

Pedro has over ten years of experience in architectural design, construction documentation, and estimation. He has enhanced his skills in design development, construction practices, and principles for all phases of projects, including planning, estimating, design, and inspection.

He is passionate about design and construction and constantly strives to provide excellent service for clients through careful attention to details for commercial and residential structures. As a Design Associate at Orange Made, Pedro is responsible for developing construction packets in compliance with building codes, zoning laws, fire regulations, and other ordinances. He also prepares contract documents with building contractors and conducts periodic on-site observations of construction projects.

Pedro takes on the responsibility of being our lead construction manager in the office, and helps the entire team with construction administration services.

PROFESSIONAL EXPERIENCE

ORANGE MADE LLC
McAllen, Texas | 2020-present
Architectural Associate / Project Manager

AMICUS CONSTRUCTION
Edinburg, Texas | 2019-2020
Design Estimator

VILLARREAL BUILDERS
Edinburg, Texas | 2015-2019
Design Estimator

PROJECT EXPERIENCE

Freedom Bank McAllen & Mission Branches
Freedom Bank HQ Interior Renovations
CBG Commercial Real Estate - Various Projects
Valley OMS Clinic - Mercedes
Law Office of Terry Canales - Edinburg
Texas National Bank Headquarters
Bert Ogden BMW Dealership - Pharr
Bert Ogden HQ Renovation - McAllen
Greater State Bank - Donna Branch Renovation
Greater State Bank - Edinburg Branch
Schlotzsky's Restaurants McAllen & Mission
EZ Clean Carwashes
CBG Nolana Plaza

references



REFERENCES

1

TERRY CANALES
Project : Renovations for the Law Offices of Terry Canales in Downtown Edinburg

CONTACT
Mr. Terry Canales & Mrs. Erica Canales
310 S Closner Blvd
Edinburg, TX 78539
Phone: 956-316-2223
ecanales@rgvattorney.com
canaleslaw@hotmail.com

2

GREATER STATE BANK
Projects: Edinburg & Donna Bank Branches

CONTACT
Mr. Robert McGurk, President & CEO
3300 N 10th St
McAllen, TX 78501
Phone: 956-687-4782
robert.mcgurk@greaterstate.bank

3

NOBLE TEXAS BUILDERS
Projects : Interior Renovations for the School of Public Health | Brownsville Regional Campus, Boys & Girls Club of McAllen Cost Estimating

CONTACT
Juan Delgado, Vice President
108 South Main Street
La Feria, TX 78559
Phone: 956-277-0708
juan.delgado@nobletx.net

4

UTHealth | UNIVERSITY OF TEXAS Health Science Center Houston
Project : Interior Renovations for the School of Public Health | Brownsville Regional Campus Owner's Representative
Laura Lara, AIA | Senior Project Manager | Office of Facilities Planning and Construction The University of Texas System (Position during Project)

CONTACT
Current Position at UT-RGV Facilities Department laura.lara@utrgv.edu
Phone: 956-665-2748

5

TEXAS NATIONAL BANK
Projects : Several Bank Branches and Corporate HQ

CONTACT
Eddie Leal, COO
4126 Crosspoint Blvd
Edinburg, TX 78539
Phone: 956-731-6880
eleal@texasnational.com

6

DWILSON CONSTRUCTION
Projects : BMW Pharr New Dealership

CONTACT
Josue Reyes, President
P.O. Box 3455
McAllen, Texas 78502
Phone: 956-686-9573
josuer@dwilsonconstruction.com



insurance

ORANGE MADE LLC and its associated consultant team will meet all insurance requirements as needed, if awarded a contract as a result of this solicitation.

Copy of current certificate provided in submission portal.

We will provide evidence of coverage to the City as required for each project.

ORANGE MADE, LLC maintains the following insurance policies:

Architects & Engineers Professional Liability Insurance Policy

This policy covers errors and omissions.

Coverage type is “Claims-Made” with (2) two million dollar / occurrence and (4) four million dollar / aggregate

Commercial Property & General Liability Insurance Policy

Coverage type is “Per Occurrence” with (2) two million dollar limit per claim.

Worker's Compensation Coverage of (1) one million dollars.

professional service agreement

The professional services agreement provided in the RFQ package has been read, and ORANGE MADE LLC will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter into such agreement.



contact us

Carolina Civarolo, AIA | LEED AP
carolina@orange-made.com
mobile: 956-566-6995

Erick Darbo Diaz, AIA
erick@orange-made.com
mobile: 956-624-6844

ORANGE MADE architecture
910 Redwood Ave, Ste 10
McAllen, Texas 78501
office: 956 800 4384



selected projects



GREATER STATE BANK
EDINBURG BRANCH

COMPLETION DATE
Spring 2026

CLIENT
Greater State Bank

OWNER CONTACT
Mr. Robert McGurk
President & CEO
328 Lorenaly Dr, Suite 100
Brownsville, Texas 78526
Phone: 956-504-2780
ssharma@littlehavenppecc.com

CONSULTANTS
CONTRACTOR
Leyva Construction
STRUCTURAL
Mendoza Engineering
MEP
GSH Engineering
CIVIL
Perez Consulting Engineers

SIZE
7,500 SF

COST
$3M

SCOPE
Full Service
Architectural / Engineering
Construction Administration

PROJECT ARCHITECT
Erick Diaz, AIA
ORANGE MADE







The client was looking for a new look that meshed well with their other branches but could also relate to the Rio Grande Valley. The new branch design focuses on an entry tower that allows greater visibility, and the use of metal awnings, decorative ironwork, terracotta brick, and painted tile designs. A welcoming entry lobby, open teller areas, boardroom, restrooms, lounge areas and a motor bank are all part of the spaces.

TERRY CANALES LAW
DOWNTOWN OFFICE RENOVATION

COMPLETION DATE
2021

CLIENT
Terry Canales Law

OWNER CONTACT
Terry Canales
Terry Canales Law
310 S Closner Blvd
Edinburg, TX 78539
Phone: 956-316-2223

CONSULTANTS
CONTRACTOR
Maram Construction
STRUCTURAL
Mendoza Engineering

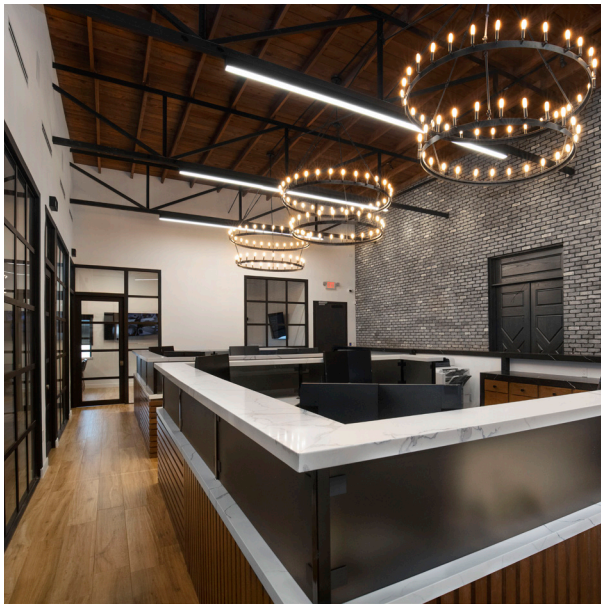
SIZE
5,200 SF

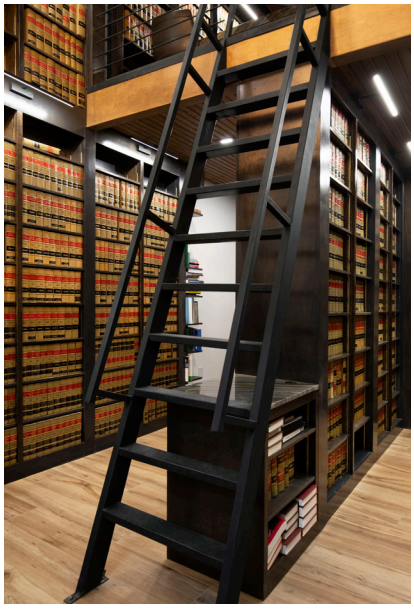
COST
$1M

SCOPE
Full Service
Architectural / Engineering
Construction Administration

PROJECT ARCHITECT
Carolina Civarolo, AIA
ORANGE MADE







Located in downtown Edinburg, Terry Canales Law sits in a completely renovated space. A welcoming Lobby space leads you to several conference rooms on one half of the building. The other half consists of an open bull pen and copy station surrounded by offices and a large employee lounge. one highlight of the space is a library holding hundreds of law books with a small loft area. The exterior of the building was changed to add windows and canopies along with a brick wall that shields the entry steps and ramp leading to the main entry.

JOSE "PEPE" SALINAS MEMORIAL CIVIC CENTER RENOVATION WITH PARKS & REC OFFICE ADDITION

COMPLETION DATE
2018

CLIENT
The City of Pharr

OWNER CONTACT
The City of Pharr
Sergio Alaniz
Parks + Recreation Dept
956.402.4550
sergio.alanis@pharr-tx.us

CONSULTANTS
STRUCTURAL
Mendoza Engineering
MEP
GSH Engineering

CONTRACTOR
Davila Construction Inc

SIZE
21,2950 SF Civic Center
6,200 SF Office Building

COST
$3,500,000

SCOPE
Full Service
Architectural / Engineering
Construction Administration

PROJECT ARCHITECT
Ruben R. Escobar, AIA
Diseño, Inc

PROJECT MANAGER
Erick Diaz, AIA
ORANGE MADE







The project was a complete renovation of the existing 16,000 SF Jose "Pepe" Salinas Memorial Civic Center to be re-purposed into a Youth Recreation Center. Facility will have multi-purpose area and individual classroom areas, new restrooms, grad lobby, concession, organized storage facility for Pharr Parks and Recreation, a large meeting/voting hall, a theatrical stage facility along with an indoor rock climbing structure. Adjacent, but disconnected, will be a new 6,200 SF facility for the Parks and Recreation Department that will house largely office space and Recreation Department that will house largely office space to administer the City programs for Pharr's Parks and Recreation Department. The Youth Recreation Center will receive updated infrastructure, a new updated exterior and new windows allowing natural light to filter into the space. An updated palette of finishes and new floor plan layout gives the building a fresh new feel. Thoughtfully incorporated existing trusses, LED lighting, metal ductwork and playful details contribute to a unique project.

This project was a design collaboration between Diseno, Inc + ORANGE MADE.

LEO PEÑA PLACITA PARK RENOVATION
CITY OF MISSION

COMPLETION DATE
2019

CLIENT
The City of Mission

OWNER CONTACT
The City of Mission
Eduardo Belmarez
Purchasing Director
956.580.8667
ebelmarez@missiontexas.us

CONSULTANTS
CONTRACTOR
DWilson Construction
STRUCTURAL
Chanin Engineering
MEP
MEP Solutions
CIVIL
Javier Hinojosa Engineering

SIZE
2.5 acres

COST
$1,200,000

SCOPE
Architectural / Engineering







This parks serves as one of the main venues for outdoor events in the City of Mission. Located in downtown, the existing 2.5 acre city park had fallen into a state of disrepair. Renovations, being funded in part by a federal grant, required the new design to address accessibility within the park and at the same time provide a safer and more inviting atmosphere for residents.

The proposed design focuses around the large, existing oak trees which surround the new amphitheater to provide much needed shade. A large steel shade structure is set in the center of the amphitheater to create a focal attraction to the park and also provide additional shade. The new design incorporates more lawn seating, new hardscape, vegetation and designated areas for vendors to set-up during events.

Orange Made collaborated with various consultants and the City of Mission to integrate a new vision for the park and amphitheater in the existing environment.

This project was a design collaboration between ORANGE MADE, NOMA + CHANIN Engineering.

BOYS & GIRLS CLUB OF MCALLEN
CENTER FOR WELLNESS & OPPORTUNITY
MASTER PLAN

COMPLETION DATE
ON-GOING

CLIENT
THE BOYS & GIRLS CLUB
OF MCALLEN

OWNER CONTACT
Dalinda Gonzalez-Alcantar
Executive Director
2620 Galveston
McAllen, TX 78501
Phone: (956) 682-5791

CONSULTANTS
CIVIL
Perez Consulting Engineers

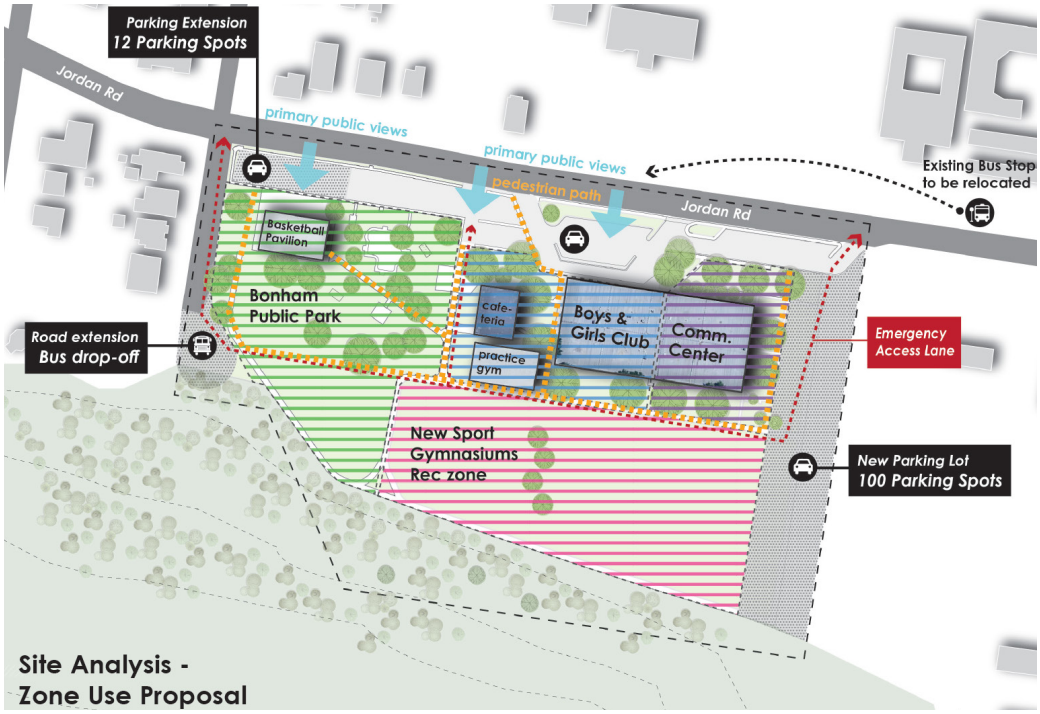
CONTRACTOR
NOT APPLICABLE

SIZE
13.8 Acres

COST
$25M+

SCOPE
Master Planning

PROJECT ARCHITECT
Erick Diaz, AIA
Carolina Civarolo, AIA
ORANGE MADE







The Boys & Girls Club of McAllen acquired the former MISD Bonham Elementary campus with a vision to transform it into a comprehensive Center for Wellness & Opportunity. ORANGE MADE developed a master plan that reimagines the site as an integrated community destination, bringing together a renovated Boys & Girls Club facility, community resource center, gymnasium and commons building, outdoor recreation areas, and a future sports complex.

The plan establishes a clear framework for phased implementation, allowing the organization to prioritize immediate needs while preparing for long-term growth. Improvements to circulation, parking, pedestrian access and emergency access are coordinated with new program areas to create a safer, more connected and functional campus. Through thoughtful sequencing, the master plan supports future expansion while ensuring that each phase delivers meaningful value to the children, families and community the Club serves.

BOYS & GIRLS CLUB OF MCALLEN
CENTER FOR WELLNESS & OPPORTUNITY
phase 1 GYMNASIUM & COMMONS RENOVATION

COMPLETION DATE
JUNE 2026

CLIENT
THE BOYS & GIRLS CLUB
OF MCALLEN

OWNER CONTACT
Dalinda Gonzalez-Alcantar
Executive Director
2620 Galveston
McAllen, TX 78501
Phone: (956) 682-5791

CONSULTANTS
STRUCTURAL
CHANIN Engineering
MEP
DBR Engineering
CIVIL
Perez Consulting Engineers

CONTRACTOR
Noble Texas Builders

SIZE
Cafeteria Commons
4,000 SF
Gymnasium
5,700 SF
Addition
2,000 SF

SCOPE
Concept Design
Construction Documents
Construction Admin
CMAR Project Delivery
with Noble Texas Builders

PROJECT ARCHITECT
Erick Diaz, AIA
Carolina Civarolo, AIA
ORANGE MADE





Phase 1 of the Boys & Girls Club of McAllen Center for Wellness & Opportunity renovates the existing cafeteria and gymnasium into a unified, flexible facility for after-school programs, recreation, meals, homework support and community gatherings. A new connecting vestibule, lobby and restroom core links the two buildings, allowing them to function together as one cohesive space.

The renovated commons is designed as a lively, adaptable hub with flexible seating, dedicated activity zones, bright finishes and improved natural light. The gymnasium supports recreation and group events, while the shared circulation and support spaces improve accessibility, supervision and daily operations. Delivered through a CMAR process, the project required close coordination among the Owner, design team and contractor to meet the Club's program, schedule and budget goals.

Also, a second part of this phase is an all new front parking lot and bus drop-off area.

TEXAS NATIONAL BANK HEADQUARTERS in McALLEN

COMPLETION DATE
Spring 2026

CLIENT
Texas National Bank

OWNER CONTACT
Eddie Leal
Executive Vice President
4126 Crosspoint
Edinburg, TX 78539
Phone: 956-731-6880

CONSULTANTS
STRUCTURAL
Mendoza Engineering
MEP
GSH Engineering
CIVIL
Quintanilla Headley

CONTRACTOR
Gerlach Builders

SIZE
54,350 SF Main Bldg
11,250 SF Annex Bldg

COST
$30 M

SCOPE
Full Service
Architectural / Engineering
Construction Administration

PROJECT ARCHITECT
Ruben R. Escobar, AIA
Diseño, Inc

PROJECT MANAGER
Erick Diaz, AIA
ORANGE MADE







Texas National Bank reached out to our firms ten years ago to design a new banking center on this prominent site along 10th St in McAllen, Texas. The project has evolved from a single-story banking facility to a four-story, state of the art, headquarters for the community bank. The new 65,000 SF facility will continue to house a banking facility on the ground floor. In addition to banking facility, the bank wanted to expand and consolidate their operations departments into one site, therefore, operations were incorporated on levels two and three, with executives accommodated on the fourth floor. The Annex Building was integrated into the project to take advantage of our talented local chefs and restaurateurs in the region. Additional office space for bank operations was added on the second floor. Adjacent to the building is a public plaza with native plant material and a water feature thoughtfully designed to attract birds and butterflies as they migrate through our region. The plaza is also designed to be used as a public space for events and activities for the community.

This project was a design collaboration between Diseno, Inc + ORANGE MADE.

TEXAS NATIONAL BANK
SHARY BRANCH

COMPLETION DATE
2017

CLIENT
Texas National Bank

OWNER CONTACT
Eddie Leal, COO
Texas National Bank
4126 Crosspoint Blvd
Edinburg, TX 78539
Phone: 956-731-6880
eleal@texasnational.com

CONSULTANTS
CONTRACTOR
WIL-CON Construction
STRUCTURAL
Chanin Engineering
MEP
Ethos Engineering

SIZE
6,000 SF

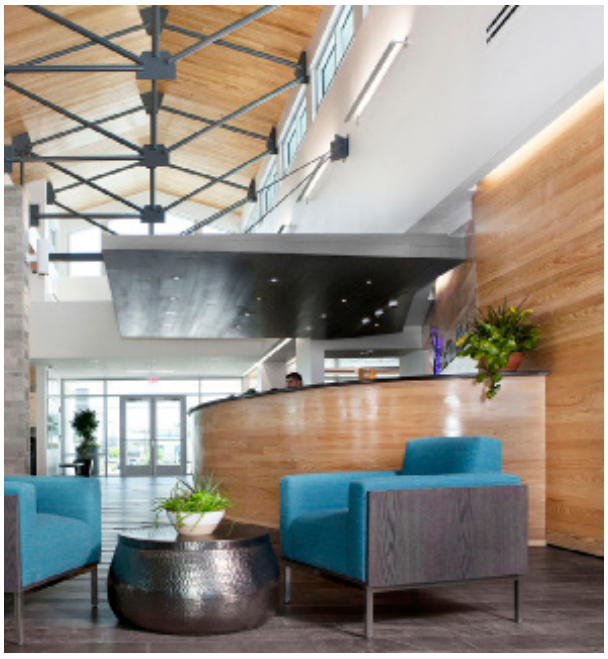
COST
$2,500,000

SCOPE
Full Service
Architectural / Engineering
Construction Administration

PROJECT ARCHITECT
Ruben R. Escobar, AIA
Diseño, Inc

PROJECT MANAGER
Erick Diaz, AIA
ORANGE MADE







The architects were given the task of developing an architecture style that would serve as a prototype for a local financial institution and to represent the "feel" of deep South Texas. The architectural product developed around transparency, high volumes, exposed structure, natural finishes and a natural color scheme. All strong characteristics of the "feel" of our South Texas. The client also sought to create a more modern aesthetic for their new branch. As the banking world and technology evolve, they wanted flexibility within their facility. The high volumes, open space and natural light create an inviting atmosphere for both the client and their customers.

This project was a design collaboration between Diseno, Inc + ORANGE MADE.

CITY OF MCALLEN
QUINTA MAZATLAN MASTER PLAN

COMPLETION DATE
2017

CLIENT
The City of McAllen

OWNER CONTACT
The City of McAllen
Joe Vera
Assitant City Manager
1300 W Houston Ave
McAllen, TX 78501
Phone: 956-681-1001

SIZE
25 acre park

COST
$25 million

SCOPE
Master Planning
Conceptualization

PROJECT ARCHITECT
Carolina Civarolo, AIA
Erick Diaz, AIA
ORANGE MADE







Orange Made was hired by the City of McAllen to come up with a vision for the new Quinta Mazatlán Palm House. As we began to create the concept for the building, we quickly realized this project was much larger than the building itself. Therefore, we proposed a conceptual master plan that was translated into a physical model which was utilized for fundraising and marketing purposes. The model helped show a vision for the many program elements that complement each other on the site and create various points of interest for visitors. These elements included the Palm House, a restaurant, an amphibian and aviary center, skywalks, boardwalks, tree houses, and a gateway entry, all set within a native landscape.

Quinta Mazatlán has a unique opportunity to create a destination where people from our region and Mexico can discover and interact with nature, animals, native habitat, parkland, local artwork/ sculpture, historic and new architecture. We based the Palm House design on the plan concept of the traditional hacienda, paying homage to the existing building. Orange Made worked with the key members of the QM Advisory Board, and the City of McAllen to bring out that vision, which in the end, secured state funds that allowed the project to move forward.

MITTE FOUNDATION
MAJESTIC THEATRE FEASIBILITY STUDY

COMPLETION DATE
2021

CLIENT
The Mitte Foundation

OWNER CONTACT
Dyna Mitte
Associate Director
Brownsville
Phone: (956) 708-1020

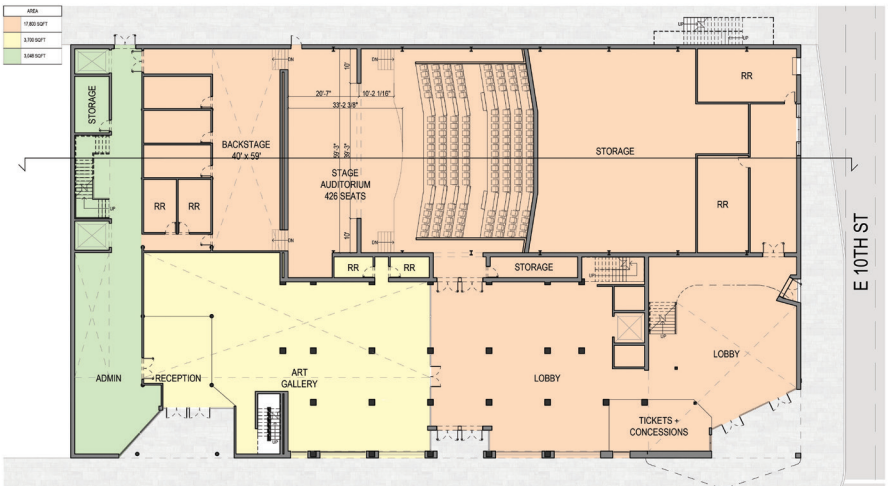
The Mitte Foundation
1008 West Avenue
Austin, Texas 78701
Phone: (512) 233-5599

SIZE
Majestic Theatre
18,000 SF
JCPenney Building
22,000 SF

SCOPE
Concept Design
Renderings

PROJECT ARCHITECT
Erick Diaz, AIA
Carolina Civarolo, AIA
ORANGE MADE





The Mitte Foundation requested a conceptual study on how to bring the Arts to Downtown Brownsville. How could we save the Majestic Theatre building, and adjust it to suit the needs of a fine arts school? Along with the Majestic Theatre, the adjoining JC Penney building and other adjacent properties, programming studies and exterior conceptual renderings were created to determine the feasability of the request. Spanning four stories and different existing buildings, the program needs were to create a once again functional theatre for teaching students and also giving back a performance space to the community. Other programs needs were administrative offices, music rooms, performance dance rooms, general classrooms, an art gallery, as well as an entire school of art + design.

LITLLE HAVEN PPECC
PRESCRIBED PEDIATRIC EXTENDED CARE CENTER

COMPLETION DATE
2017

CLIENT
LORENALY R + P, LLC

OWNER CONTACT
Mrs. Shubhra Sharma
Little Haven PPECC
328 Lorenaly Dr, Suite 100
Brownsville, Texas 78526
Phone: 956-504-2780
ssharma@littlehavenppecc.com

CONSULTANTS
CONTRACTOR
EB Merit Construction
STRUCTURAL
Mendoza Engineering
MEP
Trinity MEP Engineering
CIVIL
Melden + Hunt, Inc.

SIZE
7,500 SF

COST
$1,200,000

SCOPE
Full Service
Architectural / Engineering
Construction Administration







The first center of this type to be licensed in the State of Texas, can most easily be described as a medical daycare for children under the age of 18. We helped the client create a master plan for the property that includes a second phase that houses the client's home hospice headquarters. The PPECC project has a central lobby that divides the building into two wings, one for office areas and the larger wing for the children's classrooms, nursing station, restrooms, and therapy rooms. On the exterior is the use of siding, to give a smaller scale residential feel along with an interior palette of colorful pastels to make the space welcoming, yet playful and allow the children to feel comfortable.


ORANGE MADE
architecture
THE CITY OF EDINBURG
TEXAS
LET'S INSPIRE GREATNESS.

Raine Architects®

THE CITY OF Edinburg

Statement of Qualifications

City of Edinburg

RFQ 2026-5

REQUEST FOR QUALIFICATIONS - ARCHITECTURAL SERVICES



July 14, 2026

This rendering is provided for presentation purposes only and is intended to illustrate a conceptual design.
The final design, materials, and details may vary. © Raine Architects. All rights reserved.

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Presentation



01

COVER LETTER

City of Edinburg — Department of Engineering / Purchasing
Attention: Lorena Fuentes, Finance Manager
415 W. University Drive
Edinburg, Texas 78539

July 14th, 2026

Re: RFQ 2026-5 — Request for Qualifications, Architectural Services

Dear Mr. Hinojosa, Ms. Fuentes and Members of the Selection Committee:

Raine Architects respectfully submits the enclosed Statement of Qualifications in response to RFQ 2026-5 for architectural services for the City of Edinburg. We are honored to be considered for a place on the City's rotation list of architectural firms for the term of October 1, 2026 through September 30, 2028, and we welcome the opportunity to support the Department of Engineering across the full range of the City's public building needs from planning and feasibility through design, construction administration, repairs, and additions.

We have reviewed RFQ 2026-5 in its entirety, including the scope of services, submittal requirements, and evaluation criteria, and we understand the City's expectation that the selected architect will lead full multidisciplinary teams of engineers and consultants as each assignment requires. Our firm is organized and staffed to do exactly that, and to respond to assignments both large and small with the same level of accountability and responsiveness.

Three attributes distinguish our submission:
Local presence and direct City of Edinburg experience. Raine Architects serves municipal and public-sector clients throughout the Rio Grande Valley from our office in McAllen, minutes from Edinburg. Our professional experience is in civic and public-safety projects across Hidalgo and Cameron County — including the Edinburg ACE Building and the Edinburg Economic Development Corporation Workforce Resource Center, a $5.3 million facility currently in construction documents. We understand the City's procurement environment, its review and permitting process, and the regional construction market.

Principal-led delivery. Edgar Villanueva, AIA, Managing Principal, will serve as Principal-in-Charge and the City's primary point of contact for the full duration of the contract. The City will work directly with the person accountable for each assignment — from notice to proceed through closeout — supported by our retained consultant team across structural, civil, mechanical/electrical/plumbing, and specialty disciplines. We integrate photorealistic renders as a decision-support tool, giving City staff and leadership the ability to evaluate options clearly before committing — a practical measure that reduces design changes and construction change orders.

Proven range across public building types. Our principal's experience spans city halls, police and public-safety facilities, a courthouse, parks and recreation buildings, city-wide master planning, workforce and economic-development facilities, and public-utility buildings. That breadth allows us to serve a rotation list across whatever building types the City routes to us, and to scale our staffing to the size of each assignment — including part-time and on-call support for smaller projects.

As of the date of this submittal, City of Edinburg has not issued any addenda to RFQ 2026-5.

This Statement of Qualifications is submitted on behalf of Raine Design Labs LLC d/b/a Raine Architects, a Texas limited liability company. The undersigned is an officer of the firm duly authorized to bind the firm to a contract, and by his signature affirms the accuracy of the information contained in this submittal. Should Raine Architects be selected for negotiation, we are prepared to begin work promptly upon notice to proceed. We thank the Selection Committee for its consideration and welcome the opportunity to present our team in person should the City choose to interview shortlisted firms.

Respectfully submitted,
Edgar Villanueva, AIA
Managing Principal

AUTHORIZED CONTACT FOR CLARIFICATIONS & FINAL CONTRACT NEGOTIATIONS
Edgar Villanueva, AIA — Managing Principal Email: edgar@rainearchitects.com | Phone: 956-789-4823

02

FIRM QUALIFICATIONS & EXPERIENCE

FIRM PROFILES

Firm Qualifications and Experience

Raine Architects is a McAllen-based architectural practice serving public-sector clients throughout the Rio Grande Valley, with a focused practice in municipal, public safety, and institutional facilities. The firm leads full multidisciplinary teams pairing in-house architectural leadership with established engineering and specialty consultants to deliver public buildings through all phases of design and construction administration.

Firm Name: Raine Design Labs LLC, doing business as Raine Architects

Discipline: Architecture (prime consultant) with integrated team of structural, mechanical/electrical/plumbing, civil, and landscape architecture, Raine Architects will serve as the prime consultant and architect of record for this project.

Texas Board of Architectural Examiners Registration
HUB Certification: Texas Comptroller of Public Accounts Historically Underutilized Business — Certified

Location: Main Office: 1001 Jackson Ave. Suite A McAllen, TX

Years in Business: Raine Architects was established and registered since 2022. The firm's leadership brings more than 20 years of combined architectural practice experience prior to forming Raine Architects.

Staff Composition: 5 across architectural design, visualization, project administration, and technology operations. Sub consultant disciplines are engaged on a project-by-project basis through established teaming relationships.

Services Offered by the Firm

Raine Architects provides full-spectrum architectural and pre-construction services for civic, educational, affordable housing, and commercial clients across the Rio Grande Valley. Our services include:

- Architectural design (schematic design, design development, construction documents, Bidding & Construction Admin)
- Interior Design, FFE, Immersive Renders & Animations
- Design-build delivery (DBIA members)
- BIM-based project delivery and Autodesk Construction Cloud integration
- Photorealistic architectural visualization and stakeholder engagement support
- Programming, feasibility studies, and master planning
- Code analysis, accessibility review, and permit coordination
- Cost estimating coordination and value engineering

Capability to Design the Project

Raine Architects has the personnel, technology infrastructure, and subconsultant network necessary to design any project within the City's stated schedule and budget. Our most directly comparable active project — the Edinburg Economic Development Corporation Workforce Resource Center — is a $5.3 million civic design-build facility of comparable scale currently in construction, demonstrating real-time delivery capability for a project of this scope. Our team's combined experience includes the design of public assembly buildings, civic facilities, educational facilities, and large-volume program spaces.

ACCOMPLISHMENTS & CAPABILITY SUMMARY

Recent Accomplishments and Awards

Raine Architects has rapidly established a portfolio of civic and public-sector work across the Rio Grande Valley. Recent firm accomplishments relevant to this submission include:

- Awarded the Edinburg Economic Development Corporation Workforce Resource Center, a $5.3M civic design-build project with Gerlach Builders — currently in Construction.
- Awarded position on the South Texas College on-call architectural services pool (RFQ 25-26-1040).
- Shortlist finalist for the South Texas ISD Performing Arts Center (RFQ 27-007), a public assembly facility pursuit.
- Awarded City of Harlingen Multipurpose Rec Center, currently in Schematic Design.

PROJECT UNDERSTANDING

The City of Edinburg is seeking architects for rotation list prepared to respond, over a two-year term, to whatever the City's facilities require: a new civic building, a public-safety facility, a feasibility study, a repair, an addition. Each assignment will arrive with its own program, budget, schedule, and constituency. That reality shapes how we have organized this submission. Raine serving the rotation list will be able to scale and bring a full multidisciplinary team to a major facility, and to handle a small study or renovation with the same responsiveness and without unnecessary overhead. We know the City's review, permitting, and procurement environment well enough to move quickly from notice to proceed. And we offer the City a single, consistent point of accountability across every assignment, regardless of size. Raine Architects is built for this. Our principal is directly involved in every project. Our consultant team is retained and available, not assembled after award. Our office is in McAllen, minutes from Edinburg City Hall. And our team has already delivered civic, public-safety, workforce, and planning projects for this City.

METHOD OF APPROACH

Raine Architects will serve as the prime architectural consultant, leading a fully integrated team of structural, mechanical/electrical/plumbing, civil, landscape, and specialty consultants for each assignment issued under this contract. Our method follows a disciplined five-phase structure, with each phase concluding in a formal deliverable and City review and sign-off before the next phase begins. Because this is a rotation-list contract covering the full range of the City's public buildings, the same process applies whether an assignment is a small study, a repair, or a full new building — we scale the team, schedule, and level of effort to the specific scope while holding the quality and accountability standards constant.

PROJECT DELIVERY METHODOLOGY

Programming & Schematic Design. Confirm program, goals, and budget through engagement with City Engineering staff and end users. Site analysis, code analysis, and preliminary structural and MEP system selection establish the project framework. The phase concludes with a schematic deliverable and City review.

Design Development. Refine the approved concept and integrate all disciplines through regular coordination meetings, advancing drawings and outline specifications. An independent third-party cost estimate is prepared at a defined DD milestone, and material and system selections are made in workshops with the City.

Construction Documents. Prepare a fully coordinated CD set for permit submission and competitive public bid — structural and MEP calculations, civil drainage and grading, CSI-format specifications, and a final accessibility and code-compliance review — coordinated with the City's permitting and inspection processes.

Bidding & Procurement. Support competitive public procurement: pre-bid conference, addenda issuance, RFI responses, bid evaluation, and recommendation to award. We advise on the appropriate delivery method (design-bid-build, CM-at-Risk, or design-build) for each project.

Construction Administration. Provide submittal and shop-drawing review, periodic site observation, RFI responses, pay-application certification, change-order review, substantial completion, punch list, project closeout, record drawings, and warranty walkthrough.

PROJECT MANAGEMENT PLAN

Single point of accountability. Edgar Villanueva, AIA, Managing Principal, serves as Principal-in-Charge and the City's primary point of contact for the duration of the contract. This responsibility is not delegated — the City works directly with the person accountable for each assignment.

Communication cadence. Regular progress meetings with City Engineering staff, milestone stakeholder reviews, prompt RFI turnaround (typically within 48 hours), and meeting minutes circulated within one business day keep every assignment

transparent and on track.

Document control. Project files are maintained in a cloud-based project platform (Autodesk FORMA) with City access available for review at any phase, and drawing version control is managed through BIM coordination workflows.

Cost control. Independent third-party estimating at defined milestones and a value-engineering log opened early and maintained continuously through bid issuance — not assembled reactively at the end — keep projects aligned to budget, with budget deltas tracked transparently with the City at each phase gate.

Quality control. Senior in-house QC review at each milestone deliverable, discipline coordination and clash detection through BIM, and pre-submission code review against IBC 2021 with Texas amendments, the ADA Standards for Accessible Design, and applicable City of Edinburg codes.

SCHEDULE RELIABILITY & RESPONSIVENESS

Meeting schedules and deadlines is a function of how a firm is organized, not a promise made at award. Raine's structure is built for reliable, responsive delivery on an on-call contract:

Immediate mobilization. Our retained consultant team — OIM Engineering (structural), Trinity Engineering (MEP), and Benavides Engineering (civil) — has confirmed availability, so a complete design team mobilizes on notice to proceed rather than being assembled after award.

Principal-led, no handoffs. Direct principal involvement removes the handoffs and rework between rotating staff that cause delays; schedule decisions are made by the person accountable for meeting them.

Right-sized teams. Smaller or part-time assignments are handled by a lean, principal-directed team; larger projects mobilize the full staff and consultant bench — in both cases under the same process and the same point of contact, which lets us respond quickly to assignments of any size.

Local presence. Our McAllen office, minutes from Edinburg, supports same-day site visits and in-person coordination with City staff, compressing decision cycles and shortening turnaround.

VISUALIZATION AS DECISION SUPPORT

Raine integrates photorealistic design visualization into the design process as a decision-support tool rather than a marketing exercise. Allowing City staff, leadership, and the public to experience a proposed design before commitment strengthens design review, improves stakeholder and Council engagement, and reduces the risk of costly late-stage revisions and construction-phase change orders — a practical contributor to both schedule reliability and cost control.

EXPERIENCE A 360° VIRTUAL TOUR
Scan to discover the space



EEDC WRC

EXPERIENCE A 360° VIRTUAL TOUR
Scan to discover the space



KVM

Technology and Delivery Infrastructure

Raine Architects has invested in delivery infrastructure that directly supports the City's project goals of efficient design delivery, transparent communication, and decision-quality stakeholder engagement:

- Autodesk Forma for centralized BIM coordination, document control, and City access throughout the project lifecycle.
- Revit-based BIM workflow with multi-discipline coordination and clash detection.
- Photorealistic visualization pipeline supporting walk-through stakeholder review prior to construction documents
- Raine Ops — a custom firm operations platform integrating project management, communications, and design support workflows, enabling rapid response to City and stakeholder requests.

Firm Capability to Deliver This Project

Raine Architects has the staffing, technical capability, and committed subconsultant team to deliver any City project within the City's stated schedule and budget. Our active workload is balanced to accommodate this project at the staffing levels described in this submission, and the personnel identified here will be allocated to this project upon notice to proceed.

The firm carries professional liability, general liability, automobile, and workers' compensation insurance at the limits required by the City's RFQ. Coverage documentation is included in Tab 05 of this submission.

Up-to-date firm registration certificates from the Texas Board of Architectural Examiners, HUB certification documentation from the Texas Comptroller of Public Accounts, and individual licenses for the project team's licensed professionals are attached to this Tab.


TEXAS Board of Architectural Examiners

THE TEXAS BOARD
OF
ARCHITECTURAL EXAMINERS

Certifies that

RAINE DESIGN LABS
DBA: Raine Architects

is duly registered and authorized in accordance with all rules and regulations of the State of Texas

in testimony whereof this certificate has been issued by the authority of this Board

Registration No. BR 5209

Renewal of this registration is due on February 28, 2027

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Texas SBA®
We Are the Ownership Class™

TEXAS SBA

Minority Owned Business Certification

is awarded to

Raine Design Lbs.
Owner(s): Edgar Villanueva (100%)
of
Pharr, Texas, 78577
with
Certification Number: 804852192

Effective Date of June 25, 2025. Expiration Date on June 25, 2026.

I execute this certificate effective

Jamie Deméricas, Chairman
www.texassba.us

National Directory of Minority Owned Business™
www.nationaldirectoryofminorityownedbusiness.us

Verify Certification

Texas SBA® is not affiliated, connected, or associated with the U.S. Small Business Administration or Texas state government or any of its agencies. Texas SBA® Business Certifications are not valid or accepted for participation in any federal or state government Diversity Program as defined by 13 C.F.R. Part 121. Texas SBA® Business Certifications are used for business-to-business transactions, customer relations, and business ownership verification for Texas corporations & small businesses of which 3.1 Million exist. Texas SBA® is a for-profit Professional Organization and Trade Group established in 2002. Texas SBA® is a Registered Trademark.


Texas Historically Underutilized Business (HUB) Certificate

SPD

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

Raine Design Labs LLC DBA Raine Architects

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed July 3, 2025, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

DRONE + LIDAR SCANNING - QUICK SURVEY & FEASIBILITY STUDIES



Early design concepts and visualizations for stakeholders



CONCEPTUAL DESIGN - PREDESIGN CONCEPTUAL DESIGN



Final Photorealistic Renders immersive renders

EXPERIENCE A 360° VIRTUAL TOUR
Scan to discover the space

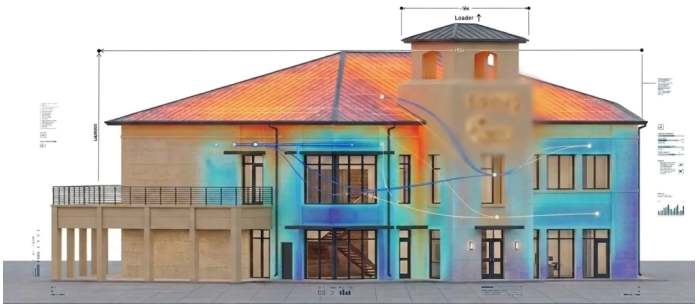
RAINE ARCHITECTS | 360° TOUR

RENDERS & ANIMATIONS - FINAL RENDERS



High detailed BIM model consultant coordination

BIM MODEL - L300-L400 - COORDINATION MODEL



Energy Analysis Autodesk Forma

ENERGY ANALYSIS

EEDC WORKFORCE RESOURCE CENTER

Edinburg, Texas

Civic / Workforce Development — Design-Build

Raine Architects®

ARCHITECT & TEAM

Raine Architects
Architect of Record / Design Lead
Gerlach Builders
Design-Build Partner

MAJOR PROGRAM AREAS

- Workforce Training Spaces
- Conference / Meeting Rooms
- Administrative Offices
- Resource & Computer Lab
- Lobby & Reception
- Support & Services Spaces

SERVICES PROVIDED

- Programming
- Schematic Design
- Design Development
- Construction Documents
- Permitting Coordination
- Construction Administration
- BIM Coordination
- Stakeholder Visualization
- Cost Estimating & Value Engineering

PROJECT DESCRIPTION

Located in Edinburg, Texas, the Workforce Resource Center is a new civic facility designed to serve as a regional hub for workforce training, economic development services, and community programming. The project is being delivered as a design-build collaboration between Raine Architects and Gerlach Builders for the Edinburg Economic Development Corporation.

PROJECT HIGHLIGHTS

Raine Architects serves as Principal-in-Charge and design lead, managing the full architectural scope from schematic design through construction administration. The design build delivery allowed us to compress the design schedule from schematic to construction documents in 3 months. Proactively coordinating with the contractor and getting updated cost estimates allowed us to make pivotal design decisions.

CONSTRUCTION VALUE	PROJECT STATUS
$5.3 Million	Construction







EXPERIENCE A 360° VIRTUAL TOUR
Scan to discover the space

RAINE ARCHITECTS | 360° TOUR







SAN JUAN COTTAGES

San Juan, Texas

Municipal — San Juan Housing Authority

ARCHITECT OF RECORD

Raine Architects
Architect of Record
Edgar Villanueva, AIA
Project Architect

PROJECT MANAGER ROLE

- Project Architect
- Project Management
- Subconsultant Coordination
- Budget & Cost Tracking
- Permitting Coordination
- Construction Administration
- Stakeholder Communication

MAJOR PROGRAM AREAS

- Multifamily
- Multiple Properties
- Federal Funding Compliance
- Site Work & Parking

CONSTRUCTION VALUE
$2M Budget Total



HARLINGEN MULTIPURPOSE RECREATION CENTER

Harlingen, Texas

Municipal — Parks & Recreation Facility - SCHEMATIC DESIGN / PRELIMINARY RENDERS

ARCHITECT OF RECORD

Raine Architects
Architect of Record
Edgar Villanueva, AIA
Project Architect

STATUS

- Currently in Schematic Phase

CONSTRUCTION VALUE
$8.5M Budget Total

MAJOR PROGRAM AREAS

- Recreation Center Building
- Activity / Multipurpose Spaces
- Administrative Offices
- Restrooms & Support Spaces
- Associated Park Improvements
- Site Work & Parking

KVM MONTESSORI

Edinburg, Texas

Educational — Montessori School

ARCHITECT OF RECORD

Raine Architects

Architect of Record

MAJOR PROGRAM AREAS

- Early Childhood Classrooms
- Elementary Classrooms (Multi-Age)
- Multipurpose / Activity Room
- Library & Reading Area
- Administrative Offices
- Kitchen & Support Spaces
- Outdoor Learning Environment

SERVICES PROVIDED

- Programming
- Schematic Design
- Design Development
- Construction Documents
- Educational Facility Code Compliance
- Permitting Coordination
- 3DVista Virtual Tour Deployment
- Stakeholder Visualization
- Construction Administration

FACILITY TYPE	VIRTUAL TOUR
Montessori School	Deployed



PROJECT DESCRIPTION

Located in Edinburg, Texas, KVM Montessori is an active educational facility project for which Raine Architects is providing comprehensive architectural design services. The project supports the Montessori educational methodology through age-appropriate learning environments, integrated indoor and outdoor spaces, and a layout designed to promote independent learning, collaboration, and movement between activity areas.

PROJECT HIGHLIGHTS & RELEVANCE

Raine Architects serves as Architect of Record. The project illustrates Raine's commitment to visualization-driven client engagement: a fully deployed 3D virtual tour of the design was developed and published to a custom subdomain via the firm's established Immersive Render deployment pipeline, allowing the client, faculty, and prospective families to walk through the design environment online prior to construction completion.

EXPERIENCE A 360° VIRTUAL TOUR
Scan to discover the space

RAINE ARCHITECTS | 360° TOUR






Welcome
To The
Wild




BOYS




J. T. RIGGEN

03

PROJECT TEAM QUALIFICATIONS & EXPERIENCE

Profile of Firm and Team Project Experience

Municipal, Civic and Public-Safety Projects | Last 5 Years (2021–2026)

New construction, renovations, and additions | Raine Architects firm experience and project-team principal experience

The following table lists municipal, civic, and public-safety facility projects delivered by Raine Architects and by the firm's project team, demonstrating direct relevance to the full range of public buildings covered by this rotation-list contract for the City of Edinburg. Firm projects (Raine Architects as Architect of Record) are shown separately from projects delivered by team members in principal roles while at ERO Architects.

#	PROJECT NAME	TYPE OF PROJECT	OWNER / CLIENT	ROLE / ARCHITECT OF RECORD	CONSTRUCTION VALU
RAINE ARCHITECTS — FIRM EXPERIENCE (Architect of Record)					
1	**EEDC Workforce Resource Center** *Edinburg, Texas*	Civic / Workforce Dev. Design-Build	Edinburg EDC	Raine Architects — AoR Design-build w/ Gerlach Builders	**$5.3M** *(Construction Admin Phase)*
2	**San Juan Housing Authority Cottages** *San Juan, Texas*	Public Housing	San Juan Housing Authority	Raine Architects — AoR	**$2M** *(Construction Admin)*
3	**Harlingen Multi-Purpose Facility** *Harlingen, Texas*	Municipal Multipurpose	City of Harlingen	Raine Architects — AoR	**$8.5M** *(Schematic Design)*
PROJECT TEAM — PRINCIPAL EXPERIENCE (roles delivered while at ERO Architects)					
4	**Edinburg ACE Building** *Edinburg, Texas*	Civic Facility	City of Edinburg	**ERO Architects — AoR** E. Villanueva — PM R. Pruneda — Designer	**$15.1M**
5	**Hidalgo County Courthouse** *Edinburg, Texas*	Justice / County Gov.	Hidalgo County	**ERO Architects — AoR** R. Pruneda — Designer	**$150M**
6	**Edinburg Police Dept. — Feasibility** *Edinburg, Texas*	Public Safety (Feasibility Study)	City of Edinburg	**ERO Architects — AoR** E. Villanueva — PM	**Feasibility Study**
7	**City of San Juan City Hall** *San Juan, Texas*	Municipal Administration	City of San Juan	**ERO Architects — AoR** E. Villanueva — PM R. Pruneda — Designer	**$8.5M**
8	**City of San Juan Police Dept.** *San Juan, Texas*	Public Safety	City of San Juan	**ERO Architects — AoR** E. Villanueva — PM R. Pruneda — Designer	**$11.5M**
9	**City of San Juan Parks and Rec.** *San Juan, Texas*	Parks and Recreation	City of San Juan	**ERO Architects — AoR** E. Villanueva — PM R. Pruneda — Designer	**$7.8M**
10	**City of San Juan Master Planning** *San Juan, Texas*	City-Wide Master Plan	City of San Juan	**ERO Architects — AoR** E. Villanueva — PM R. Pruneda — Designer	**Planning**
11	**City of Pharr City Hall** *Pharr, Texas*	Municipal Administration	City of Pharr	**ERO Architects — AoR** E. Villanueva — PM R. Pruneda — Designer	**$2.1M**
12	**BPUB Service Center** *Brownsville, Texas*	Public Utility	Brownsville PUB	**ERO Architects — AoR** E. Villanueva — Designer R. Pruneda — Designer	**$7.1M**
13	**BPUB Annex Building** *Brownsville, Texas*	Public Utility	Brownsville PUB	**ERO Architects — AoR** E. Villanueva — Designer R. Pruneda — Designer	**$15M**

Firm projects: 3 Team principal-experience projects: 10 Aggregate construction value of listed projects: approx. $233M

Firm experience: Raine Architects, Architect of Record. EEDC delivered design-build with Gerlach Builders.
Principal experience: projects delivered by Raine team members in the roles noted while at ERO Architects (Architect of Record).
Consultant team: OIM Engineering (structural), Trinity Engineering (MEP), Benavides Engineering (civil); additional specialty consultants engaged as required.
References available upon request. Master-planning and feasibility engagements are planning/study scopes.

TEAM PRIOR EXPERIENCE

EDINBURG ACE

Edinburg, Texas

MUNICIPAL / CIVIC

ARCHITECT & TEAM

ERO ARCHITECTS
Architect of Record
Gerlach Builders
General Contractor

MAJOR PROGRAM AREAS

- Classrooms
- Ballroom
- Administrative Offices
- Resource & Computer Lab
- Lobby & Reception
- Support & Services Spaces

SERVICES PROVIDED

- Programming
- Schematic Design
- Design Development
- Construction Documents
- Permitting Coordination
- Construction Administration
- BIM Coordination
- Stakeholder Visualization
- Cost Estimating & Value Engineering

PROJECT DESCRIPTION

Located in Edinburg, Texas, the Edinburg ACE is a City facility designed to serve as a n art hub for artists, economic development services, and community programming.

PROJECT HIGHLIGHTS

Edgar Villanuevs served as Project Manager and Robert Pruneda as design lead, managing the full architectural scope from schematic design through construction administration.

CONSTRUCTION VALUE	PROJECT STATUS
$15.1 Million	BUILT 2022






EXIT
EXIT
EXIT
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TEAM PRIOR EXPERIENCE



SAN JUAN CITY HALL

San Juan, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios



SAN JUAN NORTH PARK

San Juan, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios

TEAM PRIOR EXPERIENCE



SAN JUAN FIRE STATION

San Juan, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios



SAN JUAN PARKS AND REC

San Juan, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios

TEAM PRIOR EXPERIENCE



HIDALGO COUNTY COURTHOUSE

Edinburg, Texas
Architect of Record: HDR & ERO Architects
Photography: CINEVERSE Studios



PHARR CITY HALL

Pharr, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios

TEAM PRIOR EXPERIENCE



BPUB SERVICE

Brownnsville, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios



BPUB ANNEX

Brownsville, Texas
Architect of Record: ERO Architects
Photography: CINEVERSE Studios

The proposed project team brings extensive Rio Grande Valley civic experience. The projects below reflect the professional experience of the firm's principal, Edgar Villanueva, AIA, and Robert Pruneda, in the roles each held on the respective projects. Together they represent hands-on leadership across the full range of public building types the City of Edinburg would route through this rotation list — city halls, public safety facilities, justice/courthouse facilities, recreation, and city-wide master planning. Photography of the completed buildings has been independently commissioned for this submittal.

In-House Team — Raine Architects

NAME	ROLE	REGISTRATIONS	EXPERIENCE
Edgar Villanueva, AIA	Managing Principal & Princlpal-inCharge	TX Architect; AIA; DBIA Member	12+years Civic/Municipal, K-12, Institutional
Robert Pruneda, RID, NCIDQ	Design Principal	TX Registered Interior Designer NCIDQ Certificate	14+ years K-12, Gymnasiums, Civic, Higher Ed
Martin Gonzalez, AIA	Building Enclosure Specialist	TX Architect; AIA	12+years Civic/Municipal, K-12, Institutional
Jorge Ollervides, AIA	Project Architect	TX Architect; AIA	20+ years — Civic, K-12, Municipal
Kenneth Gadea	Visualization Specialist	3D Rendering; BIM Visualization	10+ years — Architectural Visualization

Supervisory Responsibilities & Line of Authority

Raine Architects organizes every engagement around a single, unbroken line of accountability. Authority originates with the Managing Principal and extends through the Design Principal and Project Architects to each supporting discipline and consultant, so that at every stage one person is answerable to the City for the work. This structure is deliberate: clear lines of authority prevent the handoffs, gaps, and conflicting direction that cause schedule slippage and rework on public projects, and they give the City a consistent chain of command from the first planning meeting through project closeout.

Edgar Villanueva, AIA — Managing Principal / Principal-in-Charge. As the firm's principal and a licensed Texas architect, Edgar Villanueva serves as the single point of accountability to the City of Edinburg. He holds direct supervisory authority over all project team members and consultant firms, sets project priorities and schedules, and is personally involved in each assignment rather than delegating oversight to rotating staff. All contractual correspondence, major design decisions, and final deliverables pass through the Managing Principal, ensuring consistency, quality, and alignment with the City's goals. He remains the City's continuous point of contact across every assignment on the rotation list, regardless of size.

Robert Pruneda, RID, NCIDQ, leads the firm's design direction and production quality, establishing and maintaining design intent from initial concept through construction administration. He directs interior architecture, space planning, and material and finish standards, and manages the firm's internal quality-assurance processes for design coordination and production consistency, reviewing deliverables at each milestone to ensure design intent carries through to the final product.

Martin Gonzalez, AIA ,Project Architect / Building Enclosure Specialist. A licensed Texas architect, Martin Gonzalez leads day-to-day production and technical documentation while serving as the firm's building enclosure specialist and liaison. He translates approved design into coordinated, code-compliant construction documents and directs the design and detailing of the building envelope — wall assemblies, roofing, fenestration, and air- and moisture-control systems — coordinating enclosure performance across the architectural, structural, and MEP disciplines. His focus on the envelope is particularly valuable for public buildings in the Rio Grande Valley's hot-humid, high-wind climate, where enclosure detailing directly affects energy performance, durability, and long-term maintenance cost. He manages document-level quality control under the direction of the Managing Principal and supports construction-phase services including submittal review and field observation of enclosure conditions.

Jorge Ollervides, AIA, as Project Architect, Jorge Ollervides supports production, coordination, and technical quality control alongside Martin Gonzalez. Two licensed project architects on staff give the firm both production capacity and built-in redundancy, so assignments continue without interruption regardless of concurrent workload — essential for reliable turnaround on an on-call contract.

Kenneth Gadea, as Visualization Specialist, Kenneth Gadea leads photorealistic architectural visualization and 3DVista virtual-tour production throughout the project lifecycle. His work allows City staff, leadership, and the public to experience proposed designs before construction, supporting design review, stakeholder engagement, and informed decision-making at each milestone — reducing the risk of costly late-stage changes and change orders.

R A I N E A R C H I T E C T S

Project Team Organization

City of Edinburg | RFQ No. 2026-5

OWNER

City of Edinburg

PRIME CONSULTANT

Raine Architects

Edgar Villanueva
Managing Principal / Principal-in-Charge
AIA

Robert Pruneda
Design Principal
RID, NCIDQ

Martin Gonzalez
Project Architect · Bldg. Enclosure
AIA

Jorge Ollervides
Project Architect
AIA, NCARB

Kenneth Gadea
Visualization Specialist

McALLEN, TEXAS

STRUCTURE

OIM Engineering

Ivan Mata, P.E.
Principal-in-Charge
Structural and foundation design, CA services

MEP

Trinity Engineering

Leo Munoz
Principal-in-Charge
Mechanical, electrical, plumbing, fire, energy

CIVIL

Benavides Eng.

Jerry Benavides, P.E.
Principal-in-Charge
Site civil, grading, stormwater, utilities, survey

ADDITIONAL

As required

Landscape, geotechnical, cost estimating, comm.

EDGAR VILLANUEVA

AIA

Principal Architect

RAINE ARCHITECTS

REGISTRATION

TEXAS ARCHITECT
No. 32317

CERTIFICATIONS

DESIGN-BUILD
DBIA MEMBER
Design-Build Institute of America

PROFESSIONAL
AIA Member
American Institute of Architects

EDUCATION

M.S. Information Technology
University of Texas Rio Grande Valley

B. Architecture
University of Texas at San Antonio

EXPERTISE

- Educational Facilities
- Higher Education
- Municipal & Civic
- Workforce Development
- Public Safety
- BIM / Autodesk Platform
- Technology Integration
- Design-Build Delivery
- Construction Administration

11+ Years Experience

Founder, 2022

PROFESSIONAL SUMMARY

Edgar Villanueva, AIA, is the Founder and Principal Architect of Raine Architects, bringing over a decade of experience in the planning, design, and delivery of public-sector projects across South Texas. A licensed architect in the State of Texas, Edgar has led the design of numerous municipal, educational, and community facilities, including city halls, public safety complexes, and cultural centers. His approach blends technical precision with a deep understanding of civic purpose — ensuring each project balances functionality, aesthetics, and long-term value for the communities it serves.

Prior to founding Raine Architects in 2022, Edgar spent more than ten years with other firms in the Rio Grande Valley, where he advanced from designer to project architect, overseeing major projects for cities and school districts throughout the region. His leadership at Raine emphasizes collaboration, efficiency, and the integration of modern design technology to deliver projects on time, on budget, and with enduring architectural integrity.

PROFESSIONAL EXPERIENCE @ OTHER FIRMS

Public Work

- Edinburg ACE (City of Edinburg)
- Edinburg Parking Garage (City of Edinburg)
- Police Department Training Center (City of Edinburg)
- Precinct 4 New Mechanics Shop (Hidalgo County)
- Precinct 2 Vehicle Maintenance Shop (Hidalgo County)
- Precinct 3 Anzalduas Park Upgrades (Hidalgo County)
- Administrative Offices Renovation (Brownsville PUB)
- New Administrative Annex (Brownsville PUB)
- City Hall Renovations (City of Pharr)
- San Juan City Hall (City of San Juan)
- San Juan Parks and Rec - Phase I (City of San Juan)
- San Juan Downtown Revitalization (City of San Juan)
- San Juan City Hall Gateway (City of San Juan)

K-12 Education

- TA Brown Elementary School (Austin ISD)
- HS and Performing Arts Center (Seguin ISD)
- Stephen F. Austin High School (Houston ISD)
- Furr High School (HISD)
- Andress HS Renovation & Courtyard (El Paso ISD)
- Andress HS Performance Center (EPISD)
- Dr. Joseph Torres Elementary (EPISD)
- New Ceniza Hills Elementary (San Felipe Del Rio)
- High School Renovation (SFDRISD)
- Cody Wardlaw Gym Renovation (SFDRISD)
- North Heights Renovation (SFDRISD)

Current Projects (Raine Architects)

- KVM Montessori School ($3.5M / 19,200 SF)
- Edinburg Workforce Center ($5.35M / 18,000 SF)
- San Juan Cottages ($12M / 14,000 SF)
- Harlingen Multipurpose Rec Center ($8.5M / 28,000 SF)

Projects listed reflect work performed during prior employment at ERO Architects (Architect of Record), except where labeled 'Current Projects (Raine Architects)'.

ROBERT PRUNEDA

RID, NCIDQ

Design Principal

RAINE ARCHITECTS

REGISTRATION

REGISTERED INTERIOR DESIGNER
RID #12566

NCIDQ CERTIFIED
NCIDQ #35208

CERTIFICATIONS

INTERIOR DESIGN
REGISTERED INTERIOR DESIGNER
Texas Board of Architectural Examiners (TBAE)

EDUCATION

M. Architecture
University of Idaho

B. Architecture
University of Idaho

EXPERTISE

- Educational Facilities
- Higher Education
- Performing Arts Centers
- 3D Visualization & BIM
- Interior Design / FF&E
- Municipal & Civic
- Design-Build Delivery
- QA/QC & Production

14+ Years Experience

PROFESSIONAL SUMMARY

Robert Pruneda, RID, NCIDQ, is the Design Principal of Raine Architects, leading all design direction, production quality, and QA/QC processes. With 14 years of industry experience and dual degrees in architecture from the University of Idaho, Robert blends artistry with technical expertise to create modern scholastic environments that empower students to innovate and problem solve. He excels in 3D visualization, interior design, furniture, fixture, and equipment design, striving to create innovative and accessible spaces that use space efficiencies and reduce footprint costs. A thorough researcher, Robert's designs reach high aesthetic standards while reflecting the culture and values of local communities.

PROJECT EXPERIENCE @ OTHER FIRMS

Performing Arts & Fine Arts

- (3) HS Performing Arts Centers (Edinburg CISD)
- Roberto Pulido PAC (Edinburg CISD)
- Andress HS PAC & Field House ((El Paso ISD)
- David Ybarra Fine Arts Academy (La Feria ISD)
- East HS Band Hall (East HS Band Hall)
- New HS & Performing Arts Ctr (Seguin ISD)

K-12 Education

- TA Brown Elementary School (Austin ISD)
- Dr. Joseph E. Torres Elementary (El Paso ISD)
- Furr High School Replacement (Houston ISD)
- Berta S. Palacios Elementary (PSJA ISD)
- North HS Renovations & Additions (PSJA ISD)
- T. Jefferson Early College T-STEM (PSJA ISD)
- Career & Technical Ed Centers (Edinburg CISD)
- Dr. A.P. Cano 9th Grade Academy (Harlingen CISD)

K-12 Education (continued)

- Point Isabel ISD — 4 Phases (Point Isabel ISD)
- HS Master Plan & Renovations (San Felipe Del Rio CISD)
- Ceniza Hills Elementary School (San Felipe Del Rio CISD)
- Cody Wardlaw Gym Renovation (San Felipe Del Rio CISD)
- North Heights Covered Walkways (San Felipe Del Rio CISD)
- Lamar Transportation Center (Lamar CISD)

Higher Education

- South Texas College (9 Projects) (STC — McAllen / Weslaco)
- University Center at Harlingen (TX State Technical College)
- Student Services Ctr Renovation (TX State Technical College)
- Social Work / OT Building (UTRGV)
- TX Safe Shelter Command Ctr ((UTRGV)
- Bookbee Building Repurpose (UTRGV — Brownsville)
- IEASB (UTRGV)

Municipal

- City of McAllen PAC (City of McAllen)
- Edinburg ACE (City of Edinburg)

Projects listed reflect work performed during prior employment at ERO Architects (Architect of Record), except where labeled 'Current Projects (Raine Architects)'.

MARTIN GONZALEZ, AIA

AIA · NCARB AXP Completed

Project Architect — Technical Production / Construction Administration

RAINE ARCHITECTS

REGISTRATION

TEXAS REGISTERED ARCHITECT
License No. 30055

NCARB
AXP Completed

CERTIFICATIONS

AIA Member
American Institute of Architects
USGBC — Texas Gulf Coast Chapter

EDUCATION

M.Arch, Architecture
Texas Tech University · 2014

B.S. Architecture
Texas Tech University · 2011

Cert., Urban and Community Design
Texas Tech University

EXPERTISE

- Construction Documents and Admin.
- Revit / BIM 360 production
- Bluebeam technical reviews
- Building-envelope and wall-section detailing
- IBC and Texas Accessibility / ADA
- Large-scale commercial and institutional
- Multi-discipline BIM coordination
- Bilingual — English / Spanish

11+ Years Experience

PROFESSIONAL SUMMARY

Martin Gonzalez, AIA, is a licensed Texas architect with more than eleven years of experience in technical production, construction documentation, and construction administration on large-scale commercial and institutional projects. He translates design intent into coordinated, code-compliant construction documents and excels in Revit / BIM-based delivery, technical detailing, and multi-discipline coordination. His portfolio includes high-profile arena, workplace, and life-science facilities, where he has managed construction-document and construction-administration phases. At Raine Architects he leads day-to-day production and technical documentation and supports construction-phase services.

PROFESSIONAL EXPERIENCE @ OTHER FIRMS

Kendall-Heaton Associates — 2017–Present

Architect / Project Manager — Houston, TX

- **Chase Center (Golden State Warriors Arena) — San Francisco, CA**
  $1.4B · 900,000 SF / 18,000 seats · Construction Documents and Construction Admin.
- **Hines Global Headquarters — Houston, TX**
  $100M · 180,000 SF · Construction Documents and Construction Administration
- **3201 Cuthbert Life Science Building — Philadelphia, PA**
  $400M · 500,000 SF · Schematic Design through Construction Documents

Sikes Group Inc. — 2016–2017

Architectural Designer / Project Manager — Houston, TX

- **Production, schematic design and construction administration**
  Revit BIM specialist; programmatic and schematic team member

ERO Architects — 2014–2016

Architectural Designer (early career) — McAllen, TX

- **Production and construction-administration support**
  Draftsman / production team member; CA staff support on RGV projects

JORGE A. OLLERVIDES

AIA, NCARB

Production Manager

RAINE ARCHITECTS

REGISTRATION

TEXAS ARCHITECT
No. 33089

NCARB CERTIFIED
NCARB Certificate Holder

CERTIFICATIONS

NATIONAL COUNCIL
NCARB Certified
Natl Council of Architectural Registration Boards

PROFESSIONAL
AIA Member
American Institute of Architects

EXPERIENCE

ROFA ARCHITECTS
2008 - 2022

EXPERTISE

- K-12 Educational Facilities
- Higher Education
- Municipal & Civic
- Healthcare
- Justice / Public Safety
- Commercial Office
- Construction Administration

20+ Years Experience

PROFESSIONAL SUMMARY

Jorge A. Ollervides Monterde, AIA, NCARB, brings extensive architectural experience across K-12 education, higher education, healthcare, municipal, and commercial projects throughout Texas and nationally. His NCARB certification demonstrates compliance with the highest national standards for architectural practice and enables licensure reciprocity across all U.S. jurisdictions. Jorge's portfolio includes new construction, major renovations, and master planning for multiple school districts, with particular depth in Corpus Christi ISD and the Rio Grande Valley. His experience spans the full project lifecycle from programming and design through construction documents and construction administration.

PROJECT EXPERIENCE

K-12 Education

- Transportation Building (Prince William ISD, VA)
- Career & Technology Center (Tuloso Midway ISD)
- TM Clark Elementary School (Gregory Portland ISD)
- Southeast Middle School (Corpus Christi ISD)
- Hamlin Middle School (Corpus Christi ISD)
- Gibson Elementary School (Corpus Christi ISD)
- South-East Elementary School (Corpus Christi ISD)
- Mary Carroll High School (Corpus Christi ISD)
- Ray High School Renovations (Corpus Christi ISD)
- Baker Middle School (Corpus Christi ISD)
- South Park Middle School (Corpus Christi ISD)
- Windsor Park Elementary School (Corpus Christi ISD)
- Dorothy Adkins Middle School (Corpus Christi ISD)
- Los Encinos Elementary School (Corpus Christi ISD)
- Zachary Kolda Elementary School (Corpus Christi ISD)
- Monte Alto High School (Monte Alto ISD)
- PSJA High School (PSJA ISD)
- PSJA Field House (PSJA ISD)
- PSJA Dugout / Baseball Field (PSJA ISD)

Higher Education

- Del Mar College New South Campus (Del Mar College)
- Life and Science Building (Texas A&M Corpus Christi)
- Caribbean Building Addition (Texas State Aquarium)

Municipal & Justice

- San Patricio County Justice Ctr (San Patricio County)
- CCPD Training Center (City of Corpus Christi)
- RTA Building Office (RTA Corpus Christi)
- Buccaneer's Commission Office (Buccaneer's Commission)

Healthcare

- Driscoll Hospital North Pavilion (Driscoll Hospital)
- Driscoll Hospital Surgery Renov. (Driscoll Hospital)

Commercial

- Flint Hills Office Building (Corpus Christi)
- Frost Bank Office Building (Corpus Christi)

KENNETH GADEA

Production / 3D Visualization Specialist

RAINE ARCHITECTS

EDUCATION

B. Architecture
Central American University (UCA)

SOFTWARE PROFICIENCY

- 3DsMax
- SketchUp
- ArchiCAD
- AutoCAD
- V-Ray
- Corona Renderer
- Unreal Engine
- Lumion
- Substance Painter
- Adobe Package

EXPERTISE

- Architectural Visualization
- Interactive Virtual Tours & VR
- Product Rendering
- Interactive Product Visualization
- Cinematic Animation
- Unreal Engine Experiences
- AR / WebAR Assets
- PBR Modeling & Game Ready Assets
- Low Poly & Optimized 3D Assets
- 3D Printing Assets
- Interior Design
- Construction Documents

6+ Years Experience

With Firm: 2024

PROFESSIONAL SUMMARY

Architectural 3D Visualization Specialist with over six years of experience creating high-quality visual solutions for architects, designers, and real estate professionals. Skilled in transforming design concepts into clear, realistic, and engaging visual experiences through advanced 3D modeling, rendering, and visualization workflows. Experienced in collaborating with international teams, adapting to different project requirements, and delivering accurate visuals that support design communication and decision-making.

PROFESSIONAL EXPERIENCE

Architect & 3D Visualization Specialist | Freelance (2023 - Present)

- Delivered photorealistic 3D renderings for architectural interiors and exteriors, producing visuals that help clients secure approvals
- Developed AR/VR experiences using Unreal Engine, including virtual tours and real-time interactions
- Created interactive 360° virtual tours and high-quality walkthrough animations
- Designed and prepared precise CAD models, blueprints, and technical construction plans
- Created detailed interior designs including space planning and material selection

Unreal Engine 3D Generalist | Jump into Reality, Spain (2022 - 2023)

- Created and optimized high-quality 3D assets for architectural visualizations in Unreal Engine
- Developed realistic textures and materials using UV unwrapping and PBR techniques
- Optimized 3D assets for real-time applications while maintaining visual quality

Architectural Visualization Specialist | NICAES, Nicaragua (2020 - 2022)

- Collaborated within multidisciplinary team of 15+ professionals on walkthrough animations and 360° experiences
- Produced drawings and graphic presentations for over 200 projects
- Applied design expertise to develop customized architectural elements

CAD & 3D Visualization | ADiseño de Interiores, Nicaragua (2017 - 2019)

- Produced accurate construction drawings and visual documentation
- Developed and maintained architectural plans and technical documents
- Created detailed 3D models and renderings for design presentations

RAINE ARCHITECTS
CONSULTANT TEAM COMMITMENT & AVAILABILITY STATEMENT

Our engineering consultants have confirmed their commitment and availability to support the City ofEdinburg from programming through construction closeout. The assembled team combines local Rio Grande Valley presence with deep civic facility resources to deliver any project.

TRINITY ENGINEERING

MEP ENGINEERING

PROJECT LEAD
Leo Munoz — Principal-in-Charge

LOCATION
Weslaco, Texas

SERVICES
Mechanical, Electrical, Plumbing, Fire Protection, Energy Modeling

✓ Relevant Experience: Civic and public assembly MEP design including HVAC zoning for large-volume gymnasium spaces and energy modeling for Rio Grande Valley climate

CONFIRMED
100 % committed, Full MEP team resources dedicated to City of Edinburg

BENAVIDES ENNGINEERING

CIVIL ENGINEERING

PROJECT LEAD
Jerry Benavides, P.E. — Principal-in-Charge

LOCATION
Alamo, Texas

SERVICES
Site Civil, Grading, Stormwater, Utilities, Survey

✓ Relevant Experience: Rio Grande Valley-based civil engineering firm and an active portfolio of municipal and public-sector site work across Hidalgo County

CONFIRMED
RGV-based with City of Edinburg experience

OIM ENGINEERING

STRUCTURAL

MANAGING PRINCIPAL
Ivan Mata, P.E.

LOCATION
McAllen, TX

SERVICES
Structural Engineering, Foundation Design, TDI Windstorm Inspections

✓ Relevant Experience: Long-span structural systems for large-volume public assembly buildings; evaluation of PEMB vs. conventional steel framing alternatives

CONFIRMED
Available for all City of Edinburg assignments. Principal oversight.

BENAVIDES ENGINEERING

Civil Engineering and Land Development

Alamo, Texas |

CONSULTANT
CIVIL

FIRM INFORMATION

PRINCIPAL ENGINEER
Jerry Benavides, P.E.

ADDRESS
Alamo, Texas

PHONE
(956) 310-8373

EMAIL
jerry@benavideseng.com

WEBSITE
benavideseng.com

SERVICES

- Site Civil Design
- Master Grading
- Drainage and Stormwater
- Utility Coordination
- Paving and Geometric Design
- Accessibility Compliance
- Subdivision Platting
- Permitting and Entitlements
- Construction-Phase Support

AGENCY EXPERIENCE

- Hidalgo County Planning
- City of McAllen
- City of McAllen PUB
- Sharyland Water Supply

Rio Grande Valley Based

FIRM PROFILE

Benavides Engineering is a Rio Grande Valley civil engineering firm based in Alamo, Texas, led by principal engineer Jerry Benavides, P.E. The firm provides civil, site, and land-development engineering across multiple jurisdictions, guiding projects from feasibility and due diligence through design, entitlement, and permit issuance. Its practice is built on translating terrain, code, and municipal process into permits that issue — with direct working experience across Hidalgo County and City of McAllen review processes.

✓ Local Jurisdictional Experience

Active practice across Hidalgo County and Rio Grande Valley municipal review processes — platting, drainage review, utility coordination, and permitting.

DISCIPLINES

- **Civil** — Master grading, drainage, utility coordination, stormwater, infrastructure
- **Site**— Site layout, geometric design, paving plans, accessibility
- **Residential**— Subdivisions from concept plat to recorded final plat, drainage studies
- **Commercial** Retail, office, mixed-use, and industrial site development

PROJECT DELIVERY PROCESS

Phase 01 — Feasibility

Site reconnaissance, due diligence, zoning review, and an early read on site constraints.

Phase 02 — Design

Concept layouts, grading, drainage, and utility plans tuned to topography, code, and budget.

Phase 03 — Entitlement

Submittal, redline cycles, and public meetings — running the municipal review process.

Phase 04 — Recording

Final plat recording, permit issuance, and construction-phase support through C.O.

KEY PERSONNEL

Jerry Benavides, P.E.

Principal-in-Charge / Lead Civil Engineer | P.E. No. [add]

Principal engineer and founder. Leads all aspects of civil practice from feasibility through construction-phase support, with direct experience navigating Rio Grande Valley municipal and county review processes.

GERARDO BENAVIDES

PE, CFM

Civil Liaison

RAINE ARCHITECTS

REGISTRATION

TEXAS PROFESSIONAL ENGINEER
PE #140950

CERTIFIED FLOODPLAIN MANAGER
CFM #49808714

EDUCATION

Bachelor of Science Civil Engineering
University of Texas Rio Grande Valley
December 2015

EXPERTISE

- Land Development
- Site Selection & Due Diligence
- Civil Design
- Subdivision Planning
- Permitting & Entitlements
- Floodplain Management
- Public Works Coordination
- Utility Coordination

AGENCY EXPERIENCE

- Sharyland Water Supply
- City of McAllen PUB
- City of McAllen
- Hidalgo County Planning

10+ Years Experience

PROFESSIONAL SUMMARY

Licensed Professional Engineer with over 10 years of experience specializing in land development across private and public sectors. Proven expertise spans the full project lifecycle, including site selection and due diligence, civil design, coordination with public works agencies, subdivision planning, and entitlement and permit acquisition. Extensive experience delivering projects ranging from single-family residential developments to large-scale commercial and industrial projects, with a strong track record of navigating regulatory processes and coordinating multidisciplinary teams.

PROFESSIONAL EXPERIENCE

Principal Engineer | Benavides Engineering, Alamo TX (2021-Present)

- Leading and managing all aspects of civil engineering practice focused on land development
- Business development, client relations, and strategic planning
- Site selection, feasibility analysis, and entitlemen strategies
- Projects ranging from residential to commercial and industrial

Project Manager | Langan Engineering, Houston TX (2021-2025)

- Led team of 7+ staff engineers (graduate, EITs, and PEs)
- Prepared engineering documents including full design, reports, plans, and cost estimates

RELEVANT PROJECT EXPERIENCE

Industrial / Commercial (2M+ SF Total)

- Uniroyal and Carriers – 878k sf Cross Dock Warehouse (DSV Logistics, Laredo)
- 410 West Road – 728k sf Cross Dock Warehouse (Vigavi, Houston)
- N. Laredo Industrial – 477k sf Front Loader Warehouse (Alliance Industrial)
- 1203 Reuthinger Pkwy – 238k sf Front Loader Warehouse (Provident, Laredo)
- 202 Blueridge Pkwy – 236k sf Rear Loader Warehouse (Alliance Industrial, Laredo)
- 1318 Bammel Road – 140k sf Cross Dock Warehouse (Mitek, Houston)
- 299 Beltway Green Pkwy – 130k sf Front Loader (Alliance Industrial, Houston)
- 12153 Rojas Dr – 99k sf Rear Loader Warehouse (Alliance Industrial, Laredo)
- 717 W Expy 83 – 60k sf Warehouse (GMW, Donna)

OIM ENGINEERING PLLC

Structural Engineering

McAllen, Texas | Texas Firm No. 20913

CONSULTANT
STRUCTURAL

FIRM INFORMATION

PRINCIPAL
Oved Ivan Mata, P.E.

ADDRESS
701 S. 15th St.
McAllen, TX 78501

PHONE
(956) 458-9910

EMAIL
ivan@oimrgv.com

SERVICES

- Structural Design
- Foundation Design
- Concrete and Steel Design
- Construction Documents
- Construction Administration
- BIM Coordination
- 4D Modeling

SOFTWARE

- AutoCAD 2025
- Revit Structural 2025
- BIM Coordination Tools

FIRM PROFILE

OIM Engineering PLLC is a local Rio Grande Valley structural engineering firm established in 2019 by Oved Ivan Mata, P.E. The firm provides structural design and construction-administration services for municipal, civic, educational, and commercial clients throughout South Texas, with an active portfolio of public-sector and public-safety facilities across Hidalgo County and the Valley.

✓ Municipal and Public-Safety Experience

Weslaco New Police Department (structural design and construction admin.); Hidalgo County Health Clinic; Palmer Pavilion, Hidalgo County; San Carlos Elementary Gym Addition, Edinburg CISD.

MANAGEMENT TEAM

Oved Ivan Mata, P.E.

Principal-in-Charge / Lead Engineer / Project Manager

Oversees all aspects of every project from schematic design through construction administration. Over 10 years in light commercial construction and as a concrete subcontractor prior to engineering licensure; optimizes every design for the client without sacrificing structural integrity.

Jose Manuel Walle

Production Lead

Experienced in AutoCAD 2025 and Revit Structural 2025 with current structural codes. Provides BIM coordination and 4D modeling that supports project critical-path scheduling.

Pablo R. Mata

Construction Manager

More than 15 years in horizontal and vertical construction, specialized in concrete means and methods. An asset for design projections during design development, CDs, and construction administration.

RELEVANT PROJECT EXPERIENCE

- **Weslaco New Police Department** — structural design and CA
- **Hidalgo County Health Clinic** — McAllen and Hidalgo locations
- **Palmer Pavilion** — Hidalgo County
- **San Carlos Elementary Gym Addition** — Edinburg CISD
- **Boys and Girls Club** — San Juan
- **UTRGV Executive Tower Renovations** — UTRGV
- **UTRGV Annex and Student Union** — UTRGV
- **STC Library Renovation Addition** — South Texas College

OVED IVAN MATA

P.E.

Principal-in-Charge / Lead Structural Engineer

OIM ENGINEERING PLLC
Structural Consultant

REGISTRATION

TEXAS P.E.
Licensed 2019

TEXAS FIRM
No. 20913

EDUCATION

M.S. Civil Engineering
Structural Concentration
Texas AandM University — Kingsville

B.S. Civil Engineering
University of Texas at San Antonio

EXPERTISE

- Structural Design
- Foundation Design
- Concrete Tilt-Up Walls
- Pre-Engineered Metal Buildings
- Steel Joist Systems
- Load-Bearing Masonry
- Shallow Foundations
- Construction Administration
- BIM / Revit Structural

SOFTWARE

- AutoCAD 2025
- Revit Structural 2025
- BIM Coordination
- 4D Modeling

CONTACT

PHONE
(956) 458-9910

EMAIL
ivan@oimrgv.com

ADDRESS
701 S. 15th St.
McAllen, TX 78501

13+ Years | **Founder, 2019**

PROFESSIONAL SUMMARY

Oved Ivan Mata, P.E., is the Principal and founder of OIM Engineering PLLC. He began his engineering career in 2012 after graduating from The University of Texas at San Antonio. While working as an EIT for four years, he obtained his Master's degree with a Structural Concentration from Texas AandM University — Kingsville.

In 2019 Ivan became a registered licensed engineer in the State of Texas and formed OIM Engineering PLLC. As principal-in-charge, he oversees all aspects of every project — from schematic design through construction administration. His hands-on experience as a concrete subcontractor prior to his engineering education provides practical insight into constructability and cost-effective design solutions.

✓ Municipal and Public-Safety Experience
Weslaco Police Station | $3M | 25,000 SF — full structural design and construction administration. Weslaco Fire Station — design and CA collaboration.

MUNICIPAL and CIVIC EXPERIENCE

- **Weslaco Police Station** — City of Weslaco | $3M | 25,000 SF
- **Weslaco Fire Station** — Design and CA collaboration
- **Palmer Pavilion Soccer Facility** — Hidalgo County | Opening 2026
- **Hidalgo County Health Clinics** — McAllen and Hidalgo locations
- **Weslaco Wellness and Activity Center** — Structural design
- **Boys and Girls Club** — San Juan | $3.2M | 18,000 SF

EDUCATIONAL and INSTITUTIONAL EXPERIENCE

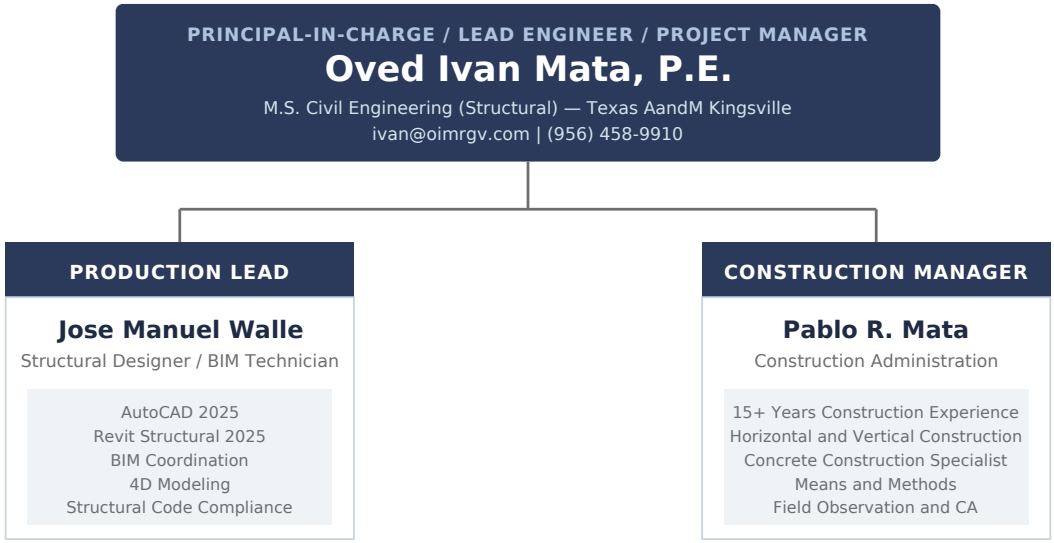
- **San Carlos Elementary Gym Addition** — Edinburg CISD | $700K | 2,500 SF
- **Frank Roberts Elementary Canopy** — San Benito CISD | $300K | 5,000 SF
- **Weslaco Band Hall** — Design and CA collaboration
- **Weslaco High School Roof Openings** — Structural modifications
- **UTRGV Executive Tower Renovations** — Structural design and CA
- **UTRGV Annex and Student Union** — Structural collaboration
- **STC Library Renovation Addition** — South Texas College

OIM ENGINEERING PLLC — ORGANIZATIONAL CHART

Structural Consultant Team | RFQ 2026-5 — City of Edinburg Architectural Services

OIM Engineering PLLC is a structural engineering firm based in McAllen, Texas, providing structural design services for municipal, civic, educational, and commercial projects throughout the Rio Grande Valley. As principal-in-charge, Oved Ivan Mata, P.E., oversees all aspects of every project — from schematic design through construction administration. OIM brings direct experience on municipal and public-safety facilities across Hidalgo County and the Valley.

The individuals assigned to the project will be committed for the entire duration of the project.



✓ Municipal and Public-Safety Experience

Weslaco Police Station ($3M, 25,000 SF) — structural design and construction administration · Weslaco Fire Station · Palmer Pavilion, Hidalgo Co
Hidalgo County Health Clinics · Boys and Girls Club, San Juan · San Carlos Elementary Gym Addition, Edinburg CISD

OIM ENGINEERING PLLC | Texas Firm Registration No. 20913
701 S. 15th St., McAllen, TX 78501 | (956) 458-9910 | ivan@oimrgv.com

TRINITY MEP ENGINEERING, LLC

Mechanical, Electrical and Plumbing Engineering

Weslaco, Texas | Texas Firm No. F10362

TRINITY MEP ENGINEERING

CONSULTANT MEP

FIRM INFORMATION

CEO / PRESIDENT
Leonardo Muñoz, P.E., RME

ADDRESS
3533 Moreland Dr. Ste. A
Weslaco, TX 78596

PHONE
(956) 953-0500

EMAIL
leo@trinitymep.com

EMPLOYEES
18 Team Members

SERVICES

- HVAC Design
- Electrical Design
- Plumbing Design
- Fire Protection
- Energy Management
- Commissioning
- Construction Administration
- Feasibility Studies

COUNTY EXPERIENCE

- Hidalgo County
- Cameron County
- Webb County

FIRM PROFILE

Trinity MEP Engineering, LLC is a full-service engineering consulting firm located in Weslaco, Texas. Established in January 2008, the company has grown from a single employee to 18 team members. Trinity MEP provides mechanical, electrical, plumbing, and fire-protection system design for municipal, institutional, educational, commercial, and industrial clients throughout South Texas, with an active portfolio of county and public-facility work across Hidalgo, Cameron, and Webb Counties. The firm's approach focuses on quality, energy efficiency, and customer satisfaction.

✓ Municipal and Public-Facility Experience

Hidalgo County Facilities — municipal · Cameron County Projects — municipal
Webb County Facilities — multiple projects · Harlingen Border Patrol Station Renovation (GSA) · Rio Grande Valley school districts — K-12 educational

KEY PERSONNEL

Leonardo Muñoz, P.E., RME

CEO and President | PE #97437

21+ years of professional practice in South Texas as a Mechanical Engineer. B.S. in Mechanical Engineering from the University of Texas at Austin. Distinguishes himself in the breadth of expertise across all mechanical, electrical, plumbing, and fire-protection trades. Member of TSPE, NSPE, ASHRAE, ASME, and NFPA.

Fidencio Alvarado

Lead Project Manager / Senior Electrical Designer

28+ years of experience in engineering for lighting, power, special systems, construction administration, and project management. Areas of experience include institutional, commercial, residential, healthcare, municipal, and industrial design.

Wilford L. McGee III, P.E.

Principal Mechanical Engineer | PE #121939

With Trinity MEP since 2009. Designs mechanical systems, manages projects from inception to completion, and follows through with construction administration. B.S. in Electrical Engineering from UT Pan American. Experienced with GSA projects including the Harlingen Border Patrol Station renovation.

LEONARDO MUÑOZ

P.E., RME

CEO and President

TRINITY MEP ENGINEERING
MEP Consultant

REGISTRATION

TEXAS P.E.
No. 97437

FIRE SPRINKLER RME
RME-G-1742178

EDUCATION

B.S. Mechanical Engineering
University of Texas at Austin, 2001

EXPERTISE

- Mechanical Systems Design
- Electrical Systems
- Plumbing Design
- Fire Protection
- HVAC Design
- Energy Management
- Project Management
- Construction Administration

MEMBERSHIPS

- Texas Society of Professional Engineers
- National Society of Prof. Engineers
- ASHRAE
- American Society of Mech. Engineers
- National Fire Protection Association

21+ Years | **Founder, 2008**

PROFESSIONAL SUMMARY

Leonardo Muñoz, P.E., RME, is the CEO and owner of Trinity MEP Engineering, LLC. Born into a migrant family in Sullivan City, Texas, Leo earned his B.S. in Mechanical Engineering from the University of Texas at Austin and has accrued more than 21 years of professional practice in South Texas as a Mechanical Engineer.

He distinguishes himself from most engineers in the breadth of his expertise across all mechanical, electrical, plumbing, and fire-protection trades. As CEO, Leonardo plays an extensive role in overseeing each area of the company — coordinating all aspects of projects, running day-to-day operations, and meeting with clients.

His role includes meeting with clients to define the project scope of work, assigning work to project managers, reviewing work completed with staff, and setting schedules for project milestones and final delivery.

MUNICIPAL and PUBLIC-FACILITY EXPERIENCE

- **Hidalgo County Facilities** — Municipal
- **Cameron County Projects** — Municipal
- **Webb County Facilities** — Multiple projects
- **Harlingen Border Patrol Station Renovation** — GSA

EDUCATIONAL and INSTITUTIONAL EXPERIENCE

- **Rio Grande Valley School Districts** — K-12 educational
- **STC Building-G Geology Labs** — Full MEP design
- **STC Pecan Ceramic Studio** — Full MEP design
- **STC McAllen Science Classroom** — Full MEP design
- **STC Pecan Campus Work** — HVAC and electrical
- **STC Culinary Arts** — Full MEP design

COMMERCIAL and INDUSTRIAL

- **Commercial and Industrial** — Private sector

FIDENCIO ALVARADO

B.A.S.

Lead Project Manager / Senior Electrical Designer

TRINITY MEP ENGINEERING
MEP Consultant

EDUCATION

B.A.S. Organizational Leadership
South Texas College, 2024

Electrical Engineering Studies
UT Pan American, 2001

A.S. Engineering
South Texas College, 2005

Design Technology
Texas State Technical College, 2005

EXPERTISE

- Electrical Design
- Lighting Design
- Power Systems
- Special Systems
- Project Management
- Construction Administration
- Team Leadership
- Quality Management

MEMBERSHIPS

- ASEM — American Society for Engineering Management
- NFPA — National Fire Protection Assoc.
- PMI — Project Management Institute

28+ Years Experience

PROFESSIONAL SUMMARY

Fidencio Alvarado is the Lead Project Manager and Senior Electrical Designer of Trinity MEP Engineering, LLC. With over 28 years of experience in engineering for lighting, power, special systems, construction administration, and project management, Fidencio brings extensive expertise to every project.

His areas of experience include institutional, commercial, residential, healthcare, municipal, and industrial design. He also has two years of electrical construction experience in design/build electrical systems for facilities.

Fidencio's responsibilities include coordination of projects with owners, architects, in-house design teams, and contractors, as well as running day-to-day operations of the company. His mission is to ensure clients feel respected and receive excellent service in a timely manner.

AREAS OF EXPERIENCE

- **Municipal** — Government buildings, public facilities
- **Institutional** — Higher education, K-12 schools
- **Healthcare** — Clinics, medical facilities
- **Commercial** — Office buildings, retail
- **Industrial** — Manufacturing, warehouses
- **Residential** — Multi-family, custom homes

WILFORD L. McGEE III

P.E.

Principal Mechanical Engineer

TRINITY MEP ENGINEERING
MEP Consultant

REGISTRATION

TEXAS P.E.
No. 121939
Licensed December 2015

EDUCATION

B.S. Electrical Engineering
UT Pan American, 2009

EXPERTISE

- Mechanical Systems Design
- HVAC Design
- Project Management
- Construction Administration
- Energy Efficiency
- System Optimization
- Team Leadership
- Client Consultation

MEMBERSHIPS

- Texas Society of Professional Engineers

15+ Years | **Trinity since 2009**

PROFESSIONAL SUMMARY

Wilford L. McGee III, P.E., is the Principal Mechanical Engineer for Trinity MEP Engineering. His professional duties include designing mechanical systems, managing projects from inception to completion, assigning duties to subordinates, reviewing all work during design, and following through with construction administration.

Throughout his professional career, Wilford manages to perform his duties while always striving to educate himself and office staff on new product lines, and seeks continuing education on all aspects of engineering design systems.

Wilford is determined to educate owners on the best types of mechanical designs and systems based on the owner's needs, occupant classifications, and resources available to the end user. These factors are considered to evaluate what type of HVAC system best meets the intended application.

NOTABLE PROJECT EXPERIENCE

Harlingen Border Patrol Station — GSA Renovation Project

Challenge: remodel an existing facility while maintaining building functionality.
Solution: strategic planning for mechanical system layout to meet objectives.

PROJECT APPROACH

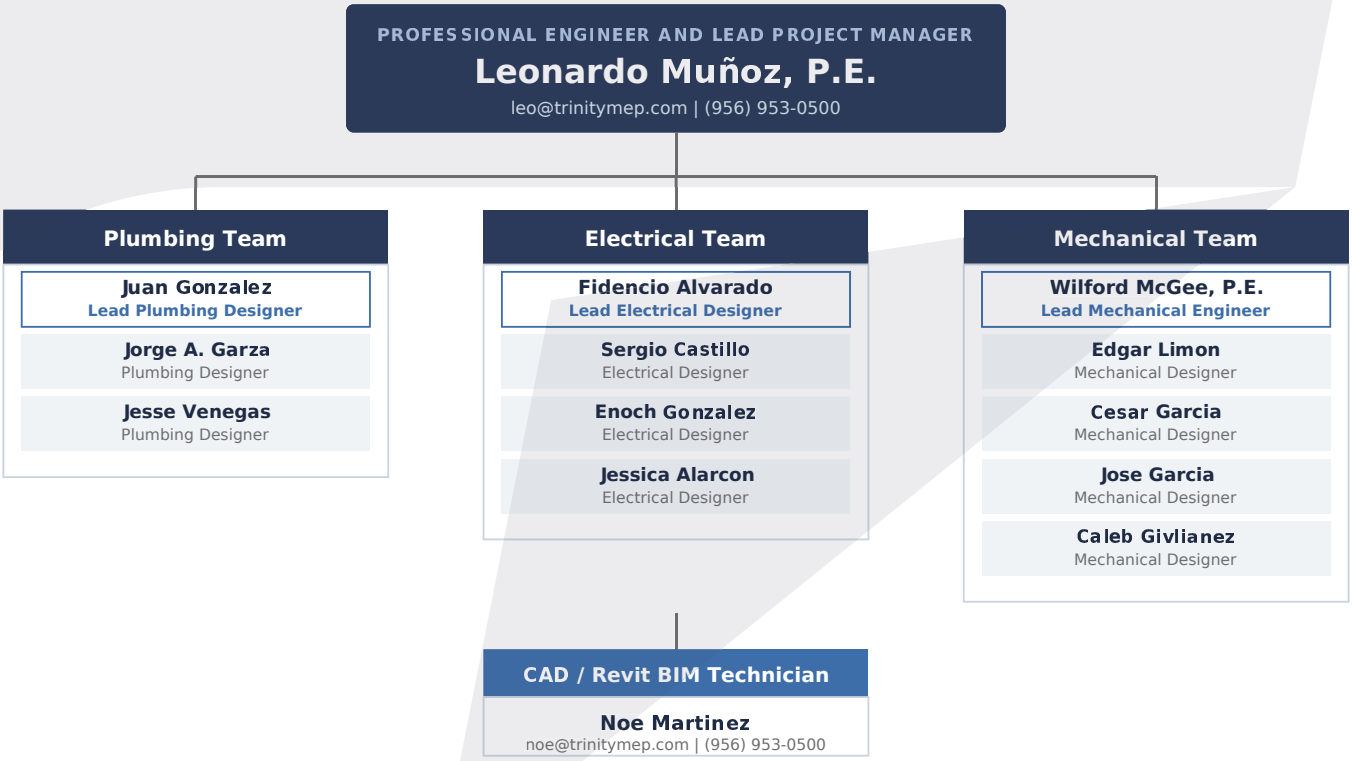
Wilford has been with Trinity MEP Engineering since 2009 and has worked on numerous GSA, municipal, and institutional projects. His approach focuses on understanding owner needs, evaluating occupant requirements, and designing systems that are efficient, maintainable, and cost-effective for the life of the building.

TRINITY MEP ENGINEERING — ORGANIZATIONAL CHART

MEP Consultant Team | RFQ 2026-5 — City of Edinburg Architectural Services

If awarded the Services Contract for this RFQ, Trinity MEP Engineering will be working as a consultant to provide mechanical, electrical, and plumbing design for projects. Trinity Engineering is committed to provide 100% of our time and attention to this project to meet the scheduled milestones. As engineers, we do not issue the same prescription for every project. We focus on our customer's needs and on giving the owner an affordable, operable, and maintainable product.

The individuals assigned to the project will be committed for the entire duration of the project.



Trinity MEP Engineering, LLC | 3533 Moreland Dr. Ste. A, Weslaco, TX 78596 | (956) 953-0500 | www.trinitymep.com

04

REFERENCES

Raine Architects®

Client References

References for Raine Architects and the proposed project team | RFQ 2026-5

The references below can speak to Raine Architects' current work and to the proposed team's performance on recent public projects; full letters of recommendation follow. All references are current and may be contacted by the City of Edinburg.

#	REFERENCE	PHONE	ASSOCIATED PROJECT	TEAM MEMBER / ROLE
1	**Raudel Garza** Executive Director Edinburg Economic Development Corp. raudel@edinburgedc.com	**(956) 388-8914** (956) 252-0909 cell	EEDC Workforce Resource Center — civic / workforce	**Raine Architects** Architect of Record
2	**Leandro Sifuentes** Chief of Police San Juan Police Department	**(956) 223-2400**	San Juan Police Department Expansion — public safety	**Edgar Villanueva** Project Manager / Architect
3	**Tirso Garza** Fire Chief San Juan Fire Department	**(956) 223-2470**	San Juan Fire Station public-safety facility	**Edgar Villanueva** Project Manager / Architect
4	**Mardoqueo Hinojosa, P.E.** City Engineer City of Edinburg	**(956) 388-8211**	Edinburg Arts, Culture and Events (ACE) Center — civic	**Edgar Villanueva** Project Manager / Architect
5	**Ramiro Moreno** Assistant Director City of San Juan Parks and Rec.	**(956) 223-2350**	San Juan Parks and Recreation — parks / rec	**Edgar Villanueva** Project Manager / Architect

Prior City of Edinburg projects (per team member):

Edgar Villanueva — Edinburg ACE Center; Edinburg Police Department Feasibility. Raine Architects (firm) — EEDC Workforce Resource Center, for the Edinburg EDC.

Reference 1 is a current Raine Architects firm project; references 2–5 were performed while the team member was at a prior firm (ERO Architects, AoR). Confirm each contact's number and willingne

Previous Experience with the City of Edinburg

Past projects with the City of Edinburg, by proposed team member | RFQ 2026-5

Per Submittal Requirement #4, the following lists past projects with the City of Edinburg for each proposed team member. Roles performed while at a previous firm are noted as such. Projects for Edinburg CISD, the Edinburg Housing Authority, and Hidalgo County are separately identified, as these are public entities distinct from the City of Edinburg.

TEAM MEMBER	CITY OF EDINBURG PROJECTS	ROLE / FIRM
RAINE ARCHITECTS — PROPOSED PROJECT TEAM		
Edgar Villanueva, AIA Managing Principal / PIC	▸ Edinburg ACE Center ▸ Edinburg PD Feasibility Study ▸ Edinburg Parking Garage — design (not constructed) ▸ Edinburg Parking Assessment — planning study ▸ EEDC Workforce Resource Center	*Project Manager at ERO Architects (1–4); Principal-in-Charge at Raine Architects (5)*
Robert Pruneda, RID Design Principal	▸ Edinburg ACE Center ▸ Edinburg PD Feasibility Study ▸ Edinburg Parking Garage — design (not constructed) ▸ EEDC Workforce Resource Center	*Designer at ERO Architects (1–3); Raine Architects (4)*
Martin Gonzalez, AIA Project Architect	▸ EEDC Workforce Resource Center ▸ Edinburg Training Facility	*Raine Architects*
Jorge Ollervides, AIA Project Architect	▸ EEDC Workforce Resource Center	*Raine Architects*
Kenneth Gadea Visualization Specialist	▸ EEDC Workforce Resource Center	*Raine Architects*
CONSULTANT TEAM — STRUCTURAL and CIVIL		
Oved Ivan Mata, P.E. OIM Engineering — Structural	▸ EEDC Workforce Resource Center	*Structural engineer*
Jerry Benavides, P.E. Benavides Eng. — Civil	▸ EEDC Workforce Resource Center	*Civil engineer*

Trinity MEP Engineering — City of Edinburg Project History

Leonardo Muñoz, P.E., RME · Wilford L. McGee III, P.E. · Fidencio Alvarado — mechanical, electrical, and plumbing engineering

- ▸ **Edinburg City Hall** — Plumbing system retrofit
- ▸ **Edinburg Fire Station** — HVAC / electrical
- ▸ **Edinburg ACE Building** — MEP engineering
- ▸ **Edinburg EDC** — Parking-lot lighting and EV chargers
- ▸ **De Zavala Skate Park** — Restroom facilities
- ▸ **Edinburg Recreation Center — El Tule** — MEP engineering
- ▸ **North Park Sports Complex** — MEP engineering
- ▸ **Bicentennial Park** — MEP engineering
- ▸ **Municipal Park** — MEP engineering
- ▸ **Memorial Park** — MEP engineering
- ▸ **Apollo Park** — MEP engineering
- ▸ **Fountain Park** — MEP engineering
- ▸ **City of Edinburg Volleyball Courts** — MEP engineering

Roles noted as "at ERO Architects" were performed by the individual while employed at a previous firm; ERO Architects was Architect of Record on those projects.

SAN JUAN POLICE DEPARTMENT

301 E. RIDGE RD. SAN JUAN, TEXAS 78589
(956)223-2400
www.sanjuanpolice.com

Leandro Sifuentes
CHIEF OF POLICE

To Whom It May Concern,

I am pleased to provide this letter of recommendation for Mr. Edgar Villanueva, whom the City of San Juan Police Department has had the privilege of working with on several major initiatives, including the most recent San Juan Police Department Expansion Project. Based on our experience, I can confidently recommend Edgar to any client seeking a architecture work who brings professionalism, expertise, and exceptional communication to every phase of a project. Edgar distinguishes himself through his strong architectural leadership, clear project vision, and meticulous attention to detail. From early planning to final execution, he demonstrates an ability to translate complex requirements into practical, high quality design solutions. His understanding of operational needs particularly for public safety facilities has been invaluable and reflects a deep knowledge of how to design spaces that support both functionality and long term growth. One of Edgar's greatest strengths is his people skills. He communicates all aspects of the project with clarity, transparency, and consistency, ensuring that all stakeholders remain informed and confident throughout the process. Edgar stays in constant communication, proactively addressing questions, clarifying details, and keeping everyone aligned on timelines and expectations. This level of responsiveness has proven essential in maintaining momentum and avoiding delays.

Additionally, Edgar brings a solution-oriented mindset, identifying challenges early and presenting practical, well-reasoned options that keep the project on track. His professionalism, reliability, and collaborative approach make him an asset to any organization or client seeking a highly competent architect who takes true ownership of his work.
Based on the outstanding performance we have seen, I fully and without reservation recommend Edgar Villanueva as a Principal Architect for any client seeking a knowledgeable, communicative, and dependable professional. He has earned the trust and respect of our department, and we are confident he will bring the same level of excellence to future projects. Should you need additional information, please feel free to contact me.

Respectfully,

Leandro Sifuentes

Chief of Police

Tirso Garza, Fire Chief
Carlos Alaniz, Assistant Chief
Sandra Guajardo, Administrative Assistant III

January 8, 2026

To Whom It May Concern,

I am writing to express my strong recommendation for Mr. Edgar Villanueva, of Raine Architects, for his architectural projects. Mr. Villanueva has demonstrated exceptional innovation, creativity and expertise in architecture throughout his career.

Having worked closely with Mr. Villanueva on several architectural endeavors, I have witnessed firsthand his proficiency in both residential and commercial design. He leads a talented team of architects and designers who approach each project with a vision and purpose, seamlessly integrating functionality, sustainability, and aesthetic appeal. Mr. Villanueva has a keen eye for detail and a remarkable ability to transform conceptual ideas into visually striking and structurally sound realities.

Moreover, Mr. Villanueva's collaborative spirit ensures successful partnerships with clients, contractors, and other key stakeholders. His open communication and adaptable nature make him an invaluable asset in navigating the complexities of any architectural project. He consistently delivers results that exceed expectations, both in terms of quality and timelines.

If you are seeking an architecture firm committed to excellence and innovation, I highly recommend Mr. Edgar Villanueva and Raine Architects.

Sincerely,

Tirso Garza, Fire Chief

Fire Station No. 1 – 707 S. Nebraska Avenue, San Juan, Texas 78589
Fire Station No. 2 - 2301 N. Raul Longoria, San Juan, TX 78589
• Phone: (956)223-2470 • Fax: (956)783-3441

THE CITY OF Edinburg Engineering

October 13, 2025

Letter of Recommendation

To Whom It May Concern:

It is my pleasure to recommend Edgar Villanueva, AIA, for his professionalism, dedication, and commitment to design excellence. I had the opportunity to work with Edgar during the Edinburg Arts, Culture and Event (ACE) project, where he served as the Project Manager / Architect while employed with ERO Architects.

Throughout the project, Edgar was a key point of contact between the City, consultants, and the contractor. He consistently demonstrated a strong understanding of public project delivery — from design coordination and documentation to construction administration. His responsiveness and attention to detail ensured that the project progressed smoothly and aligned with the City's goals for function, quality, and budget.

Although the work was completed under his previous firm, Edgar's leadership and direct involvement were instrumental to the project's success. His professionalism, communication, and problem-solving abilities set a high standard for collaboration.

I would highly recommend Edgar Villanueva, AIA, and his firm, Raine Architects, for future City projects. He has proven himself to be a capable and trusted professional who delivers both high-quality design and reliable service.

Sincerely,

Digitally signed by Mardoqueo Hinojosa
Date: 2025.10.13 14:39:21-05'00'

Mardoqueo Hinojosa, P.E. CFM, CPM
City of Edinburg
City Engineer

05

INSURANCES
NO CLAIMS

Raine Architects®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:		
BIBERK P.O. Box 113247 Stamford, CT 06911	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613	
	E-MAIL ADDRESS: customerservice@biBERK.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Berkshire Hathaway Direct Insurance Company		10391
INSURED Raine Design Labs Raine Architects 5319 N Winona Dr Pharr, TX 78577-9679	INSURER B : Wellfleet New York Insurance Company		20931
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [ ] LOC X OTHER:			N9BP826896	01/24/2026	01/24/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $	1,000,000 50,000 5,000 Included 2,000,000 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $	
A	UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $			N9UM827341	01/24/2026	01/24/2027	EACH OCCURRENCE AGGREGATE	$ $	2,000,000 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N9WC830815	01/24/2026	01/24/2027	PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $	100,000 100,000 500,000
A	Professional Liability (Errors & Omissions): Claims-Made			N9PL321161	02/14/2025	02/14/2026	Per Occurrence/ Aggregate	$ $	1,000,000/ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Named Insured:Raine Architects

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	PRODUCER CUSTOMER ID:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A :	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	☐ **PROPERTY**					☐ BUILDING	$
	CAUSES OF LOSS	DEDUCTIBLES				☐ PERSONAL PROPERTY	$
	☐ BASIC	BUILDING				☐ BUSINESS INCOME	$
	☐ BROAD	CONTENTS				☐ EXTRA EXPENSE	$
	☐ SPECIAL					☐ RENTAL VALUE	$
	☐ EARTHQUAKE					☐ BLANKET BUILDING	$
	☐ WIND					☐ BLANKET PERS PROP	$
	☐ FLOOD					☐ BLANKET BLDG & PP	$
							$
							$
	☐ **INLAND MARINE**		TYPE OF POLICY				$
	CAUSES OF LOSS						$
	☐ NAMED PERILS		POLICY NUMBER				$
							$
	☐ **CRIME**						$
	TYPE OF POLICY						$
							$
	☐ **BOILER & MACHINERY / EQUIPMENT BREAKDOWN**						$
							$
							$
							$

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Progressive Insurance
PO Box 94739, Cleveland, OH 44101

CONTACT NAME: Progressive Commercial Lines Customer and Agent Servicing
PHONE (A/C, No, Ext): 1-800-444-4487 **FAX (A/C, No):**
E-MAIL ADDRESS: progressivecommercial@email.progressive.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Progressive County Mutual Insurance Company	29203
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Raine Design Labs DBA: Raine Architects
5319 N Winona Dr
Pharr, TX 78577

COVERAGES **CERTIFICATE NUMBER:** 422549709800862303D070926T233345 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	**AUTOMOBILE LIABILITY**	N	N	876075129	06/25/2026	12/25/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY ☒ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N / A					☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? ☐						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	See ACORD 101 for additional coverage details.	N	N	876075129	06/25/2026	12/25/2026	$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Raine Design Labs DBA: Raine Architects
5319 N Winona Dr
Pharr, TX 78577

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mark Pruett

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06

PROFESSIONAL SERVICES AGREEMENT

Raine Architects®

Professional Services Agreement

Raine Architects has reviewed the City of Edinburg's Professional Services Agreement provided for reference in this solicitation (RFQ_Agreement_2026-2028). The firm has read and understands the terms of the Agreement. Raine Architects confirms that it will meet the prerequisite insurance requirements set forth in this RFQ, and that, if selected, the firm agrees to enter into the City of Edinburg's Professional Services Agreement, subject to the negotiation of scope and billing rates as contemplated by the solicitation.

07

CONTACT INFORMATION

Raine Architects®

Primary Contact
Edgar Villanueva, AIA — Managing Principal
1001 Jackson Avenue, Suite A, McAllen, Texas 78501
Phone: (956) 789-4823 | Email: edgar@rainearchitects.com



Secondary Contact
Robert Pruneda, RID, NCIDQ — Design Principal
1001 Jackson Avenue, Suite A, McAllen, Texas 78501
Phone: (956) 358-2098 | Email: robert@rainearchitects.com



Statement of Qualifications

City of Edinburg

RFQ 2026-5

Raine Architects is a HUB-certified design firm based in the Rio Grande Valley, specializing in municipal, civic, and commercial projects across South Texas.

We combine advanced BIM capabilities, de expertise, and deep regional knowledge architecture that performs — on budget ule, and built to last.

Thank you for considering Raine Architects!

Raine Architects®

1001 E. Jackson Ave. #A McAllen, Tx

edgar@rainearchitects.com

+1 (956) 789 4823

rainearchitects.com



CITY HALL - CITY OF SOUTH PADRE ISLAND

ARCHITECTURAL PROFESSIONAL SERVICES

RIKE | FIGUEROA | PALMA | GARCIA | IGLESIAS

2026-05

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01 TRANSMITTAL LETTER



RIKE

TRANSMITTAL LETTER

We appreciate the work the City of Edinburg has entrusted our firm throughout our history and transformation. **RIKE**, formerly ROFA Architects, Inc., now named after Zeb Rike, the founder of the firm, circa 1947, brings the experience of Senior Principals Luis A. Figueroa AIA, Andres Palma P.E., Jose Carlos “Charlie” Garcia III, AIA, David I. Iglesias AA and Associate Principals, Servando N. Miranda, AIA, NCARB, LEED AP® ND, WELL™ AP, SITES® AP, CSI, CDT®, and Nestor E. Camacho AIA, NCARB.

The firm leadership and dedicated staff are interested and fully committed to providing architectural and engineering professional services to the City of Edinburg. **RIKE** has also provided professional architectural/ engineering services to numerous municipal clients from across the Rio Grande Valley from Brownsville to Zapata. Projects include city halls, public safety, one stop development centers, parks, fire department stations, training facilities, and administration buildings.

We are a local firm, our leadership and staff are life-long residents of the Rio Grande Valley. Our experience has been extensive in working with State, County and Municipal Governments in addition to School District and nonprofit organizations Valley wide.

We thank you for this opportunity to submit our qualifications and enthusiastically express our sincere interest and commitment to partner level participation on your new proposed projects. Our team is prepared to bring that same local knowledge, licensed leadership, and on-time delivery record to your two-year architectural services rotation, and we confirm no addenda have been issued as of this submission.

Mr. Luis A. Figueroa, AIA, Managing Principal, will serve as primary contact authorized to represent **RIKE**.

Our current office location since 1975:

1007 Walnut Avenue
McAllen , Tx 78501
956-686-7771
luis@rike.pro

We look forward to your consideration, please know our team is available to address any further inquiry.

Sincerely,
RIKE

Luis A. Figueroa, AIA
Senior Principal

02 FIRM QUALIFICATIONS AND EXPERIENCE



RIKE

QUALIFICATIONS AND EXPERIENCE

FIRMS CAPABILITY

RIKE, formerly ROFA Architects and CG5 Architect, brings extensive experience collaborating with all stakeholders. Our combined portfolio includes projects ranging from master planning, building renovations, additions, and new construction.

Our team has successfully partnered with numerous federal, state, and local entities by:

- Engaging with local leadership, stakeholders, and facilities staff to understand goals, operational needs, and long-term planning priorities.
- Coordinating with multiple stakeholders, administration, maintenance departments, and community committees and leadership members.
- Designing within existing and active buildings, ensuring user safety, minimizing disruptions, and maintaining operations throughout construction.
- Navigating state, federal and municipal requirements, including TAS/ADA, security standards, and applicable life-safety codes.
- Providing clear communication and transparent budgeting that cities rely on for leadership and community updates.

Through our legacy firms, we have completed work throughout the Rio Grande Valley and South Texas, demonstrating our strong understanding of a range of environments, city processes, and the expectations tied to publicly funded projects.

Our design and engineering teams have substantial experience working on new and renovation projects with years of collaboration meeting strict deadlines. This experience allows us to maintain predictable scheduling and deliverables. This structured, proactive approach has allowed the RIKE team to consistently deliver projects on time and in accordance with Owner expectations. We are committed to maintaining this level of reliability for every project we undertake.

PAST EXPERIENCE

Our portfolio includes more than 2,500 public and private facilities. Our clients are diverse: local city, county, state and federal agencies.

Our experience ranges from single story, single use facilities to multi-story, multi-use complexes. Each project and its solutions have been unique; however, the common characteristics are the constant attention to the quality of our services and the character and value of the environments we create. Through our collective innovative approaches to design, construction and cost estimating, we have consistently delivered projects that align with our clients' needs and expectations. Having worked with a multitude of clients in the Rio Grande Valley, RIKE has acquired a deep understanding of the Valley's unique design landscape.

Recent clients include:

- City of Palmview
- City of Donna
- City of Edinburg
- City of La Feria
- Hidalgo County
- City of Mission
- City of Harlingen

With over seven decades of experience, **RIKE** has worked with multiple entities such as municipalities, counties and state agencies. We are staffed with experienced architects and accomplished employees that can quickly and efficiently meet the needs of the City of Edinburg, as we have successfully done for other Valley clients.

Through that experience we have worked with the following municipalities: McAllen, South Padre Island, La Feria, Edinburg, Pharr, Palmview, Mission and City of Donna, Palmview, Harlingen, Weslaco, Alamo, and Elsa, to name a few. At the county level, we have worked for Hidalgo and Cameron. At the state level, we have worked for The Texas National Guard Armory, Texas Department of Public Safety, Texas Facilities Commission, The Army Corps of Engineers, and the Texas Historical Commission.

We pride ourselves for being a firm locally rooted in the Rio Grande Valley and being an integral part of the communities we serve. The **RIKE** office headquartered in McAllen is central to clients from Roma to Brownsville TX. Our collective portfolio covers numerous public sector projects throughout the region, including our work with the City of Edingburg, Hidalgo County and Edinburg CISD, that demonstrate RIKE's team firsthand knowledge of the City's facilities, staff, and expectations. Below is an abbreviated list of completed and ongoing projects of our experience with governmental agencies includes several county, state, local and federal agencies.

- Cameron County Court House Addition and Renovations
- Cameron County Justice of the Peace Renovation and Expansion
- Cameron County Veterans Building and Elections Building Office Renovations
- Hidalgo County Adult Boot Camp - Edinburg
- Hidalgo County Adult Probation Facility – Edinburg
- Hidalgo County Courthouse Security System - Edinburg
- Hidalgo County Emergency Management Annex IV Building B & C
- Hidalgo County Headstart Central Kitchen
- Hidalgo County Health Clinic, new facility - Mission
- Hidalgo County Health Clinic, new facility - Pharr
- Hidalgo County Offices at the Property Formerly Known as the K-mart Building- Edinburg
- Hidalgo County Park Pavilion - Palmer - McAllen
- Hidalgo County Precinct 2 San Juan Park and EOC
- Hidalgo County Precinct 3 Master Plan and Wellness Center
- Hidalgo County Precinct 4 New Justice Center
- Hidalgo County Welfare/EDA Office, new facility - McAllen
- City of Alamo Fire Station No.1 Renovation
- City of Alamo Police Station
- City of Donna Fire Station
- City of Donna City Hall Renovations and Additions
- City of Donna Little League Baseball Park up Grades & Altas Palmas Park
- City of Elsa Fire Station / Equipment
- City of La Feria Police Department Renovation-Addition
- City of McAllen City Hall Interior Renovations-McAllen
- City of McAllen Fire Station #5
- City of McAllen Public Safety-McAllen
- City of McAllen Youth Baseball Complex, Texas
- City of Mission Fire Station
- City of Mission Annex, Lions Park Phase 1
- City of Palmview Fire Station and EOC
- City of Palmview Marla Park
- SPI Municipal Building Renovations and New City Hall, South Padre Island, Texas

RANGE OF SERVICES AND CAPABILITIES

RIKE's firm philosophy revolves around client satisfaction and meeting client expectations. Our office personnel and staff are professional and knowledgeable in providing professional architectural services. We are innovative and flexible, and we are experienced with challenging sites, budgets, programs, timelines and schedules. We design buildings that respond to your site and the surrounding community.

RIKE offers the following services and capabilities to meet your needs:

Architecture:

- Feasibility / Building Assessments
- Contractor Qualifications
- Programming
- Contract Administration
- Design Documentation
- Construction Administration
- ADA/Accessibility Services
- Building Evaluation Surveys
- Bidding Negotiation

Planning:

- Post Contract Services
- Master Planning
- Zoning
- Space Planning
- Land Use Planning

NARRATIVE

PROJECT TEAM AND PHASES

The project starts with understanding the city's needs and expectations. The project team will be extensive and include city personnel, engineers, landscape professionals and architects. Each team member will be engaged in respective phases as follows:

SPACE UTILIZATION STUDY

Our Space Utilization Study involves the layout of a series of established program elements, which may include pedestrian and vehicular circulation, parking, entries and exits, service areas and other site amenities such as environmental features. Our plans are designed to fit budgets and the physical constraints of the building and land. Our solutions are developed from both practical and aesthetic points of view.

PROGRAMMING

Programming involves a minimum of six basic steps: data collection, data analysis, data organization, and development of concepts, communication of data and concepts, and evaluation of the resulting program. RIKE will assist clients in the programming process and help them to develop project goals, values and aspirations.

SCHEMATIC DESIGN

Based on an approved Program, the Schematic Design synthesizes the program into a defined, feasible design. The design will be shown in the form of Schematic Drawings, and in some cases a study model. The Schematic Design will address all significant areas of design and will be reviewed with the client before proceeding with more detailed drawings. A preliminary cost estimate is also usually provided at this stage.

NARRATIVE

DESIGN DEVELOPMENT

Based on an approved Schematic Design, Design Development is the process of refining and fixing the design, and working out all the details, including the selection of materials and the engineering systems. The aim is to finalize all design decisions before proceeding with Construction Documents, the more detailed and expensive documents that the contractor will need to complete the project. A more detailed cost estimate may also be provided at this phase. In smaller projects, Design Development may become part of the Schematic and Construction Document phases, rather than being a distinct phase of its own. The Design Development package will be reviewed with the client before proceeding further with the project.

CONSTRUCTION DOCUMENTS

Based on approved Design Development documents, construction drawings and written specifications are put together which describe in detail all of the construction work to be performed. These are the documents upon which the construction contract will be based, and which the contractor will use to build the project. If a building permit is required, the application is usually made at the end of Construction Documentation.

BIDDING/NEGOTIATIONS

The project is put out to bid, a contractor is selected, and a construction contract is drawn up between the contractor and the client. **RIKE** will assist the client throughout this process.

CONSTRUCTION ADMINISTRATION

On-site observation and conscientious administration of paperwork throughout construction is necessary to ensure that communication flows smoothly, that high standards are maintained, and that the client is satisfied with final completed project.

STATEMENT OF AVAILABILITY

RIKE's team counts on several industry professionals that are ready to respond. Our teams remain involved from start to finish, with direct oversight from a senior principal and project manager. Additionally, we have the resources to call in other team members for assistance at any time it is deemed necessary. **RIKE** has the flexibility and resources necessary to adjust to its current workload and backlog. We anticipate we are well equipped to respond to the immediate future workloads to devote the required time to any on-call request by the City of Edinburg by closely coordinating with our in-house production directors to balance and streamline the distribution of the workloads to dedicate every client and project the time it deserves.

RIKE approaches new construction and renovation projects with a proven processes tailored to the unique requirements of each project. While both project categories follow the standard AIA phases, our strategies differ to address the specific challenges and opportunities of new builds versus renovations. Maintaining productive communication and involving consultants early to facilitate coordination are essential parts of the process regardless of project.

APPROACH TO NEW CONSTRUCTION PROJECTS

For new construction, RIKE emphasizes thorough planning, comprehensive coordination, and clear communication from concept to completion:

- Programming & Site Evaluation: We begin by meeting with the Owner to review programming needs, operational requirements, and long-term goals. Site assessments are conducted to understand utilities, topography, access, environmental considerations, and jurisdictional requirements.
- Concept Development & Master Planning: Our team develops multiple conceptual layouts and massing options, ensuring the new facility is functional, cost-efficient, and aligned with the Owner's vision.
- Full Consultant Integration: Structural, MEP, civil, and specialty consultants are involved early to produce coordinated documents that minimize change orders and cost impacts during construction.
- Cost Control Measures: We incorporate value-based design, early cost estimates, and continuous budget alignment throughout the design phases.
- Clear Documentation & Contractor Readiness: Construction documents are detailed, precise, and crafted to reduce ambiguity during bidding and construction.
- Active Construction Administration: RIKE maintains consistent oversight, responding quickly to RFIs, reviewing submittals, and participating in site visits to ensure the project is built according to design intent.

APPROACH TO SCHEDULE MANAGEMENT AND COORDINATION

RIKE places a high priority on meeting all schedules and deadlines established with our clients. We have a series of initial design meetings to understand scope and program and continue the exchange of communication throughout the design process. RIKE ensures this through collaborative schedule development, an integrated project tracking system, principal oversight, proactive communication, and an experienced staff and consultant team.

RIKE's team is well equipped with the necessary resources and experience to meet staffing and schedule requirements. Our constant communication with clients and consultants, along with recurring meetings, allows us to review progress, discuss important matters, and move forward with confidence. To ensure all teams are on the same page and able to deliver on time, early in the process a scheduling session with all major parties is held to meticulously coordinate the schedule, checkpoints and overall expectations.

APPROACH TO RENOVATION PROJECTS

Renovation projects - especially those within occupied facilities - require a more surgical, strategic, and adaptive approach. **RIKE** has extensive experience coordinating renovations for schools, municipalities, and public facilities. Our approach includes:

- Existing Conditions Assessment: We conduct detailed field verification, documentation of existing systems, and evaluation of structural, MEP, and code compliance conditions to establish a clear renovation baseline.
- Phasing & Occupied-Campus Coordination: For K–12 and municipal projects that remain operational, we develop phased construction plans that prioritize safety, continuity of operations, and minimal disruption.
- Code Compliance & Modernization: Renovations often require updates to life-safety, accessibility, energy efficiency, and technology standards. Our team ensures all improvements meet current codes and regulatory requirements.
- Targeted Design Solutions: We focus on integrating new elements seamlessly with existing structure balancing modernization with campus identity and operational functionality.
- Cost-Effective Upgrades: Renovation projects can uncover unforeseen conditions. We mitigate risk by coordinating closely with consultants and contractors to maintain cost control and schedule accuracy.
- Responsive Construction Administration: Renovations demand heightened responsiveness. Our team remains actively engaged throughout construction to handle hidden conditions, contractor questions, and schedule adjustments promptly.

QUALITY ASSURANCE AND QUALITY CONTROL

- At **RIKE** we remain closely engaged throughout the construction administration phase to ensure that the work is executed as intended and that outcomes align with owner expectations. For every project, regardless of size and scope, we show up ready and committed to perform to the best of our abilities.
- We have a set of internal office standards, QA/QC protocols that are implemented during all phases of the design process. We work with checklists, BIM technology tools, and various Project Management, scheduling and visualization tools to help us track potential issues needing resolution.
- Each member of our firm has received prior verifies credentials, ensuring compliant background checks.

APPROACH TO SUSTAINABILITY

In our portfolio of completed projects, we have experience in adaptive reuse and rehabilitation projects as well as in utilizing sustainable materials and technologies. We always encourage our clients to consider the options available by providing our own knowledge and seeking additional professional advice where needed.

EXPERIENCE WITH SUSTAINABLE DESIGN

We recently completed the rehabilitation of an existing 98,000 square foot warehouse complex for Edinburg CISD's largest and newest CTE building, re-utilizing the building structure components, thereby dramatically reducing the need for new virgin raw materials. Additionally, we specified materials low-in indoor air quality pollutants and worked with the landscape architect to specify drought tolerant landscape plants to further reduce the project's water demand when compared to the benchmark for a similar building serving a similar purpose.

At the Benedictine Monastery of the Good Shepard in the Rio Grande City we took the approach for onsite renewable energy sources, incorporating photo voltaic panels, wind turbines and alternative sources of energy for a building that is more resilient and better prepared to curtail its energy needs and lessen its dependence on traditional sources of fossil fuel energy.

Additionally, at the Monastery, we specified, Hebel block, an eco-friendly concrete alternative known for its low-embodied energy and cleaner manufacturing process that according to its environment-product declaration has less impact when it comes to its global warming potential and use of embodied energy. The facilities are supported with 2 - 10,000 gallon and 11 - 2,500 gallon water storage tanks.

For our two Tropical Texas Behavioral centers in Harlingen and Weslaco Texas we provided water collection court yards to deflect water away from the building and to collect water for irrigation and beautify landscape features.





03 TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



RIKE

ORGANIZATIONAL CHART

PROJECT LEADERSHIP

Luis A. Figueroa, AIA
Senior Principal

Jose Carlos "Charlie" Garcia III, RA, AIA
Senior Principal

David I. Iglesias, AA
Senior Principal

PROJECT MANAGEMENT

Servando N. Miranda, AIA, NCARB
Associate Principal

Nestor E. Camacho, AIA, NCARB
Associate Principal

PROJECT TEAM

Fernando Perez,
Architectural Associate, LEED Green Associate
Production Manager

David A. Mejia
Job Captain

Carlos Angulo
Technical Specialist

Nayeli Moreno
Project Coordinator

Emily Cavazos
Project Coordinator

Gabriela Gonzalez
Visualization Coordinator

Grecia Bosada
Operations Manager

ORGANIZATIONAL DESCRIPTION

At **RIKE** our team is our most important asset. Our office is staffed with 13 full-time employees, out of which four are Registered Architects in the State of Texas. Our team includes the following:

- Senior Principals: Luis A. Figueroa, Andres Palma, Jose C. Garcia III, David I. Iglesias
- Associate Principals: Servando N. Miranda, Nestor E. Camacho
- Project Team: Fernando Perez, David A. Mejia, Carlos Angulo, Nayeli Moreno, Emily Cavazos, Gabriela Gonzalez
- Administration: Grecia Bosada

The combined experience of our four registered architects will be supported by a team of experienced professionals, each qualified and capable of fulfilling the requirements of the project at any time it is deemed necessary. The roles of our staff are as follows:

PROJECT LEADERSHIP

- Luis A. Figueroa will serve as the Principal-in-Charge and will oversee the entire design process. He will be the point of contact for any major items that may come up during the process of the contract.
- David I. Iglesias and/or Jose C. Garcia III will serve as Senior Project Manager and your everyday point of contact.

PROJECT MANAGEMENT

- Servando Miranda and Nestor E. Camacho will serve as the production leads as well as production and construction project administrators. They will work directly with the production team to complete project deliverables.

PROJECT TEAM

- Fernando Perez will serve as Production Manager and will directly oversee the in-house production team through the Construction Document phase
- David Mejia, Carlos Angulo, Nayeli Moreno, Emily Cavazos, and Gabriela Gonzalez operate as the in-house production team responsible for producing construction documents and providing coordinated assistance as required for each project.

ADMINISTRATION

- Grecia Bosada is the Operations Manager and oversees all office operations, including administrative management, AR/AP, bookkeeping, and general accounting support.



LUIS A. FIGUEROA, AIA

SENIOR PRINCIPAL

Mr. Figueroa, brings extensive expertise in the management of public and private sector projects, with a proven record of delivering successful outcomes. He provides overall project leadership, ensuring that each phase from initial client programming to final closeout is executed with precision and efficiency. His hands-on approach guarantees consistent communication, alignment with client goals, and adherence to project requirements throughout the entire process.

EXPERIENCE WITH THE CITY OF EDINBURG

- Edingburg, Texas, Hidalgo County Adult Probation Facility
- Edingburg, Texas, Hidalgo County Offices
- Edinburg, Texas, Hidalgo County Emergency Management Center Annex IV

OTHER NOTABLE EXPERIENCE:

- Brownsville, Community Center
- City of McAllen, McAllen City Hall
- City of McAllen, McAllen Public Safety Facility
- Del Rio, Texas, Public Safety Facility
- Edinburg ISD, Barrientes Middle School Renovations
- Edinburg CISD, Edingburg CTE Kolder Building
- Hidalgo County, Adult Boot Camp, Adult Probation Department
- Hidalgo County Parks Precinct 3, Veterans' Memorial Pavillion and Smokehouse
- Laredo, Community Center
- Lasara ISD, New Lasara Elementary and Upper Level School
- Progreso, Community Center
- Weslaco, TX, Texas National Guard Armory & Organizational Maintenance Shop

EDUCATION

- Master of Architecture '81 Texas A&M University
- Bachelor of Environmental Design '77
- Pre-Architecture Program Pan American University '74

REGISTRATIONS

- Architecture: 12856 Texas

YEARS OF EXPERIENCE

- 48 Years with ROFA

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects
- TSA Government Affairs Committee
- Member Journeyman, St. Joseph the Worker Church

TEXAS Board of Architectural Examiners
Architects • Landscape Architects • Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

LUIS A FIGUEROA
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 12856

Renewal of this registration is due December 31, 2026

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DAVID I. IGLESIAS, AA

SENIOR PRINCIPAL

David Iglesias is an accomplished architectural leader with more than 21 years of experience delivering municipal, educational, athletic, and public-sector facilities across South Texas and the Rio Grande Valley. As a Senior Principal he leads planning, design, and construction administration for complex new builds and major renovations. David strengths include client communication, team coordination, owner collaboration, and delivering projects from concept through completion.

EXPERIENCE WITH THE CITY OF EDINBURG:

- City of Edinburg, Police Training Facility
- City of Edinburg, New Wastewater Treatment Plant Office Building
- City of Edinburg, Central Fire Station Renovation

NOTABLE EXPERIENCE:

- City of McAllen, McAllen Performing Arts Center
- City of Progreso, New Police Station
- City of Progreso, New Fire Station
- City of San Juan, Public Safety Building
- City of San Juan, New Public Safety Building
- Elgin ISD, Indoor Practice Facility
- Fort Bend County, Fort Bend Epicenter
- Hidalgo County, Hidalgo County Courthouse
- Hidalgo County, Precinct 4 – Eastside Soccer Park
- Hidalgo County, Precinct 1 – Sunrise Park Additions & Renovations
- Hidalgo County, Precinct 2 – Maintenance Building
- San Benito CISD, Multi-Purpose Facility
- University of Texas Rio Grande Valley, Fieldhouse Complex
- University of Texas Rio Grande Valley, HEB Park Stadium
- University of Texas Rio Grande Valley, Intercollegiate Athletics Expansion

EDUCATION

- Bachelor of Science in Architecture The University of Texas at San Antonio

YEARS OF EXPERIENCE

- 5 Years with SLAY Architecture
- 5 Years with ERO
- 11 Years with PBK



JOSE CARLOS "CHARLIE" GARCIA III, RA, AIA

SENIOR PRINCIPAL

Charlie has a record of community service that includes serving as a Trustee for Mission Consolidated Independent School District. Elected in 2016 and served thru 2020. Charlie's experience as a community leader provides for a unique perspective in all levels of Local Government Architecture + Design. Charlie's professional experience as an Architect allows for a diverse approach to projects that sets RIKE apart for A/E services.

NOTABLE EXPERIENCE:

- City of Alamo, Alaniz Park Improvements
- City of Alamo, Fire Station No 1 Renovation
- City of Alamo, Police Station
- City of Donna, City Hall Renovations and Additions
- City of Elsa, Pacific Trails Park
- City of Mission, Mission Lions Park
- City of Palmview - Fire Station and EOC
- Edinburg, University of Texas Pan American
- Edinburg CISD, Multi-Purpose Athletic Buildings High Schools
- Edinburg CISD, Trevino Elementary Gym
- McAllen, McAllen Medical Hospital Operating Rooms
- San Antonio, Trinity University
- San Antonio, Carver Academy
- San Antonio, AT&T Center Arena San Antonio Spurs Basketball
- Sullivan City, Sullivan City Library

EDUCATION

- Bachelor of Environmental Design '97

REGISTRATIONS

- Architecture: 22658, Texas

YEARS OF EXPERIENCE

- 14 Years with CG5 Architect

AFFILIATIONS

- American Institute of Architects, Member
- Texas Society of Architects, Member, Past Director
- LRGV AIA, Member, Past President, Vice President, Treasurer

TEXAS Board of Architectural Examiners
Architects • Landscape Architects • Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

JOSE CARLOS GARCIA III
as
Architect



In testimony whereof this certificate has been issued
by the authority of this board Registration No: 22658

Renewal of this registration is due June 30, 2027

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SERVANDO N. MIRANDA, AIA, NCARB, LEED AP® ND, WELL™ AP, SITES® AP, CSI, CDT®

ASSOCIATE PRINCIPAL

Servando has worked across several building types on projects with existing conditions, tight budgets, and often very aggressive schedules using Building Information Modeling (BIM) technologies. Servando oversees the process of design documents and coordinates RIKE's team of consultants and engineers during all phases. Mr. Miranda places major importance on being detail-oriented in his work and aims for a balanced approach that incorporates technical rigor, functionality, and aesthetics.

NOTABLE EXPERIENCE:

- Hidalgo County Parks Precinct 3, Veterans' Memorial Pavillion and Smokehouse
- Donna ISD, Classroom Wing Additions at Three Elementary Schools Singleterry, Garza, Salazar
- Donna ISD, New Welding and Manufacturing Technology CTE Building for Donna North High School
- Kewa Pueblo, NM, Wadi Multi-Family Housing Development
- La Joya ISD, La Joya ISD Storm Damage Re-Roofing and Interior Build-Back Scope at Multiple Campuses.
- La Joya ISD, Lorenzo de Zavala Middle School – Re-Roofing, HVAC and Interior Build-Back
- La Joya ISD, Irene Garcia Middle School – Re-Roofing, HVAC and Interior Build-Back
- La Joya ISD, Abraham Lincoln and Hope Academy Buildings – Storm Damage Build-Back
- La Joya ISD, Network Operations Center (NOC) – Storm Damage Build-Back
- Pueblo of Isleta, NM, St. Augustine Parish Building Renovation, Preservation and Classroom Building Expansion
- Vanguard Academy, Beethoven Secondary School Campus – New Construction.
- Vanguard Academy, Rembrandt Early Childhood Center - New Construction
- Vanguard Academy, Beethoven Early Childhood – Kitchen Renovation and campus upgrades (Non-Built)
- Vanguard Academy, Monet Campus – Master Planning

EDUCATION

- Master of Architecture University of New Mexico, Albuquerque
- Graduate Certificate of Historic Preservation and Regionalism from UNM School of Architecture and Planning
- Bachelor of Fine Arts, University of Texas of Rio Grande Valley - UTRGV
- South Texas College, Civil Drafting and Architectural Technology Certificates, Information Specialist Certificate Award, McAllen

REGISTRATIONS

- Architecture: B-0336, Wyoming
- Architecture: 31935, Texas

YEARS OF EXPERIENCE

- 3 Years with ROFA
- 1 Year at AOS Architects
- 3 Years teaching UNM

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects
- Society of Architectural Historians

TEXAS Board of Architectural Examiners
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THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

Servando Numa Miranda
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 31935

Renewal of this registration is due September 30, 2026

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NESTOR E. CAMACHO, AIA, NCARB

ASSOCIATE PRINCIPAL

Nestor is a licensed Architect with a multidisciplinary background and over a decade of experience delivering complex architectural projects across higher education, athletics, and public-sector work. His practice is grounded in thoughtful design, technical rigor, and collaborative leadership, with a strong emphasis on translating vision into build-able, high-performance architecture.

NOTABLE EXPERIENCE:

- Alice ISD, New Stadium
- City of Pharr, Pharr City Hall First Floor Renovation
- City of San Juan, San Juan City Hall / Terminal Building
- Del Rio Consolidated Independent School District, San Felipe Del Rio High School Master Plan
- Edingburg CISD, JFK Elementary School & Betts Elementary School Gymnasium
- Hidalgo County, Hidalgo County Precint No. 04 Mechanical Shop / Maintenance Building
- Hidalgo County, New County Courthouse
- Mission CISD, O'Grady Elementary School
- McAllen ISD, Memorial Press Box Replacement
- Pharr-San Juan-Alamo ISD, New Baseball Stadium
- SBISD, Athletic Complex - Spring Branch
- University of Texas Rio Grande Valley, Fieldhouse Complex
- University of Texas Rio Grande Valley, HEB Park Stadium
- University of Texas Rio Grande Valley, Intercollegiate Athletics Expansion

EDUCATION

- Bachelor Degree in Architecture Sustainability and Technologies Minor, Pontifical Catholic University of Puerto Rico, Ponce PR
- Bachelor Degree in Environmental Science Pontifical Catholic University of Puerto Rico, Ponce PR
- Associate Degree in Chemical Engineer
  Institute of Technology of Puerto Rico, Ponce PR

REGISTRATIONS

- Architecture: 29981, Texas

YEARS OF EXPERIENCE

- 5.5 Years with ERO
- 4.5 Years with PBK

AFFILIATIONS

- American Institute of Architects
- Texas Society of Architects, Regional Associate Director (2022-2024)
- AIA-LRGV Chapter, Member, Intern/ Associate Director (2020-present)

TEXAS Board of Architectural Examiners
Architects • Landscape Architects • Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

Nestor Enrique Camacho
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 29981

Renewal of this registration is due June 30, 2027

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TEXAS Board of Architectural Examiners
Architects · Landscape Architects · Registered Interior Designers

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that

RIKE FIGUEROA PALMA GARCIA IGLESIAS A/E, LLC
DBA: RIKE

is duly registered and authorized in accordance with all rules and regulations of the State of Texas

in testimony whereof this certificate has been issued by the authority of this Board

Registration No. BR 5420

Renewal of this registration is due on December 31, 2026

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04 REFERENCES



REFERENCES

01. HIDALGO COUNTY PRECINCT 3

Contact: Mr. Jorge Arcaute
Title: Chief Administrator
P: (956) 821-7737
Project: Veterans' Memorial Pavilion and Smokehouse
Project Description: A 9,400 SF existing rigid frame structure was renovated into a multi-purpose community space hall. The adjacent smokehouse facilities received a complete upgrade to streamline to owner's opportunities for efficient drive-through lane and food preparation and delivery for community events.
Key Personnel: Luis A. Figueroa and Servando N. Miranda, served as lead architect and project manager respectively.





02. CITY OF MISSION

Contact: JP Terrazas
Title: Co-Interim City Manager
P: (956)249-1402
Project: Mission Lions Park
Project Description: Existing park renovated to include an all inclusive play area, all inclusive splash pad, baseball park, rent-able pavilion and a basketball play area. Renovations also included new parking, new restrooms and a walking, hiking and bike trail.
Key Personnel: Jose Carlos "Charlie" Garcia III served as lead architect



03. CITY OF PALMVIEW

Contact: Irma Garza
Title: Chief of Staff/Public Relations Officer
P: (956)432-0300
Project: City of Palmview Firestation & EOC Building
Project description: Construction of a new 15,300-square-foot Fire Station and Emergency Operations Center (EOC) for the City of Palmview, Texas. The facility will include three apparatus bays equipped with high-speed clear folding doors to accommodate emergency response vehicles and enhance operational efficiency.
Key Personnel: Jose Carlos "Charlie" Garcia III and David A. Mejia served as lead architect and project manager respectively.





05 INSURANCE



INSURANCE

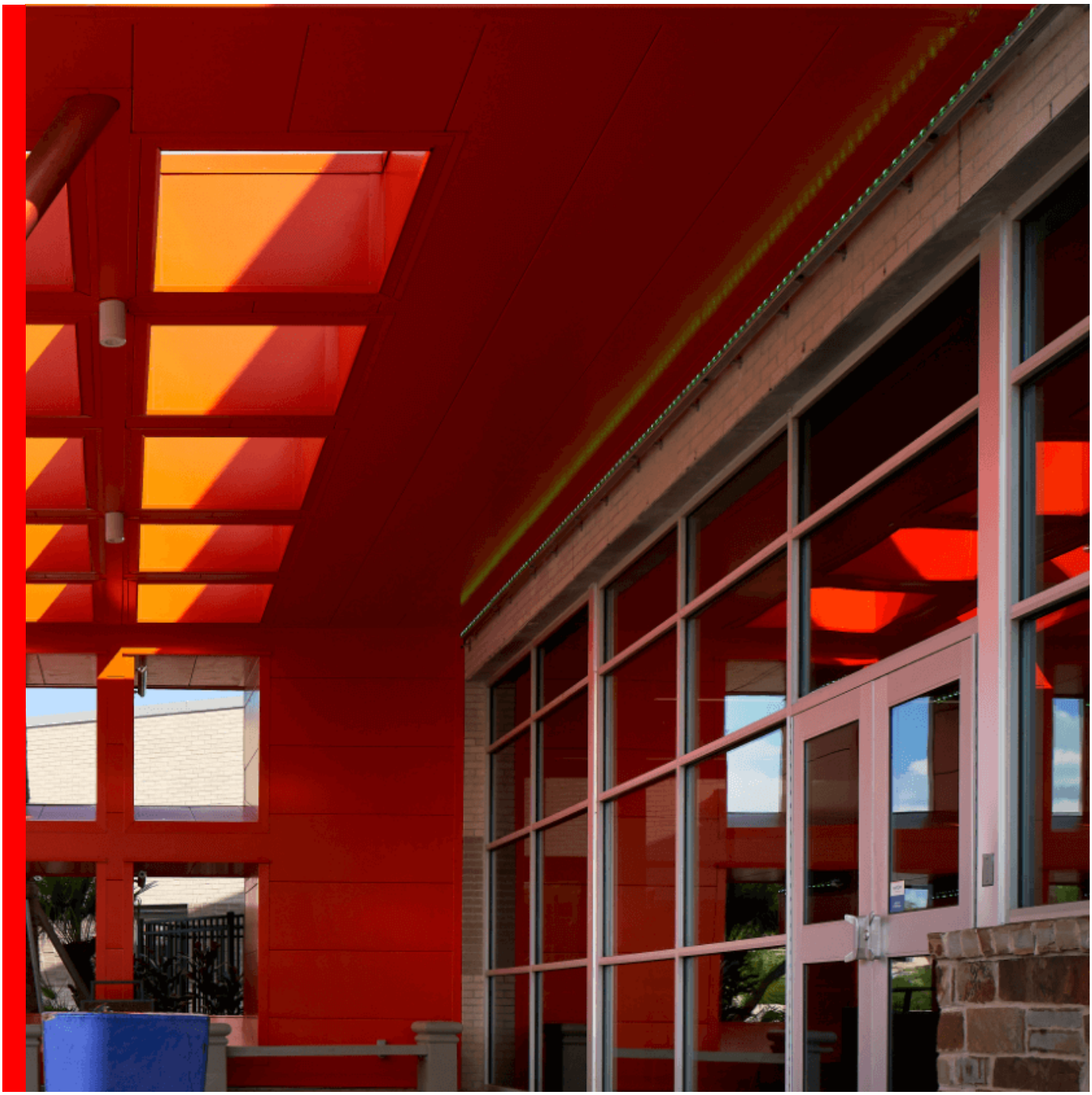
STATEMENT OF CLAIMS HISTORY

RIKE FIGUEROA PALMA GARCIA IGLESIAS A/E, LLC dba **RIKE** was established with the State of Texas in October 2025.

Since the firm's inception, **RIKE** has not had any insurance claims filed against the firm.

This statement is provided as part of **RIKE's** qualifications submission and accurately represents the firm's insurance claims history as of the date of this statement.

06 PROFESSIONAL SERVICES AGREEMENT



RIKE

PROFESSIONAL SERVICES AGREEMENT

The proposed Professional Service Agreement has been read and it is our intent to agree to enter into such agreement and meet the prerequisite insurance requirements. Attached is our Certificate of Insurance.



07 CONTACT INFORMATION



CONTACT INFORMATION

FIRM INFORMATION

FIRM NAME, ADDRESS, AND TELEPHONE NUMBERS OF FIRM OFFICE:

- Firm Name: **RIKE**
- Main Office: 1007 Walnut Ave., Mcallen ,Tx, 78501
- Office Number: (956) 686-7771

NAMES OF PRINCIPAL ARCHITECT(S) IN FIRM:

- Luis A. Figueroa, AIA
- Charlie Garcia III, RA, AIA
- Servando N. Miranda, AIA, NCARB, LEED AP® ND, WELL™ AP, SITES® AP, CSI, CDT®
- Nestor E. Camacho AIA, NCARB

PRIMARY CONTACTS:

- Luis A. Figueroa, AIA, Senior Principal
  1007 Walnut Ave., Mcallen ,Tx, 78501
  956.648.0744 / luis@rike.pro
- David I. Iglesias, AA, Senior Principal
  1007 Walnut Ave., Mcallen ,Tx, 78501
  956.632.4074 / david@rike.pro

STRUCTURE OF FIRM AND SIZE OF FIRM:

- LLC Corporation type S / 13 staff members

YEARS FIRM HAS BEEN IN BUSINESS:

- ROFA has been in business since 1947 and CG5 Architect has been in business since 2014.
- RIKE was formed in 2025

08 REQUIRED FORMS



ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/9/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Higginbotham Insurance Agency, Inc. 4424 W Sam Houston Pkwy N, Suite 1000 Houston TX 77041 License#: 2081754	**CONTACT NAME:** Shelby Nichols **PHONE (A/C, No, Ext):** 713-952-9990 **FAX (A/C, No):** **E-MAIL ADDRESS:** SNichols@higginbotham.net
INSURED ROFAELL-01 Rike Figueroa Palma Garcia Iglesias A/e, LLC 1007 Walnut Ave McAllen TX 78501-4033	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Beazley America Insurance Company, Inc. — 16510 **INSURER B :** All America Insurance Company — 20222 **INSURER C :** The Hanover American Insurance Company — 36064 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2042523642 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			Z2DM28595900	2/4/2026	2/4/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ INCLUDED
B	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			Z2DM28595900	2/4/2026	2/4/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	**UMBRELLA LIAB** OCCUR X **EXCESS LIAB** X CLAIMS-MADE DED RETENTION $			Z2DM28595900	2/4/2026	2/4/2027	EACH OCCURRENCE AGGREGATE Products – Completed	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	WZDM285948	2/4/2026	2/4/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability Claims Made and Reported Retroactive Date: 11/13/2025			C3B119250101	11/13/2025	11/13/2027	Each Claim Aggregate Each Claim Deductible	1,000,000 2,000,000 5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Blanket Waiver of Subrogation is issued as respects to Professional Liability as required by written contract, per policy form section "Subrogation and Recoveries".

The General Liability and Automobile Liability policy include a blanket automatic additional insured endorsement that provides additional insured status and a blanket waiver of subrogation endorsement to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

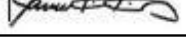
CERTIFICATE HOLDER

City of Edinburg
415 W University Dr.
Edinburg TX 78541

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 7/10/2026

Company/Vendor Name: Rike Figueroa Palma Garcia Iglesias A/E, LLC (dba RIKE)

Printed Name and Title: Luis A. Figueroa: Managing Member

Authorized Signatory: Luis A. Figueroa

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Rike Figueroa Palma Garcia Iglesias A/E, LLC (dba RIKE)
(Full, correct legal name)

- Address: 1007 Walnut Avenue, McAllen, TX 78501
- Telephone/Fax: 956-686-7771
- Email address: _____

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? McAllen, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Luis A. Figueroa
Address: 1007 Walnut Avenue, McAllen, TX 78501
Telephone: 956-686-7771
Fax: _____
Email: luis@rike.pro

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    RIKE Figueroa Palma Garcia Iglesias A/E, LLC dba RIKE has not operated under any other names within the last 10 years.

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Luis A. Figueroa, the undersigned representative of

Rike Figueroa Palma Garcia Iglesias A/E, LLC dba RIKE, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Luis A. Figueroa

SIGNATURE OF COMPANY REPRESENTATIVE:

Luis Figueroa, Managing Member

TYPE/PRINT NAME AND TITLE:

7/10/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Luis A. Figueroa, the undersigned representative of

Rike Figueroa Palma Garcia Iglesias A/E, LLC dba RIKE, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Luis Figueroa, Managing Member

TYPE/PRINT NAME AND TITLE:

7/10/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Luis A. Figueroa, the undersigned representative of

Rike Figueroa Palma Garcia Iglesias A/E, LLC dba RIKE, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

TYPE/PRINT NAME AND TITLE:

DATE:

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Luis A. Figueroa, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of RIKE (Company), the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign Luis C. Figueroa

Title Managing Member

Subscribed and sworn to me this 10th day of July 2026.

By:

Notary Public

GRECIA BOSADA
My Notary ID # 133647106
Expires March 15, 2030

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Rike Figueroa Palma Garcia Iglesias A/E, LLC (dba RIKE)

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Luis A. Figueroa	Luis A. Figueroa	7/14/2026
Name of signatory	Signature	Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/14/2024

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/14/2024


RIKE



CITY OF EDINBURG



REQUEST FOR QUALIFICATIONS
No. 2026-5
ARCHITECTURAL SERVICES





DUE DATE:
JULY 14, 2026 @ 3:00 PM

SAM GARCIA ARCHITECT

EST. 2013

1200 Auburn Ave., Suite 280
McAllen, Texas 78504

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THE SHORES OF
SOUTH PADRE ISLAND
PROJECTS

TAB 1

TRANSMITTAL

LETTER

SAM GARCIA ARCHITECT
EST. 2013

July 6, 2026

THE CITY OF EDINBURG
Mr. Mardoqueo Hinojosa, Engineering Director

RE: RFQ No. 2026-5 – Architectural Services

Dear Mr. Mardoqueo Hinojosa:

Sam Garcia Architect, LLC (SGA) is pleased to submit our qualifications in response to RFQ No. 2026-5 for Architectural Services for the City of Edinburg. Since our establishment in 2013, SGA has provided comprehensive architectural, planning, and construction administration services throughout South Texas for municipal, governmental, educational, healthcare, commercial, and public-sector clients. As a McAllen-based firm, we understand the unique needs, priorities, and growth of the Rio Grande Valley and are committed to providing responsive, high-quality professional services to the City of Edinburg.

SGA recognizes that the City requires an architectural partner capable of providing timely, cost-effective, and technically sound design services for a variety of municipal projects. Our team has extensive experience delivering projects from initial planning and programming through design, permitting, bidding, construction administration, and project closeout while maintaining close coordination with owners, consultants, contractors, and regulatory agencies.

Our experience includes numerous public-sector projects requiring careful planning, phased implementation, and coordination with multiple stakeholders. Notably, SGA provided architectural services for the Hidalgo County Adult Detention Center and Law Enforcement Building Re-Roofing Project in Edinburg, Texas, involving more than 200,000 square feet of occupied facilities. This project required detailed investigation, construction phasing, coordination with County personnel, and continuous operations throughout construction. Our familiarity with local permitting processes, codes, and project coordination within the City of Edinburg positions us to efficiently support future City projects.

In addition to municipal work, SGA has successfully completed projects for local governments, educational institutions, and public agencies throughout South Texas, including the Texas Department of Public Safety License Mega Center, Camp Rio Master Plan for IDEA Public Schools, Rising Scholars Academy for South Texas ISD, South Texas College campus renovations, Mission CISD District-Wide Security and Infrastructure Improvements, Weslaco ISD Security Vestibule Improvements, and numerous commercial and community facilities throughout the Rio Grande Valley.

SGA is also currently providing professional architectural services for the Anzalduas International

1200 Auburn Ave., Suite 280 | McAllen, Texas 78501 | O (956) 631-8327 | info@samgarciaarchitect.com | www.samgarciaarchitect.com

SAM GARCIA ARCHITECT

EST. 2013

Land Port of Entry Expansion in Mission, Texas, and the Donna-Rio Bravo International Land Port of Entry Commercial Inspection Improvements in Donna, Texas. These complex governmental projects demonstrate our ability to successfully coordinate multidisciplinary consultant teams, navigate regulatory requirements, manage project schedules and budgets, and deliver quality solutions for public-sector clients.

Our multidisciplinary consultant team includes experienced civil, structural, mechanical, electrical, plumbing, landscape architecture, fire protection, surveying, and technology professionals, allowing us to provide comprehensive architectural and engineering services for projects of varying size and complexity. Principal Architect Sam R. Garcia, AIA, will remain actively involved throughout each assignment, ensuring responsive communication, sound technical oversight, and timely decision-making.

SGA has built its reputation on providing personalized service, practical design solutions, and a commitment to meeting our clients' schedules and budgets. We understand that on-call architectural services require flexibility, responsiveness, and the ability to quickly mobilize resources for projects ranging from minor renovations to major capital improvements. Our organizational structure, experienced staff, and established consultant relationships allow us to efficiently respond to the City's needs while maintaining the highest standards of professional service.

We appreciate the opportunity to submit our qualifications for consideration and look forward to the opportunity to continue serving public agencies throughout the Rio Grande Valley. SGA would be honored to partner with the City of Edinburg and provide the professional architectural services necessary to support the City's continued growth and development.

Thank you for your consideration.

Sam R. Garcia, AIA
Principal



Sam Garcia Architect, LLC
Office: (956) 631-8327
Cell: (956) 212-4930
SG@SamGarciaArchitect.com



HINOJOSA LAW
FIRM PROJECT

TAB 2

FIRM QUALIFICATIONS

AND EXPERIENCE

NAME OF FIRM:

SAM GARCIA ARCHITECT, LLC

ADDRESS:

1200 Auburn Ave., Suite 280
McAllen, TX 78504
PHONE: (956) 631-8327

WEBSITE:

www.samgarciaarchitect.com

YEAR ESTABLISHED:
2013

PRIMARY CONTACT PERSON:
Sam R. Garcia, RA, AIA
Cell: (956) 212-4930
sg@samgarciaarchitect.com

FIRM OWNERSHIP:
Sam R. Garcia, RA, AIA,
100% Owner

REGISTRATIONS:
State Of Texas No. 21333/BR 512
State of California No. C38824

LITIGATION HISTORY:
None

NUMBER OF EMPLOYEES:

Seven (6) Total Employees
Three (2) Licensed Architects
Two (2) Technical Staff
One (1) Administrative
One (1) Marketing

FIRM PROFILE

Sam Garcia Architect, LLC (SGA), based in McAllen, Texas, is a dedicated and experienced architectural firm offering a wide range of professional services tailored to meet the diverse needs of our clients. Our firm specialized in the design and development of commercial, medical, and public sector projects, with a focus on delivering innovative, functional, and sustainable solutions. We take pride in creating thoughtful, responsive environments that enhance the built landscape and provide lasting value to our clients and their communities.

APPROACH

At SGA, we believe that successful projects are built on strong relationships. We are a client-centered firm, committed to understanding and meeting the unique needs and aspirations of each client. Our collaborative approach ensures that every stakeholder's voice is heard, fostering a design process that is not only efficient but also highly responsive to client feedback. From conceptual design to project completion, our focus remains on providing exceptional service, aligning our architectural vision with our client's goals.

IMPLEMENTATION:

Communication is the key to our success at SGA. We pride ourselves on being great communicators, ensuring clarity, transparency, and a shared vision throughout every phase of the project. Our team of skilled professionals remains engaged, accessible, and proactive, guiding clients through the complexities of the architectural process while delivering results that exceed expectations. At SGA, we are more than architects – we are partners in creating space that inspire and transform.

CLAIMS HISTORY UNDER PROFESSIONAL MALPRACTICE INSURANCE:

None

LAWSUIT HISTORY:

SGA has had no material lawsuits or regulatory issues in its entire existence.

DESIGN & DRAFTING SOFTWARE:

REVIT (BIM) V. 2024
AUTOCAD V. 2024







EDUCATION: SAM R. GARCIA, JR., RA, AIA

ARCHITECT | PRINCIPAL IN CHARGE

Bachelor of Architecture, The University of Texas at Austin
School of Architecture (2004)
Registered Architect, State of Texas no. 2133 (2009)

ABILITY TO COMMENCE SERVICES:

Sam Garcia Architect, LLC can begin work immediately.

TECHNOLOGICAL CAPABILITIES:

At SGA we utilize the latest industry leading 3D modeling design tools (Autodesk Revit, Sketchup, AutoCAD). Real time coordination is achieved through cloud collaboration services (Autodesk BIM360) allowing us to cross examine consultants' design model and generate accurate drawings avoiding construction delays.

Realistic renderings are created using a combination of our 3D modeling tools and exported through ENSCAPE, Architectural Visualization. For digital presentations we use several Adobe Acrobat tools (InDesign, Photoshop).

Consultant/client coordination is achieved through virtual meetings such as Google Meets, Zoom, Microsoft Teams to name a few. Our staff is trained in hosting and presenting and/or coordinating design aspects over the Web.

AVAILABILITY / COMMITMENT:

SGA is fully committed to providing professional services. Sam R. Garcia, RA, AIA, Principal, along with Project Manager, Jose L. Rios Jr, RA, AIA, and Sergio Castillo, Associate Architect, are fully committed from the beginning of the project until completion. Zuri Rivera, BA, assists the project managers with Interior Design Concepts.

SAM GARCIA ARCHITECT

SAM R. GARCIA, RA, AIA

Principal-In-Charge



Jose Luis Rios Jr., AIA

Project Manager



Sergio Castillo, Associate AIA

Production Manager



Diana Carmona

Office Manager



Zuri Rivera, BS

Lead Design





CONTACT

PHONE
(956) 631-8327 / M (956) 212-4930

EMAIL
SG@SAMGARCIAARCHITECT.COM

ADDRESS
1200 Auburn Ave., Suite 280
McAllen, Texas 78504

EDUCATION

December 2004
Bachelor of Architect
The University of Texas at Austin,
School of Architect

PROJECTS

Tres Lagos Community Center & Pool
Architect | 22,000 SF | $3.4M

IDEA Camp Rio
Architect | 65,000 SF | $6.7M

Cavazos Sports Institute
Architect | 20,000 SF | $1.6M

Anzalduas Full Commercial Port of Entry
Production Team | 32,000 SF | $88M

KHIT Chiropractic & Wellness Center
Production Manager | 2,300 SF | $6M

Texas Wellness Spay and Neuter Clinic
Architect | 9,500 SF | $1.5M

Residence: McAllen, TX

SAM R. GARCIA
RA, AIA, PRINCIPAL

PROFESSIONAL SUMMARY
Licensed Architect and firm principal with over 20 years of experience leading planning design, and construction for public, educational, municipal, healthcare, and commercial facilities across South Texas. Founder of Sam Garcia Architect, LLC, providing full-service architectural delivery with direct principal oversight on all assignments. Specialized in renovation, occupied facility work, phased construction, and on-call delivery.

ROLE
PRINCIPAL IN CHARGE / PROJECT OVERSIGHT
- Executive oversight for all task orders
- Primary point of contact for Valley View Independent School District
- Scope, budget, and schedule alignment
- Quality control and consultant coordination
- Committee and Board presentations
- Construction administration and field issue resolation

FIRM LEADERSHIP EXPERIENCE:
SAM GARCIA ARCHITECT - Principal (2013-Present)
- Founded and lead full-service architectural practice serving public and institutional clients
- Manage in-house architectural staff and multidisciplinary consultants
- Oversight of $120M+ in constructed projects
- Direct responsibility for contracts, budgets, and delivery performance
- Lead campus renovations, healthcare facilities, and public-sector improvements throughout the Rio Grande Valley

REPRESENTATIVE PROJECT EXPERIENCE
- South Texas College - Building G Engineering Labs Renovation
- South Texas College - Building K Cashiers Renovation
- Khit Ambulatory Surger Center - Healthcare / Surgical Facility
- Mi Vida Presribed Pediatric Extended Care - Pediatric Healthcare Facility
- IDEA Camp Rio - 65,000 SF Educational Campus
- Cavazos Sports Institute - 20,000 SF Athletic Training Facility
- Hidalgo County Detention Center - 200,000+ SF Roofing & HVAC Reenovation (occupied facility)

EDUCATION
- Bachelor of Science in Architecture
  The University of Texas at Austin

REGISTRATION
- Registered Architect - State of Texas No. 21333
- Registered Architect - State of California No. C38824
- Member, American Institute of Architects (AIA)



CONTACT

PHONE
(956) 631-8327

EMAIL
JR@SAMGARCIAARCHITECT.COM

ADDRESS
1200 Auburn Ave., Suite 280
McAllen, Texas 78504

EDUCATION

July 2012
- Master of Architecture
- Certificate in Urban & Regional Planning

The University of Texas at San Antonio

PROJECTS

San Benito Natatorium and Performing Art Center
Production Team | 19,019 SF + 54,039 | $25M

Seguin High School
Production Team | 420,774 SF | $82.4M

Vanguard Academy-Rembrandt Early Childhood
Production Team | 32,267 SF | $6M

McAllen Performing Arts Center
CA Team | 93,741 SF | $25M

Rising Scholars Academy
Production Team | 126,101 SF | $34M

La Joya Fire Station
Production Team | 7,144 SF | $1.7M

JOSE LUIS RIOS JR.

RA, AIA

Project Manager | Architect | Sam Garcia Architect, LLC

PROFESSIONAL SUMMARY
Licensed Architect with experience managing planning, design and construction administration for educational, municipal, healthcare, and commercial facilities throughout South Texas. Leads day-to-day delivery of renovations and campus improvements, coordinating consultants, contractors, and stakeholders to maintain scope, schedule, and budget. Experience in occupied-facility and on-call assignments requiring rapid response and clear communication.

ROLE
PROJECT MANAGER / PRIMARY POINT OF CONTACT
- Day-to-day management of assigned task orders
- Direct coordination with facilities staff, administrators, and user groups
- Scope, schedule, and budget control
- Consultant management and multidisciplinary coordination
- Construction document development and permitting
- Submittal and RFI review
- Field observations and contractor coordination
- Meeting attendance and Building Committee/Board support

FIRM EXPERIENCE
SAM GARCIA ARCHITECT - Project Manager (2018-Present)
- Manage multiple concurrent educational, municipal, and healthcare projects
- Lead civil, structural, and MEP consultant teams
- Direct production staff and oversee document quality control
- Coordinate phase renovations in active and occupied facilities
- Provide construction administration and field issue resolution
- Support fast-track and on-call service delivery

REPRESENTATIVE PROJECT EXPERIENCE
- South Texas College - Building G Engineering Labs Renovation
- South Texas College - Building K Cashiers Renovation
- La Joya Fire Station/EMS Center-Public Safety/Critical Infrastructure
- Khit Multidisciplinary Group Corporate Headquarters-Administration Facility
- Mi Vida Prescribed Pediatric Extended Care-Pediatric Healthcare Facility
- McAllen Performing Arts Center-Civic Facility

EDUCATION
- Master of Architecture - The University of Texas at San Antonio
- Bachelor of Science in Architecture - The University of Texas at San Antonio

REGISTRATION
- Registered Architect - State of Texas
- Member, American Institute of Architects (AIA)

PRIOR PROFESSIONAL EXPERIENCE
- Project Architect, ROFA Architects
- Project Architect, ERO Architects



CONTACT

PHONE
(956) 631-8327

EMAIL
SC@SAMGARCIAARCHITECT.COM

ADDRESS
1200 Auburn Ave., Suite 280
McAllen, Texas 78504

EDUCATION

December 2002
Architectural Drafting & Design
South Texas College - McAllen, TX

PROJECTS

Anzalduas Full Commercial Port of Entry
Production Team | 32,000 SF | $88M

Texas Wellness Spay and Neuter Clinic
Production Manager | 9,500 SF | $1.5M

KHIT Chiropractic & Wellness Center
Production Manager | 2,300 SF | $6M

Rising Scholars Academy
Production Team | 126,101 SF | $34M

Seguin High School
Production Team | 420,774 SF | $82.4M

Residence: McAllen, TX

SERGIO E. CASTILLO
BUILDING INFORMATION MODELING ESSIONAL

PROFESSIONAL SUMMARY
Licensed Architect with experience managing planning, design and construction administration for educational, municipal, healthcare, and commercial facilities throughout South Texas. Leads day-to-day delivery of renovations and campus improvements, coordinating consultants, contractors, and stakeholders to maintain scope, schedule, and budget. Experience in occupied-facility and on-call assignments requiring rapid response and clear communication.

ROLE
PROJECT MANAGER / PRIMARY POINT OF CONTACT
- Day-to-day management of assigned task orders
- Direct coordination with facilities staff, administrators, and user groups
- Scope, schedule, and budget control
- Consultant management and multidisciplinary coordination
- Construction document development and permitting
- Submittal and RFI review
- Field observations and contractor coordination
- Meeting attendance and Building Committee/Board support

FIRM EXPERIENCE
SAM GARCIA ARCHITECT - Project Manager (2018-Present)
- Manage multiple concurrent educational, municipal, and healthcare projects
- Lead civil, structural, and MEP consultant teams
- Direct production staff and oversee document quality control
- Coordinate phase renovations in active and occupied facilities
- Provide construction administration and field issue resolution
- Support fast-track and on-call service delivery

REPRESENTATIVE PROJECT EXPERIENCE
- South Texas College - Building G Engineering Labs Renovation
- South Texas College - Building K Cashiers Renovation
- La Joya Fire Station/EMS Center-Public Safety/Critical Infrastructure
- Khit Multidisciplinary Group Corporate Headquarters-Administration Facility
- Mi Vida Prescribed Pediatric Extended Care-Pediatric Healthcare Facility
- McAllen Performing Arts Center-Civic Facility

EDUCATION
- Master of Architecture - The University of Texas at San Antonio
- Bachelor of Science in Architecture - The University of Texas at San Antonio

REGISTRATION
- Registered Architect - State of Texas
- Member, American Institute of Architects (AIA)

PRIOR PROFESSIONAL EXPERIENCE
- Project Architect, ROFA Architects
- Project Architect, ERO Architects



CONTACT

PHONE
(956) 631-8327

EMAIL
ZR@SAMGARCIAARCHITECT.COM

ADDRESS
1200 Auburn Ave., Suite 280
McAllen, Texas 78504

EDUCATION

August 2019
Interior Design
Bachelor of Science Family and Consumer Science
Texas State University - San Marcos, TX

PROJECTS

Texas Wellness Spay and Neuter Clinic
Production Team | 9,500 SF | $1.5M

Rising Scholars Academy
Production Team | 126,101 SF | $34M

Mirabelle Plaza
Production Team | 18,760 SF | $1.5M

South Heart Clinic
Production Team | 3,130 SF | $1.6M

La Joya Fire Station
Architect | 7,144 SF | $1.7M

Residence: McAllen, TX

ZURI RIVERA
NCIDQ, RID, ASID

PROFESSIONAL SUMMARY

Registered Interior Designer with experience leading interior planning and finish-out for educational, healthcare, municipal, and commercial facilities across South Texas. Specializes in renovation and occupied-facility projects requiring phased construction, code compliance, and stakeholder coordination. Provides rapid support for on-call assignments from programming through construction administration.

ROLE
LEAD DESIGNER / INTERIOR PLANNING

- Interior space planning and programming
- Finish-out design and material selection
- ADA, accessibility, and life-safety compliance coordination
- Furniture, fixtures, and equipment (FF&E) planning
- Construction documentation and detailing
- Stakeholder workshops and user coordination
- Submittal review and construction administration support

FIRM EXPERIENCE
SAM GARCIA ARCHITECT

- Lead interior design for educational, healthcare, and commercial renovations
- Coordinate directly with architects, engineers, and campus stakeholders
- Develop construction documents, finish schedules, and specifications
- Support fast-track and occupied-facility projects with phased implementation
- Maintain design continuity from concept through construction
- Submittal review and construction administration support

REPRESENTATIVE PROJECT EXPERIENCE

- South Texas College - Building G Engineering Labs Renovation
- South Texas College - Building K Cashiers Renovation
- Khit Ambulatory Surgery Center - Surgical/Medical Facility
- Texas Wellness Spay & Neuter Clinic - Veterinary Healthcare Facility
- Mirabelle Plaza - Commercial Tenant Finish-Out
- La Joya Fire Station - Municipal Facility

EDUCATION

- Bachelors of Science, Interior Design - Texas State University

REGISTRATION & CREDENTIALS

- Registered Interior Designer (RID-Texas)
- NCICQ Certified
- Member, American Society of Interior Designers (ASID)

TEXAS Board of Architectural Examiners

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

Sam Raymond Garcia Jr.
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 21333

Renewal of this registration is due October 31, 2026

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TEXAS Board of Architectural Examiners

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that

SAM GARCIA ARCHITECT
DBA: Sam Garcia Architect, LLC

is duly registered and authorized in accordance with all
rules and regulations of the State of Texas

in testimony whereof this certificate has been issued
by the authority of this Board
Registration No. BR 513

Renewal of this registration is due on April 30, 2027

TEXAS Board of Architectural Examiners

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS

Certifies that it has registered and authorized
to practice in the State of Texas

Jose Luis Rios Jr.
as
Architect

In testimony whereof this certificate has been issued
by the authority of this board Registration No: 30426

Renewal of this registration is due November 30, 2026

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Certified Professional

Sergio Erick Castillo

Autodesk Certified Professional:
Revit Architecture

AUTODESK

November 17, 2016







EXPERIENCE WORKING WITH GOVERNMENT AGENCIES

SGA has worked with numerous governmental agencies over the years while designing projects. We are knowledgeable of required codes and are accustomed to working with municipalities and counties on behalf of our clients. We have also had to liaise with federal and state agencies on behalf of our clients and have become quite knowledgeable of the process and what is expected of a design team.

a.	***(1) TITLE AND LOCATION (City and State)*** **ANZALDUAS INTERNATIONAL LAND PORT OF ENTRY-COMMERCIALINSPECTION IMPROVEMENTS (MISSION, TEXAS)**	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If applicable)* ONGOING
	(2) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ARCHITECT: US Customs and Border Protection is expanding the existing Port of Entry to accommodate commercial (18-wheeler) traffic. Designed over 20,000 sq. ft. of new facilities including Inspection Dock, Administrative Facilities, Inspection Booths, and other support spaces. Project seeks LEED Certification and will be approximately $85 M Construction Project.		
b.	***(1) TITLE AND LOCATION (City and State)*** **DONNA-RIO BRAVO INTERNATIONAL LAND PORT OF ENTRY-COMMERCIAL INSPECTION IMPROVEMENTS (DONNA, TEXAS)**	PROFESSIONAL SERVICES 2019	CONSTRUCTION *(If applicable)* PENDING
	(2) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE **ARCHITECT:** US Customs and Border Protection is expanding the existing Port of Entry to accommodate commercial (18-wheeler) traffic. Designed over 15,000 sq. ft. of new facilities, includes Administrative Facilities, Loading Dock, Covered Canapes, and Inspection Booths. Construction expected to be approximately $34 M.		
c.	***(1) TITLE AND LOCATION (City and State)*** **IDEA PUBLIC SCHOOLS CAMP RIO PHASE I (BROWNSVILLE, TEXAS)**	PROFESSIONAL SERVICES 2019	CONSTRUCTION *(If applicable)* 2019
	(2) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE **ARCHITECT:** SGA provided all architectural design work from the master planning phase through construction administration. A multi-faceted educational facility was designed on an 85-acre, ecologically sensitive piece of land. This project included a classroom building, large outdoor sports pavilion, maintenance building and cabins.		
d.	***(1) TITLE AND LOCATION (City and State)*** **LA FERIA PUBLIC WORKS ADMINISTRATIVE OFFICE (LA FERIA, TEXAS)**	PROFESSIONAL SERVICES 2023	CONSTRUCTION *(If applicable)* ONGOING
	(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE **ARCHITECT:** Design for major renovations at an existing public works warehouse. Designed 4,200 SF offices for the City Public Works Department. Includes offices, employee breakroom, restrooms, and storage.		
e.	***(1) TITLE AND LOCATION (City and State)*** **LA JOYA FIRE STATION (LA JOYA, TEXAS)**	PROFESSIONAL SERVICES 2023	CONSTRUCTION *(If applicable)* ONGOING
	(2) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE **ARCHITECT:** The 7,041 square foot building consist of an apparatus bay for a total of 4 EMS & fire engine trucks, bunker gear room, chief's office & quarters, sleeping quarters, full-kitchen and dining area, day room, laundry room, men & women's restroom and showers for each, room to host special trainings and more.		







E.K. ATWOOD PARK IMPROVEMENTS ("BEACH ACCESS #5")

LOCATION: South Padre Island, Texas
DURATION: Current

SGA is currently providing full architectural and engineering services for the E.K. Atwood Park Improvements Project, focused on enhancing public access and amenities within a coastal park environment. The project includes a new restroom facility, changing stations, parking lot improvements, rinse stations, toll booth enhancements, and upgraded picnic and pavilion areas. Design solutions emphasize coastal resilience, durability, and ADA accessibility, utilizing materials and systems suited for saltwater exposure and high-wind conditions. This project highlights SGA's ability to deliver sustainable, user-focused park improvements while coordinating within environmentally sensitive coastal settings.

SERVICES PROVIDE

- Master Planning & Schematic Design
- Design Development & Construction Documents (PS&E)
- Cost Estimating & Value Engineering
- Permitting & Regulatory Coordination
- Multi-Disciplinary Coordination (Civil, Structural, MEP, Landscape)
- Bid Phase & Construction Administration
- QA/QC & Project Closeout

CONTACT PERSON: Joe E. Vega
TITLE: Parks Director
PHONE: (956) 761-3701
EMAIL ADDRESS: jevega@co.cameron.tx.us

PROJECT INFORMATION

PROJECT MANAGER: Sam Garcia Architect, LLC - Jose Luis Rios, Jr, RA, AIA

ARCHITECT: Sam Garcia Architect, LLC - Sam R. Garcia, RA, AIA

CIVIL ENGINEER: Rioplex Engineering - Kelley Heller-Vela, PE

STRUCTURAL ENGINEER: Green, Rubiano & Associates - Rolando Rubiano, PE

MEP ENGINEER: ETHOS Engineering - Cesar Gonzalez, PE
LANDSCAPE ARCHITECT: Heffner Design Team, PLLC - Andrew T. Heffner, PLA, ASLA

PROJECT COST: $TBD



RIO BANK / ELSA BANKING CENTER







LOCATION: Elsa, Texas
DURATION: Ongoing

SGA is excited to announce Phase II of our ongoing projects: the Multipurpose Community Center for Rio Bank in Elsa, Texas. This new development encompasses 6,051 square feet and features a variety of functional spaces designed to serve the community's diverse needs. Key areas include:

Community Space: 1,972 SF
Bank Suite A: 1,251 SF
Lounge: 214 SF
Community Board Room: 760 SF
Common Area: 598 SF
Bank General Area: 1,471 SF

This multipurpose center is poised to be a hub for events and activities, fostering community engagement and providing versatile spaces for various functions.

SERVICES PROVIDED/DISCIPLINES PREFORMED

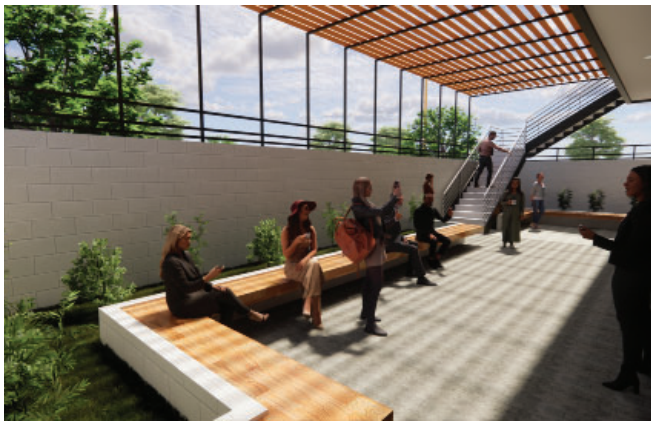
Schematic Design, Design Development, Construction Documents, Construction Administration

PROJECT INFORMATION

PROJECT DESIGNER/PLANNER: Sam Garcia Architect, LLC
STRUCTURAL ENGINEER: Green, Rubiano & Associates
MEP ENGINEER: DBR Engineering
CIVIL ENGINEER: SOTEX Engineering
PROJECT COST: $TBD - Ongoing
CONTACT PERSON: Brian Humphreys
TITLE: President
PHONE: (956) 878-1423



KHIT CHIROPRACTIC CORPORATE HQ







LOCATION: Mission, Texas
DURATION: Ongoing

Sam Garcia Architect, LLC (SGA) provided comprehensive architectural services for the construction of a 14,127 square foot KHIT Chiropractic Corporate Headquarters in Mission, TX.

KHIT Chiropractic Corporate Headquarters project involves the new construction of a two-story office building and a one-story empty shell space that will be converted to small offices. The total area of the building is 14,127 square feet. The second floor is made up of 7,100 square feet ideal for offices. The first floor comprises a conference room, bullpen, records room, legal counsel room, IT room, break room, storage room, private restroom, patio, restrooms for both men and women, and four offices.

SERVICES PROVIDED/DISCIPLINES PREFORMED

Schematic Design, Design Development, Construction Documents, Construction Administration

PROJECT INFORMATION

PROJECT DESIGNER/PLANNER: Sam Garcia Architect, LLC
STRUCTURAL ENGINEER: Atlas Engineering Consultants
MEP ENGINEER: A&G Engineering, LLC
PROJECT COST: $TBD - Ongoing
CONTACT PERSON: Justin Valinski
TITLE: CFO - Wellness on Wheelz, PLLC
PHONE: (701) 215-1010
EMAIL ADDRESS: justin@wellnessonwheelz.com







LA JOYA FIRE STATION

LOCATION: La Joya, Texas
DURATION: Ongoing

City of La Joya awarded Sam Garcia Architect, LLC to construct a new La Joya Fire Station. The new Fire Station will be located at North Jara China Rd in La Joya, Texas. The 7,041 square foot building consist of an apparatus bay for a total of 4 EMS & fire engine trucks, bunker gear room, chief's office & quarters, sleeping quarters, full-kitchen and dining area, day room, laundry room, men & women's restroom and showers for each, room to host special trainings. The facility has room for additional future training areas, a helicopter pad with approach and take off clearances.

Overall, the appearance of the exterior façade will retain its original look as the project will focus on finishing out the interior usable space.

SERVICES PROVIDED/DISCIPLINES PREFORMED

Architectural Design, Schematic Design, Design Development, Construction Documents, Bidding and /or Negotiation, Closeout Documents, and Construction Administration

PROJECT INFORMATION

PROJECT DESIGNER/PLANNER: Sam Garcia Architect, LLC
STRUCTURAL ENGINEER: Green, Rubiano & Associates, Inc.
MEP ENGINEER: A&G Engineering, LLC
BUDGET: $2.8 M
DELIVERY METHOD: Design/Bid/Build

CONTACT PERSON: Leonardo Olivarez, JD MPA
TITLE: City Manager of La Joya
PHONE: (956) 581-7002
EMAIL ADDRESS: leo.olivarez@cityoflajoya.com

PROFESSIONAL WORK DISCIPLINE

Sam Garcia Architect, LLC (SGA) is submitting its qualifications as the Prime Architectural Consultant to provide comprehensive architectural services for the City of Edinburg under RFQ No. 2026-5.

SGA offers complete architectural services for municipal, governmental, educational, healthcare, commercial, and community projects, including planning, programming, feasibility studies, facility assessments, architectural design, construction documents, bidding assistance, construction administration, and project closeout. Our experienced consultant team provides fully integrated engineering and specialty services, including:

- Civil Engineering
- Structural Engineering
- Mechanical, Electrical, and Plumbing (MEP) Engineering
- Landscape Architecture
- Surveying
- Fire Protection Engineering
- Technology and Low Voltage Systems
- Environmental and Specialty Consulting Services

Our multidisciplinary team is organized to efficiently respond to a wide range of municipal projects while maintaining consistent communication, quality control, and responsive client service.

GENERAL STATEMENT OF FIRM QUALIFICATIONS

Sam Garcia Architect, LLC (SGA) is a full-service architectural firm headquartered in McAllen, Texas, providing professional architectural, planning, interior design, and construction administration services throughout South Texas since 2013. The firm has established a reputation for delivering practical, innovative, and cost-effective design solutions for public agencies, municipalities, educational institutions, healthcare providers, and private-sector clients.

SGA provides a comprehensive range of professional services, including:

- Architectural Design
- Master Planning and Programming
- Facility Assessments
- Feasibility Studies
- Interior Design
- Construction Documents and Specifications
- Construction Administration
- ADA Accessibility Compliance
- Building Code Analysis
- Cost Estimating and Value Engineering

Our principal office in McAllen, Texas, will serve as the primary location for project management, consultant coordination, quality assurance, and production services for the City of Edinburg.

SGA maintains an experienced staff of licensed architects, project managers, interior designers, architectural designers, and construction administration personnel supported by a long-standing team of licensed engineering consultants registered in the State of Texas.

Professional licenses, registrations, and certifications for SGA and its consultants are included within this Statement of Qualifications.

LOCATION OF OFFICE PERFORMING THE WORK

All services will be performed from SGA's principal office located in McAllen, Texas.

As a Rio Grande Valley firm, SGA is uniquely positioned to provide the City of Edinburg with immediate responsiveness, frequent site visits, timely meetings, and direct coordination

throughout every phase of a project. Our close proximity allows our team to quickly respond to project needs while maintaining active communication with City staff and stakeholders.

AWARDS, ACCOMPLISHMENTS, AND RELEVANT EXPERIENCE

Since 2013, SGA has successfully completed numerous governmental, educational, healthcare, commercial, and community projects throughout South Texas. Our experience demonstrates the firm's ability to manage projects of varying size and complexity while maintaining schedule, budget, and quality objectives.

Representative projects include:

- **Hidalgo County Adult Detention Center and Law Enforcement Building Re-Roofing – Edinburg, Texas**

Architectural services for the replacement of roofing systems on more than 200,000 square feet of occupied County facilities requiring phased construction and continuous operations.

- **Anzalduas International Land Port of Entry Expansion – Mission, Texas**
  Comprehensive architectural services for a complex governmental infrastructure project requiring multidisciplinary coordination and regulatory compliance.

- **Donna-Rio Bravo International Land Port of Entry Commercial Inspection Improvements – Donna, Texas**
  Architectural services involving coordination among multiple governmental agencies, engineering disciplines, and regulatory authorities.

- **Mission CISD District-Wide Security and Infrastructure Improvements**
  District-wide improvements requiring careful planning, phased implementation, and coordination across multiple campuses.

- ***South Texas College Campus Renovations***
  Multiple renovation projects including engineering laboratories, instructional spaces, and administrative facilities.

Throughout these projects, SGA has consistently demonstrated:

- Effective project management
- Successful consultant coordination
- Strong communication with public agencies
- Quality construction documentation
- Budget-conscious design solutions
- Comprehensive construction administration

FIRM CAPABILITY TO PROVIDE ARCHITECTURAL SERVICES

SGA possesses the experience, staffing resources, and technical expertise necessary to provide comprehensive architectural services for the City of Edinburg.

Our firm understands that municipal projects vary significantly in scope and complexity, requiring an architectural partner capable of responding quickly while maintaining consistent quality and professional service. Whether assigned facility renovations, departmental improvements, new municipal facilities, space planning, feasibility studies, or capital improvement projects, SGA provides responsive project management supported by experienced technical staff and consultants.

Our design philosophy emphasizes:

- Functional and efficient facilities
- Practical and sustainable design solutions
- Code compliance and ADA accessibility
- Energy-efficient building systems
- Cost-effective construction solutions

- Long-term operational value
- Collaborative decision-making

Using Building Information Modeling (BIM) and advanced coordination technologies, SGA improves design accuracy, minimizes conflicts during construction, and enhances communication among all project participants.

Most importantly, SGA approaches every assignment as a long-term partnership. We understand that successful on-call architectural services require responsiveness, accountability, flexibility, and consistent communication. Our team is committed to providing the City of Edinburg with dependable professional services that support the City's continued growth, infrastructure improvements, and long-term capital investment goals.



APPROACH TO ACCOMPLISHING THE SCOPE OF WORK

Sam Garcia Architect, LLC (SGA) is committed to providing the City of Edinburg with responsive, professional, and cost-effective architectural services that support the City's ongoing capital improvement program and operational needs. Our approach is founded on collaboration, technical excellence, proactive communication, and disciplined project management to ensure every assignment is delivered efficiently and in accordance with the City's objectives.

SGA understands that the City requires an architectural partner capable of responding quickly to a diverse range of projects, including new construction, facility renovations, building assessments, space planning, feasibility studies, and other architectural services as needed. Regardless of project size or complexity, our team applies the same level of attention, quality control, and client service to every assignment.

Each project begins with a thorough evaluation of the City's goals, operational requirements, budget, schedule, and existing conditions. Working closely with City staff, SGA develops practical design solutions that maximize functionality, sustainability, long-term value, and ease of maintenance while maintaining compliance with all applicable codes and regulatory requirements.

Throughout every phase of the project, SGA emphasizes continuous communication, disciplined coordination among all consultants, proactive schedule management, and ongoing cost monitoring to ensure projects are completed on time, within budget, and in accordance with the City's expectations.

PROJECT MANAGEMENT PLAN, INTERPRETATION OF SCOPE, AND METHOD OF APPROACH

Interpretation of Scope:
SGA understands the City of Edinburg is seeking a qualified architectural firm to provide continuing architectural services for municipal projects of varying size and complexity. Assignments may include facility assessments, renovations, expansions, new construction, programming, planning studies, ADA improvements, construction administration, and other professional services necessary to support the City's facilities and infrastructure.

Our team is prepared to provide complete architectural and engineering services from project initiation through construction completion while maintaining flexibility to accommodate multiple assignments under the City's delivery schedule

Proposed Services:
SGA will provide comprehensive architectural services including:

- Programming and facility assessments
- Master planning and feasibility studies
- Architectural design
- Construction documents and specifications
- Building code and ADA compliance review
- Cost estimating and value engineering
- Permitting and regulatory coordination
- Bid and procurement assistance
- Construction administration
- Project closeout and warranty support

Project Management Plan:
SGA's project management process is structured to provide accountability, responsiveness, and consistent communication throughout every assignment.

Our approach includes:
- A dedicated Project Manager serving as the City's primary point of contact.
- Direct involvement by Principal Architect Sam R. Garcia throughout each project.
- Clearly defined project schedules and milestone reviews.
- Regular coordination meetings with City staff and consultants.
- Continuous monitoring of project budgets and schedules.
- Internal quality assurance reviews before each project deliverable.
- Prompt response to City requests, questions, and unforeseen project issues.

This management structure allows SGA to efficiently manage multiple projects simultaneously while maintaining the personalized service expected from a local architectural firm.

Method of Approach:
SGA approaches every municipal project through a systematic process that emphasizes collaboration, technical accuracy, and practical design solutions.

Our methodology includes:

- Listening to the City's needs and establishing clear project objectives.
- Evaluating existing facilities and site conditions.
- Developing functional and cost-effective design alternatives.
- Coordinating all architectural and engineering disciplines through Building Information Modeling (BIM).
- Incorporating sustainable, durable, and maintainable building systems.
- Performing quality control reviews throughout the design process.
- Providing responsive construction administration to protect the City's interests during construction.

This proven approach minimizes project risks, improves coordination, reduces construction conflicts, and provides the City with well-designed facilities that deliver long-term value.

PERSONNEL, CONSULTANTS, AND RESOURCES

SGA will assign a highly experienced, multidisciplinary team with a proven track record in delivering public and recreational facilities. Our team is structured to provide both design excellence and execution reliability.

Core Team:

- Sam R. Garcia, RA, AIA - Principal-in-Charge – Executive oversight and quality assurance
- Sergio Castillo - Project Manager – Responsible for schedule, budget, and client coordination
- Jose Luis Rios, RA, AIA - Project Architect – Leads design development and technical documentation
- Zuri Rivera, NCIDQ, RID, ASID - Interior Designer – Enhances functionality, durability, and user experience

Consultant Team:

- Rioplex Engineering - Civil Engineering – Site planning, drainage, and infrastructure
- Green Rubiano & Associates - Structural Engineering – Long-span gymnasium systems and structural integrity
- ETHOS Engineering - MEP Engineering – High-efficiency building systems
- Heffner Design Team - Landscape Architecture – Site aesthetics and usability
- Technology/Low Voltage – Security, communications, and access control

Our consultant team has successfully collaborated with SGA on numerous governmental, educational, healthcare, and municipal projects throughout South Texas, allowing us to efficiently deliver coordinated architectural and engineering services.

SGA utilizes Building Information Modeling (BIM), digital project coordination, and established quality management procedures to improve communication, reduce design conflicts, and ensure accurate construction documentation.

INNOVATIVE CONCEPTS AND COST CONTAINMENT STRATEGIES

SGA believes successful municipal projects balance functionality, durability, sustainability, and fiscal responsibility.

Our approach includes:

- Early budget verification throughout design. Value engineering that preserves project quality while controlling costs.
- Durable, low-maintenance materials that reduce lifecycle expenses.
- Energy-efficient building systems that lower long-term operating costs.
- Flexible design solutions that accommodate future growth and changing operational needs.
- Comprehensive coordination among consultants to reduce construction change orders.

Our objective is to maximize the City's investment while providing facilities that remain functional, maintainable, and efficient for decades.

EXPERIENCE WITH SIMILAR PROJECTS

SGA has successfully completed projects for municipalities, counties, educational institutions, healthcare organizations, and governmental

agencies throughout South Texas.

Representative projects include:

- Hidalgo County Adult Detention Center & Law Enforcement Building Re-Roofing – Edinburg
- Anzalduas International Land Port of Entry Expansion
- Donna-Rio Bravo International Land Port of Entry Commercial Inspection Improvements South Texas College Campus Renovations
- Mission CISD District-Wide Security Improvements
- Weslaco ISD Security Vestibule Improvements
- Texas Department of Public Safety License Mega Center
- Camp Rio Master Plan
- Cavazos Sports Institute

These projects demonstrate SGA's ability to successfully manage public projects requiring multidisciplinary coordination, budget management, phased construction, regulatory compliance, and responsive client service.

PROJECT UNDERSTANDING

SGA understands that the City of Edinburg requires a dependable architectural partner capable of providing timely, high-quality professional services across a broad range of municipal projects. Success under this contract depends upon responsiveness, technical expertise, effective communication, and the ability to deliver projects that meet operational needs while respecting public budgets and schedules.

Our team recognizes that every assignment presents unique challenges requiring thoughtful planning, collaboration with City staff, and practical design solutions. Whether providing renovations to existing facilities, evaluating City-owned buildings, developing new municipal facilities, or supporting future capital improvement projects, SGA is committed to delivering architectural services that are innovative, sustainable, functional, and responsive to the City's goals.

By combining experienced leadership, comprehensive consultant resources, disciplined project management, and a commitment to exceptional client service, SGA is prepared to serve as a trusted architectural partner for the City of Edinburg throughout the duration of this contract.

PRELIMINARY PROJECT SCHEDULE

SGA proposes the following realistic and efficient project timeline, based on similar facility types and delivery methods:

Phase	Duration	Key Activities
Programming & Needs Assessment	3-4 weeks	Stakeholder meetings, space requirements, budget alignment
Schematic Design	5-6 weeks	Concept layouts, court configurations, preliminary cost estimates
Design Development	6-8 weeks	Refined plans, systems coordination, updated cost estimates
Construction Documents	8-10 weeks	Detailed drawings, specifications, permitting coordination
Bidding & Procurement	4-6 weeks	Contractor selection, bid review, contract award
Construction	10-14 months	Facility Construction, inspections, and progress monitoring

Closeout & Occupancy	3-4 weeks	Final inspections, punch list, turn-over

Total Estimated Project Duration: Approximately **16–20 months**

This schedule reflects SGA's commitment to **efficient delivery without compromising quality**, with flexibility to adjust based on City priorities, funding, or phasing considerations.

SGA will actively manage the schedule through:
- Clearly defined milestones and deliverables
- Regular progress tracking and reporting
- Early identification of potential delays and proactive mitigation
- Close coordination with consultants, contractors, and City staff

EVIDENCE OF EXPERIENCE WITH SIMILAR FACILITY TYPES

SGA brings proven experience in designing multi-use, high-occupancy, and community-centered facilities that align closely with the City of Edinburg's project goals.

Cavazos Sports Institute – McAllen, Texas
A specialized athletic performance and training facility designed for flexibility, durability, and high-frequency use. The project required careful coordination of open-span space planning, sport-specific functionality, and efficient circulation

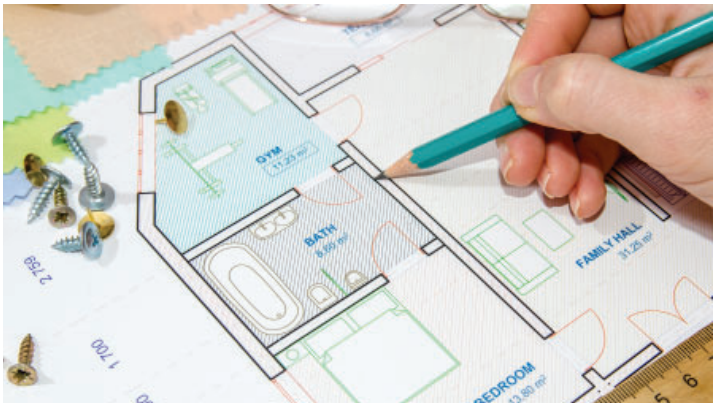
Camp Rio – IDEA Public Schools
A large-scale recreational and educational campus designed to support diverse programming, large user groups, and community engagement. The project emphasized adaptability, outdoor/indoor integration, and long-term usability.

Rising Scholars Academy – South Texas ISD
A 140,000 SF facility incorporating multi-purpose spaces designed to serve both institutional and community functions. The project demonstrates SGA's ability to deliver complex, large-scale facilities with flexible programming requirements.

RELEVANCE TO THIS PROJECT

Across these projects, SGA has consistently demonstrated:
- Expertise in large-span and multi-use facility design
- Ability to create flexible environments that support diverse programming
- Strong track record of budget and schedule control
- Integration of durable, low-maintenance materials
- Delivery of facilities that serve as long-term community assets

SGA's deep understanding of the project, combined with our proven experience and disciplined project delivery approach, positions our team to successfully deliver a high-performing, cost-effective, and community-focused facility for the City of Edinburg.





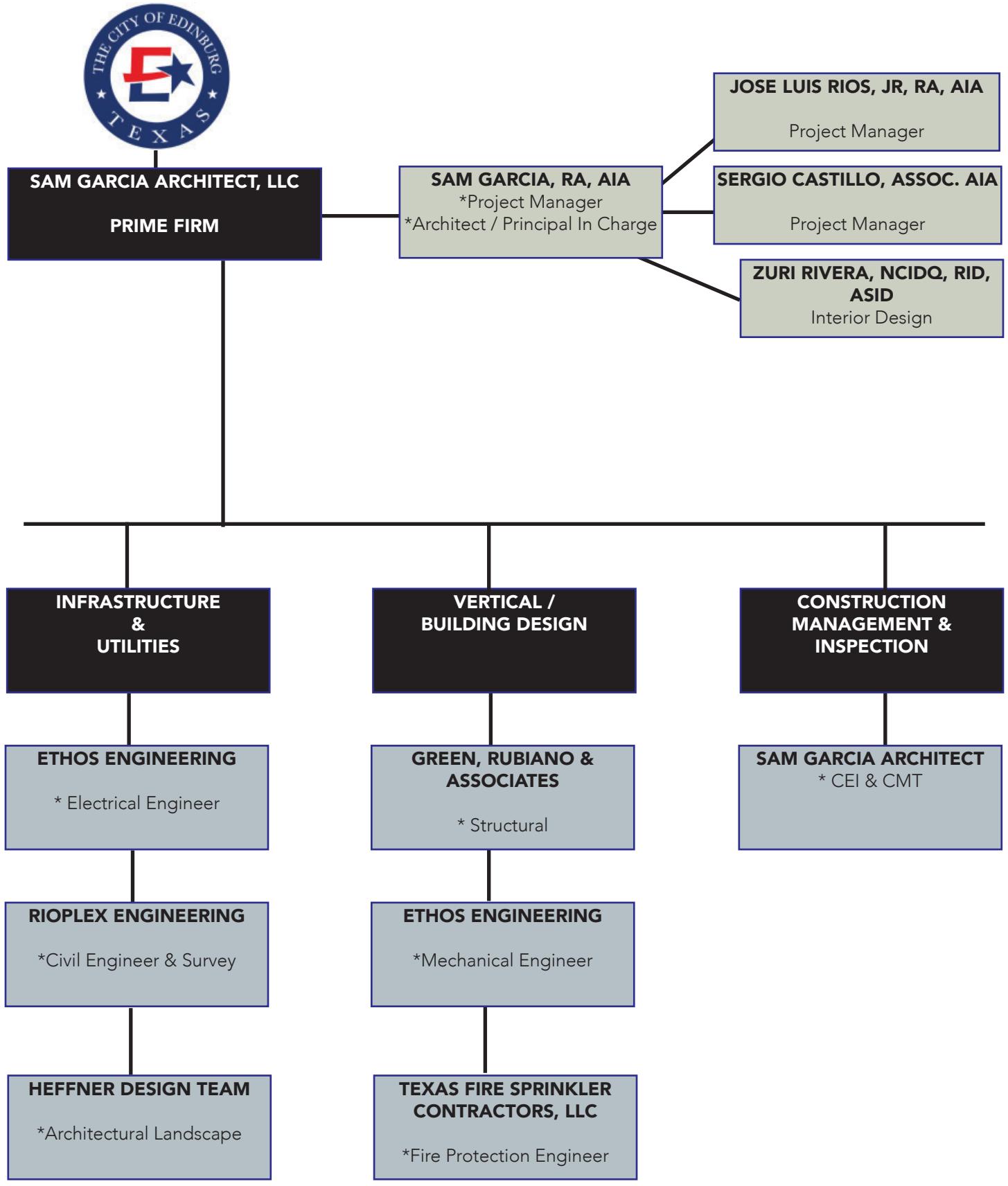
TAB 3

TEAM MEMBER QUALIFICATIONS

AND EXPERIENCE

TAB 3 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

Team Organizational Chart



PROPOSED PROJECT ASSIGNMENTS

Sam Garcia Architect, LLC (SGA), together with its subconsultants, has the professional staff, technical expertise, and organizational capacity to successfully provide the architectural services requested under the City of Edinburg's Request for Qualifications (RFQ No. 2026-5). Our team is fully prepared to support multiple assignments concurrently while maintaining responsive client service, effective project management, and high-quality deliverables.

The following organizational chart identifies the key personnel proposed for this contract, including their anticipated level of involvement, primary responsibilities, and tenure with the firm. The percentages shown represent the estimated level of participation for each team member and may be adjusted as necessary to meet the specific requirements of individual task assignments.

Consultant Firm	Key Contact	Role	Availability
SAM GARCIA ARCHITECT, LLC Established: 2013 Employees: 7	Sam Garcia, RA, AIA Jose Luis Rios Jr., RA, AIA Sergio Castillo, Associate AIA Zuri Rivera, Interior Design Amira Madrigal, E.I.T.	Architectural Services	70% 85% 85% 85% 20%
RIOPLEX ENGINEERING Established: 2025 Employees: 3	Kelley Heller-Vela, P.E.	Civil Engineering (Site, Drainage, Utilities)	85%
HEFFNER DESIGN TEAM Years in Business: 10 Employees: 6	Andrew Heffner, RLA	Landscape Architecture	65%
ETHOS ENGINEERING Established: 2014 Employees: 20	Rajesh Kapileshwari, P.E., LEED	Mechanical, Electrical, & Plumbing Services	75%
GREEN, RUBIANO & ASSOCIATES Established: 1983 Employees: 21	Rolando Rubiano, P.E.	Structural Engineering Services	75%
TFG FIRE SPRINKLER CONTRACTOR Established: 2021 Employees: 7	Leonardo Munoz, P.E.	Fire Protection Systems	70%

GREEN, RUBIANO & ASSOCIATES

Structural Engineer
Firm Registration #: F-4145

1220 W. Harrison Avenue
Harlingen, TX 78550
www.graengineering.com



Title & Role:
Senior Partner
Structural Engineer

Education:
Bachelor of Science in Civil Engineering - 1993
University of Texas at Austin

Registrations:
Registered Professional Engineer
State of Texas #86369

Texas Department of Insurance
Appointed Qualified Inspector

Professional Affiliations:
Texas Windstorm Insurance Association (TWIA) Board of Directors Member
06/2025 – 03/2027
Texas Board of Professional Engineers and Land Surveyors
12/2018 – 12/2023
Board Vice-Chair
08/2022-08/2023
UTRGV Engineering & Computer Science Advisory Council
Current Member
Texas Industrialized Building Code Council Member
01/2008 – 01/2019
Council Chairman
01/2014 – 01/2017
Governor's Commission for Disaster Recovery and Renewal - Hurricane Preparedness 2008
City of Harlingen Valley International Airport Board Member
2016 – 2022
Chairman
03/2020 – 03/2021

Professional Resume

Rolando R. Rubiano, P.E.

Rolando has 33 years of experience in engineering design, contract administration, structural and forensic evaluation, and engineering consulting. A 1993 graduate of the University of Texas at Austin with a Bachelor of Science in Civil Engineering, Rolando began his career in 1993 with Celanese Chemicals before joining Green & Associates in 1999. He became the principal and owner of Green, Rubiano & Associates (GRA) in 2000. As a Senior Partner of the firm, Rolando provides design, facility evaluation, and project management expertise for GRA projects. Committed to both his profession and his community, Rolando has served on many state and local technical and civic boards. He was appointed by Governor Greg Abbott to serve on the Texas Board of Professional Engineers and Land Surveyors from 2018 to 2023 and served on the State of Texas Industrialized Building Code Council from 2008 to 2019. In addition, he served on the Governor's Commission for Disaster Recovery and Renewal – Hurricane Preparedness in 2008. While appointed to the TDI Forensic Working Group, he assisted with the development of guidelines and procedures in the Texas Department of Insurance (TDI) Qualified Inspector Program. Rolando was recently appointed to the Board of Directors for the Texas Windstorm Insurance Association (TWIA). Rolando is a registered TDI Appointed Qualified Inspector and has received multiple recognitions including the UTRGV Outstanding Engineer Award and the TSPE/ASCE RGV Professional Advancement Award in Engineering.

Projects of Interest Include:

- **Port Aransas Recreation Center**
  This $24 million, 35,000 sq. ft. facility currently under construction includes an elevated 2nd floor running track above the central basketball courts, yoga and dance studios, weight rooms and spaces for community gatherings,

- **Harlingen CISD Aquatics Center**
  Harlingen CISD's $8 million aquatics center is a 40,000 sq. ft. natatorium which includes a lap pool, diving pool, and therapeutic pool.

- **Harlingen HEB Tennis Center**
  Harlingen's HEB Tennis Center includes a 2,000 sq. ft. tennis center housing a pro shop, concessions and restrooms and a 1,500 sq. ft. outdoor patio area.

GREEN, RUBIANO & ASSOCIATES

Structural Engineer
Firm Registration #: F-4145

1220 W. Harrison Avenue
Harlingen, TX 78550
www.graengineering.com



Title & Role:
Managing Partner
Structural Engineer

Education:
Master of Science in Structural Engineering – 2005
The University of Washington

Bachelor of Science in Architectural Engineering - 2003
University of Texas at Austin

Registrations:
Registered Professional Engineer
State of Texas #103450

Texas Department of Insurance
Appointed Qualified Inspector

Professional Affiliations:
Texas Society of Professional Engineers
Education Committee Member
2021-present
Texas Society of Professional Engineers – RGV Chapter Outreach & Leadership Officer
2021-present
UTRGV Part-Time Lecturer in Civil Engineering
2022-Present Academic Year
UTRGV Civil Engineering Department Advisory Council
2019 - present
South Texas College A&E Design Technology Advisory Committee
2018 – present

Professional Resume

Heriberto Cavazos, P.E.

Heriberto has over 20 years of experience in civil and structural engineering design. Heriberto is a 2003 graduate of the University of Texas at Austin with a Bachelor of Science in Architectural Engineering and a 2005 graduate of the University of Washington with a Master of Science in Structural Engineering. Heriberto began his career with Wiss, Janey, Elstner, Inc (WJE) in 2006 before joining Green, Rubiano & Associates (GRA) in 2008 and eventually became a partner with the firm in 2018. In addition to designing new construction, Heriberto has extensive experience in forensic evaluation and repair design. He has investigated construction and design defects, materials problems, and structural deterioration with experience in the evaluation and repair design of concrete, steel, masonry, and wood framed structures. Heriberto is familiar with exterior envelope evaluations and repair for a variety of exterior wall cladding and roofing systems. Additionally, he is knowledgeable in a variety of professional services including historic preservation, design peer review, non-destructive testing, and water penetration testing. Heriberto is a registered TDI Windstorm Appointed Qualified Inspector well versed with coastal wind design criteria and building requirements.

Projects of Interest:

- **Brownsville Sports Park Community Safe Room**
  This $5.3 million, 23,400 sq. ft. dual-purpose facility serves as a City of Brownsville Parks and Recreation community gymnasium equipped with a regulation basketball court, retractable bleachers, showers and restroom facilities while intended to provide a facility that can shelter over 800 individuals during a hurricane or tornado storm event.

- **Roma ISD Multi-Purpose Gymnatorium**
  Currently in construction, this $24.5 million, 60,000 sq. ft. new facility includes a multi-purpose gymnatorium and adjacent classroom wing. The gymnatorium can serve as a competition gymnasium or a state-of-the-art 3,000-seat performance center with a main stage and auxiliary spaces including dressing rooms and a separate black box theater.

- **Corpus Christi ISD Mary Carrol High School**
  Mary Carroll High School is a $145 million, 418,000-square-foot campus located in Corpus Christi. The new high school campus includes multiple academic and athletic facilities, including a 3,000-seat gymnatorium, administrative offices, fine arts facilities, a media center/library, ROTC facilities, Career and Technical Education (CTE) spaces, an auxiliary gymnasium, locker rooms, and outdoor athletic complexes featuring baseball and softball fields, tennis courts, practice fields, and a synthetic turf football stadium. The gymnatorium can serve as a competition gymnasium or a state-of-the-art 3,000-seat performance center with a main stage and auxiliary spaces including dressing rooms and a separate black box theater.



RAJESH KAPILESHWARI

P.E. LEED AP BCxP

YEARS OF EXPERIENCE: 30
PE LICENSE:
86959 (Texas)
032979 (North Carolina)

EDUCATION

Mechanical Engineering,
UT AUSTIN-1995

RELEVANT EXPERIENCE

30 years in designing new construction, renovation, expansion projects
Qualified Sponsor for Utility Incentives
SECO Grants and Loans
EPA Energy Star Buildings
LEED Buildings
Energy Analysis and Energy Conservation Projects
Facility Assessments

CONTACT INFORMATION

O: (956) 230-3435
C: (956) 564-2852
W: ethoseng.net
E: rajesh@ethoseng.net

PRINCIPAL + QC/QA + SUSTAINABILITY DIRECTOR + BCxP

Highlights of Qualifications

Rajesh has over 30 years of experience managing complex and diverse MEP projects. As a Principal at Ethos, he is responsible for system concepts and quality control for all projects. His main focus is energy efficiency and sustainability design.

With a graduate degree in thermodynamics and thermal fluid systems, Rajesh specialized in design of thermal plants, thermal energy storage (TES), and renewable energy technology, and energy conservation projects. He performs energy analysis, commissioning (CX), and retro-CX. He also has expertise in designing high performance buildings.

Rajesh earned his LEED Accredited Professional certification in 2004; his first LEED project 'The Austin City Hall' was awarded LEED Gold, and several of his projects have been awarded LEED and Energy Star Building certifications. In the Valley market, Rajesh honed his skills, designing comfortable, sustainable facilities that are both cost effective and easy to maintain.

His professional affiliations include **ASHRAE, EPA, and USGBC**. Rajesh volunteers as an engineering mentor in STEM clubs in schools and serves on the Board of Piedmont Environmental Alliance organization, and the **USGBC Leadership Group committee co-chair for Education and Programming**. He enjoys teaching and speaking at professional workshops and seminars and has **presented papers** at more than half a dozen technical conferences.

ACR Engineering–Austin, Harlingen, TX 1995 – 2014

For over 20 years Rajesh served as the Engineer of Record for the South Texas office. He conducted energy audits, developed technical reports, and implemented energy conservation projects. He designed new and retrofit lighting, HVAC, and DDC systems. For the State, he reviewed third party designs for code compliance. He provided training sessions in environmental and energy conservation, renewable technologies, and the use of related software and analysis techniques. He commissioned building MEP, controls, and life safety systems.

Experience as Prime Consultant Engineer of Record

- UTRGV, UT-Pan American, UT Brownsville, Texas Southmost College, TSTC, Texas A&M
- South Texas College
- Colleges and universities in Texas
- Wake Forest University
- Cameron County, Hidalgo County

MEP Renovation Experience in the Rio Grande Valley

- **STC: Several projects**
- UTRGV: **Several projects**
- UT Brownsville/TSC: **Several projects**
- Dozens of schools with thermal plants up to 6,000T
- Valley International Airport: Renovation
- City of McAllen Central Library: Renovation/New construction
- Cameron County: Several projects

Utility Incentives

At the University of Houston, obtained $350,000 in incentives from CenterPoint Energy for a single chiller replacement project. In the past 5 years, applied for and received incentives in the millions from AEP for HVAC and lighting projects.

LEED and High-Performance Building Projects

Recognition and Awards:

- *Consultant of the Year Award, AIA-RGV*
- *LEED Gold – Falcon Dam*
- *Net-Zero*
- *EPA Energy Star Buildings: Several with perfect scores of 100.*
- *EPA Energy Star Buildings: Three campuses of UTRGV.*
- *National Design Award: McAllen Library: 500T, ultra-high efficiency thermal plant with oil-free magnetic bearing chillers, adaptive controls.*
- *LEED Gold: Austin City Hall: Boilers, heat exchangers, connection to district utility plant.*
- *LEED Silver: the City of Austin, 911 Center, Commissioning Agent*
- *LEED Certification (in progress): Valley Nature Center, Weslaco*
- *LEED Silver: Lance Armstrong Foundation, Austin*



CESAR GONZALEZ, PE

YEARS OF EXPERIENCE: 19
PE LICENSE #: 108611

EDUCATION

Masters in Engineering,
UT AUSTIN-2015

Bachelor's in Mechanical Electrical Engineering,
ITESM – 2003

RELEVANT EXPERIENCE

18 years of experience in new construction, renovation, expansion projects in K12 setting
LEED Certification: Falcon Dam (Gold)

CONTACT INFORMATION
O: (956) 230-3435
C: (956) 564-2827
W: ethoseng.net
E: cgonzalez@ethoseng.net

PRINCIPAL + MECHANICAL/ELECTRICAL ENGINEER

Highlights of Qualifications

Cesar has 19 years of experience in the Engineering Design of Mechanical, Electrical and Plumbing Systems serving educational facilities such as Community Colleges, Universities and K-12 Schools. Among other skills, he specializes in engineering construction coordination and commissioning.
Cesar is experienced in the simulation and modeling of system energy performance, thermodynamic and mechanical load analysis, and calculation.
At Ethos he is responsible for MEP engineering design, planning, coordination, and management. He oversees mechanical and plumbing design production, including BIM coordination. He ensures that engineering design is applied in compliance with construction codes, in a sustainable and cost-effective manner.
Cesar is committed to his profession. He has grown in the MEP Engineering industry, starting at the very basics, followed by assisting Projects' Engineers of Record, then practicing Licensed Engineering, and to finally becoming part of the Ethos Engineering Management team. His professional affiliations include ASHRAE and volunteering as an engineering mentor in STEM clubs at local schools.

ACR Engineering, Harlingen, TX 2006 – 2014

Starting as Graduate Engineer, he functioned as CAD operator performing drafting tasks and basic calculation activities. With time and experience gained, he became a Mechanical Designer, in charge of generating HVAC and Plumbing plans and documents suitable for cost estimation and constructability coordination activities. Rapidly he became qualified to perform building heat load analysis, design of HVAC systems and design of thermal plants. He also functioned as lead design engineer, engineer of record, and supervisor of the production of mechanical design.

Experience as Prime Consultant Engineer of Record

- South Texas College (STC) – Multiple campus projects
- UTRGV – Academic and support facilities
- K-12 School Districts throughout the Rio Grande Valley
- IDEA Public Schools – Numerous campuses throughout the State of Texas
- Cameron County and Hidalgo County public facilities

MEP Renovation Experience in the Rio Grande Valley

- STC: Several campus renovation and infrastructure upgrades
- UTRGV: HVAC and central plant improvements
- IDEA Public Schools: Multi-campus renovations and system replacements
- Cameron County: Historical building renovations and adaptive reuse projects
- Higher Education Facilities: Classroom, lab, and administrative renovations
- Central Plant & Chilled Water System upgrades
- Thermal plants up to 6,000+ tons
- Phased renovations in occupied facilities

Utility Incentives

- Secured and assisted with utility incentive applications for HVAC retrofits
- Energy efficiency upgrades including high-efficiency chillers, boilers, and VFD systems
- Experience coordinating with local utilities for incentive compliance documentation
- Lifecycle cost analysis for energy-efficient system selections

High-Performance & Sustainable Design

- LEED-influenced design strategies for public institutions
- Energy modeling coordination and envelope/system optimization
- High-efficiency chilled water plants and adaptive control strategies
- Demand reduction and peak load management strategies
- Energy Star–aligned building performance improvements

Recognition & Professional Leadership

- Lead mechanical engineer on award-recognized municipal and higher education projects
- Technical mentor for engineering staff
- Oversight of QA/QC procedures for design and commissioning coordination
- Active involvement in regional engineering and industry organizations

Community Involvement at International Level

- Architectural and MEP courses at ITESM Tecnologico de Monterrey, Monterrey Mx.

Community Involment at Local Level

STEM Programs: La Joya ISD
Harlingen ISD
Brownsville ISD
IDEA Public Schools



CONTACT

PHONE
(956) 631-8327 / M (956) 330-2433

EMAIL
KHV@RIOPLEXENGINEERING.COM

ADDRESS
1200 Auburn Ave., Suite 280
McAllen, Texas 78504

EDUCATION

May 2002
Bachelor of Science
The University of Texas Pan American,
School of Engineering

PROJECTS

IDEA Toros Soccer Academy
Edinburg, TX

Edinburg Arts & Cultural Events Center
Edinburg, TX

McAllen Fire Station No. 8
McAllen, TX

San Juan Fire Station
San Juan, TX

Brillante Academy
Mission, TX

Hibiscus Village
McAllen, TX

Residence: Mission, TX

KELLEY A. HELLER-VELA

PE, PRINCIPAL

EXPERIENCE

- 2024 - Present
  Rioplex Engineering | McAllen, TX
  Principal

  Responsible for all aspects of management, business development, client relations, design and production for civil engineering and consulting projects in Texas. Overee the design and administration of projects including water and wastewater systems, paving and drainage layouts, streetscapes, land development, subdivision platting, feasibility analysis, Phase 1 ESAs, schools, transportation and public works projects. Work with Owner, Architect and Design Team for successful project delivery. Current workload includes fewer than six projects in various stages of development.

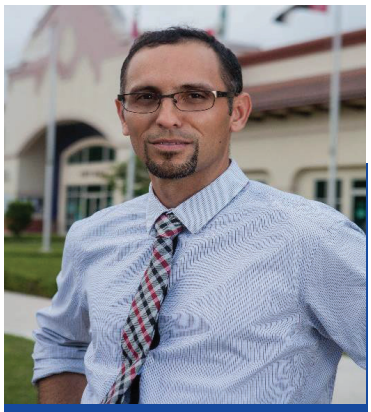
- 1998 - 2024
  Melden & Hunt, Inc. | Edinburg, TX
  Principal, Vice President

  Responsible for all aspects of management, business development, client relations, design and production for civil engineering and consulting projects in Texas. Manage a professional staff of over 60 people. Oversaw the design and administration of numerous projects throughout South Texas and the Rio Grande Valley / RioPlex area including water and wastewater systems, paving and drainage layouts, streetscapes, land development, subdivision platting, feasibility analysis, Phase 1 ESAs, schools, transportation and public works projects. Work with Owner, Architect and Design Team for successful project delivery. Client roster includes private individuals, municipalities, county governments, and State/Federal work.

AFFILIATIONS

- American Society of Civil Engineers - Member
- Organization of Women Executives - Member

TFG FIRE SPRINKLER CONTRACTORS



REGISTRATION

Registered Professional Engineer- State of Texas, PE No. 97437

Registered Fire Sprinkler Contractor- State of Texas, RME-G-1742718

EDUCATION

B.S. Mechanical Engineering
University of Texas at Austin, 2001

MEMBERSHIPS

National Fire Protection Association

American Society of Heating, Refrigerating and Air-Conditioning Engineers

American Society of Mechanical Engineers

Leonardo Munoz, PE, RME, is the CEO and owner of both, TFG Fire Sprinkler Contractors and Trinity MEP Engineering, LLC. Leo has accrued years of professional practice since 2008 in South Texas as a Mechanical Engineer. Not only is he well experienced in the design aspect, he also installs fire protection systems. Due to his experience on a wide range of projects, Leo distinguishes himself from most of the industry's engineers in the breadth of his expertise on all fire protection, mechanical, electrical, and plumbing trades, as well as his thorough understanding on how such systems integrate and function as a whole.

Leo was raised in Sullivan City, Texas. Born into a migrant family, he spent months traveling to northern states to harvest crops with his family, and from a young age served an integral part in his family's economic survival. Leo attributes his past for shaping him into the person he is today: driven, hardworking, and self-assured. It is with the aid of the lessons from his past that he earned a B.S. in Mechanical Engineering from the University of Texas at Austin and ultimately established Trinity MEP Engineering.

Leo sought to create a company with a mission to produce nothing less than excellent work in a timely manner. The dedicated CEO plays an extensive role in overseeing each area of the company – coordinating all aspects of projects, running day- to-day operations, and spending a sizable amount of time meeting with clients to provide the upmost satisfaction.

NOTABLE PROJECTS

- Weslaco EDC
- Los Ebanos Point of Entry
- Kleberg County Building
- Edinburg Waste Building
- Weslaco Public Works
- Weslaco Library
- Rio Bank 6-Story
- McAllen Collegiate Academy
- Ric Brown Funeral Home
- Vanguard Beethoven Academy
- Weslaco Police Station
- Weslaco Fire Station

3533 Moreland Drive Ste. A, Weslaco, Texas 78596
o. 956/973-0500 f. 956/351-5750
Texas SCR-G-2767493 *A HUB Certified Company* RME-G-1742718

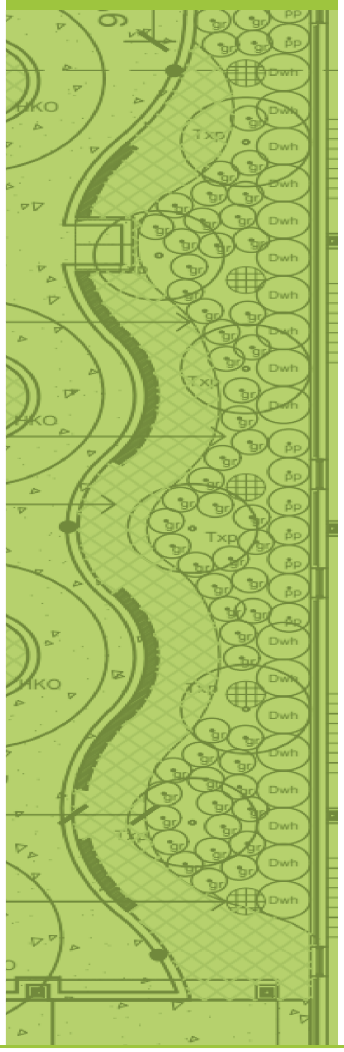


ANDREW T. HEFFNER

PLA, ASLA,

Assoc. AIA, CLARB

Principal Landscape Architect



EDUCATION

Michigan State University, Bachelor of Landscape Architecture, 2001
Participant in Study Abroad Program (United Kingdom, Spain and Morocco)
ASLA Merit Award recipient

EXPERIENCE

Owner and Principal Landscape Architect, Heffner Design Team, PLLC, May 2012 - present

Andrew has an integral role in each project that concentrates on the creative direction and design of all project components. He works daily with project management and supports staff to fluidly create beautiful and highly functional designs. As the principal landscape architect and lead designer on a multitude of projects, he utilizes his seventeen years of experience to facilitate the client experience while maintaining the highest levels of efficiency and organization.

PROFESSIONAL CERTIFICATIONS AND LICENSES

Registered Landscape Architect, State of Texas, license no. 2528
Registered Landscape Architect, State of Michigan, license no. 3901001500
Council of Landscape Architectural Registration Boards Council Certification
Texas Recreation and Park Society Member
Lower Rio Grande Valley AIA Associate Member
San Antonio AIA Associate Member

PROJECT EXPERIENCE

- Tres Lagos Development
- Quinta Mazatlan Schoolyard Forest/Outdoor Learning- (7) McAllen ISD Schools)
- Cool Schools Outdoor Learning (6) Mercedes ISD Schools & (8 Donna ISD Schools)
- Los Fresnos Performing Arts
- Villa Garza Flores Park
- Jones Box Park
- Elsa Fourth Street Linear Park
- Elsa Gateway Signage
- Northside Park Master Plan
- South Texas College Regional Center for Public Safety Excellence
- Mercedes Sports Complex
- Port of Brownsville
- Harlingen Convention Center and Hotel
- PSJA ISD Kennedy Middle School
- Harlingen ISD Track and Field Improvements
- Brownsville ISD Fine Arts Center
- IDEA Camp Rio
- PSJA New Swimming Facilities
- PSJA North Early College High School
- Harlingen Medical Center Expansion
- Santa Ana National Wildlife Refuge
- City of Brownsville Metro Transfer Station
- Numerous other residential and commercial projects.



CAVAZOS SPORT
INSTITUTE PROJECT

TAB 4

REFERENCES

CLIENT REFERENCE	
Project Name: E.K. Atwood Park Improvement Project	
Organization Name:	**Contact and Title:**
Cameron County	Joe E. Vega, Park Director
Address:	**Phone Number & Email Address:**
33248 State Park Road 100-South South Padre Island, Texas 78597	(956) 761-3701 (Office) (956) 772-2204 (Fax) (956) 499-7901 (Cell) Email: jevega@co.cameron.tx.us
Effective Date of Contract:	**Value of Project:**
Current	Budget $3,000,000.00
Description of Project/Services provided:	
E.K. Atwood Park encompasses the renovation and expansion of critical park amenities, including restrooms, pavilions, parking, walkways, ADA-compliant features, drainage upgrades, signage, and coastal landscaping.	

CLIENT REFERENCE	
Project Name: Student Services Building K Cashiers Renovation	
Organization Name:	**Contact and Title:**
South Texas College	David A. Valdez, Project Manager
Address:	**Phone Number & Email Address:**
3200 W Pecan Blvd. Bldg. N-145 McAllen, Texas 78501	(956) 872-3737 dvaldez_1722@southtexascollege.edu
Effective Date of Contract:	**Value of Project:**
Current	$1,864,400.00
Description of Project/Services provided:	
Renovations for Student Services Building K Cashiers	

CLIENT REFERENCE	
Project Name: Architectural Services for District-Wide Fencing & Screen Film	
Organization Name:	**Contact and Title:**
Mission Consolidated Independent School District	Leandro Ochoa Assistant Superintendent for Operations
Address:	**Phone Number & Email Address:**
520 Holland Ave. Mission, Texas 78572-4399	(956) 323-8963 Lochoa73@mcisd.org
Effective Date of Contract:	**Value of Project:**
Completed	Approx $600,000.00
Description of Project/Services provided:	
Sam Garcia Architect, LLC (SGA) provided comprehensive architectural services for a district-wide initiative to enhance safety and security across 22 schools. The project included the installation of chain link fencing and the application of 3M Scotch shield Safety & Security Window Film Ultra Series for window tinting. This advanced window film was selected for its superior protection against break-ins, blasts, and severe weather conditions, ensuring the safety and security of students and staff.	

CLIENT REFERENCE	
Project Name: Architectural Services for Vestibule Additions Project	
Organization Name:	**Contact and Title:**
Weslaco Independent School District	Americo Garza, Executive Director of Maintenance & Operations
Address:	**Phone Number & Email Address:**
312 W Fifth Street Weslaco, Texas 78596	Office: (956) 969-6515 Construction Department: (956) 969-7190 amgarza@wisd.us
Effective Date of Contract:	**Value of Project:**
Current	$350,000.00
Description of Project/Services provided:	
Architectural services for vestibule additions in multiple elementary schools.	



TAB 5

INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08 / 13 / 2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hardcover LLC 19790 W. Dixie Hwy Suite #1004 Aventura, FL 33180	CONTACT NAME: Avi Rabbani PHONE (A/C, No, Ext): (877) 247-7755 FAX (A/C, No): E-MAIL ADDRESS: arabbani@hardcoverins.com
INSURED Sam Garcia Architect, LLC 1200 Auburn Ave, Suite 280 McAllen, TX 78504	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : RLI Insurance Company — 13056 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	**COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			PSB0010747	08 / 01 / 2025	08 / 01 / 2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	**AUTOMOBILE LIABILITY** ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			PSA0003505	08 / 01 / 2025	08 / 01 / 2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[ ] **UMBRELLA LIAB** [X] OCCUR [X] **EXCESS LIAB** [ ] CLAIMS-MADE DED RETENTION $			PSE0005271	08 / 01 / 2025	08 / 01 / 2026	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below			PSW0005807	08 / 01 / 2025	08 / 01 / 2026	PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability (Claims-Made)			RDP0059423	08 / 01 / 2025	08 / 01 / 2027	Per Claim: Per Aggregate:	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This certificate is issued for evidence of insurance coverage purposes only. Coverage is provided subject to the terms, conditions, and exclusions of the applicable policies.

Re: Request for Qualifications for Architectural and Engineering Services for E.K. Atwood Park Improvements Project - RFQ No. 250701

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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TAB 6

PROFESSIONAL SERVICES AGREEMENT

SAM GARCIA ARCHITECT

EST. 2013

Professional Services Agreement and Insurance Requirements

Sam Garcia Architect, LLC (SGA) acknowledges that it has carefully reviewed the City's Professional Services Agreement included with RFQ No. 2026-5. SGA understands the terms and conditions of the agreement and has no exceptions to its provisions.

SGA further affirms that the firm meets, or will meet prior to contract execution, all insurance requirements specified in the RFQ and the Professional Services Agreement, including maintaining the required coverage limits throughout the duration of the contract.

If selected, Sam Garcia Architect, LLC agrees to enter into the Professional Services Agreement in substantially the form provided by the City of Edinburg and to fully comply with all contractual requirements, insurance provisions, and applicable federal, state, and local laws governing the performance of professional architectural services.

1200 Auburn Ave. Suite 280 | McAllen, Texas 78504 | O (956) 631-8327 | info@samgarciaarchitect.com | www.samgarciaarchitect.com



TAB 7

CONTACT INFORMATION

SAM GARCIA ARCHITECT

EST. 2013

City of Edinburg

RE: RFQ No. 2026-5 – Architectural Services

Designated Firm Contacts

In accordance with the requirements of RFQ No. 2026-5, Sam Garcia Architect, LLC (SGA) hereby designates the following individuals as the firm's authorized representatives for all communications regarding this solicitation and any subsequent professional services agreement.

Primary Contact

Sam R. Garcia, RA, AIA
Principal Architect
Sam Garcia Architect, LLC
1200 Auburn Avenue, Suite 280
McAllen, Texas 78504
Office: (956) 631-8327
Mobile: (956) 212-4930
Email: sg@samgarciaarchitect.com

Secondary Contact

Jose L. Rios, RA, AIA
Project Architect
Sam Garcia Architect, LLC
1200 Auburn Avenue, Suite 280
McAllen, Texas 78504
Office: (956) 631-8327
Mobile: N/A
Email: jr@samgarciaarchitect.com

These individuals are authorized to represent Sam Garcia Architect, LLC regarding this Request for Qualifications and may be contacted concerning all matters related to the firm's qualifications, proposal, negotiations, and contract administration.



2026

ARCHITECTURAL/ENGINEERING

SERVICES

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.E.
2026-2028 Land Surveying Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-6, Land Surveying Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion the City of Edinburg requires Surveying Services on City projects which do require a Registered Professional Land Surveyor. The qualified firm(s) selected should be experienced in the field of surveying and be a Professional Land Surveyor. The experienced firm should have general surveying experience and be able to perform land (boundary) surveys and platting, topographic surveys, land title surveys, and construction surveying among others. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and appraisal expertise to carry out the projects without constraints to produce documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification, statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date. The rotation is for potential projects between October 2026 through September 2028. Projects to be funded in the upcoming fiscal years, as prioritized by the City Council.

Request for Qualifications were received on Tuesday, July 14, 2026, at 3:00 p.m. for Land Surveying Services. A total of thirteen (13) Request for Qualifications were received and reviewed by staff. All the submittals received met the criteria set out in the Request for Qualifications. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. Bowman Consulting Group, Ltd.
2. Colliers Engineering & Design, Inc.
3. Halff Associates, Inc.*
4. Kane-Lindsey, LLC
5. KCI Technologies, Inc.*
6. Melden and Hunt, Inc.*
7. Quintanilla, Headley & Associates, Inc.*
8. Rio Delta Engineering*
9. ROW Surveying Services, LLC
10. S2 Engineering, PLLC
11. SAMES, Inc.*
12. Scheibe Consulting, LLC
13. Windrose Surveying & Land Services, LLC

* On 2024-2026 rotation

Limiting the selection of firms between 3 and 5 will insure each firm will obtain a project as it arises. The current 2024-2026 rotation has 7 firms and they have received approximately 1 project.

3. Staff's Recommendation:

Staff recommends awarding RFQ No. 2026-6 Land Surveying Services to qualified firm(s) and authorize the City Manager or designated appointee to enter into a Professional Services Contract with such firm(s) as projects arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City Engineer

Attachments:

A. RFQ 2026-6 - Land Surveying Services
B. Agreement (Draft)
C. Bowman Consulting Group
D. Colliers Engineering & Design
E. Halff Associates, Inc.
F. Kane-Lindsey Land Surveying Consultants
G. KCI Technologies, Inc.
H. Melden & Hunt, Inc.
I. Quintanilla, Headley, and Associates, Inc.
J. Rio Delta Engineering
K. ROW Surveying Services, LLC
L. S2 Engineering, PLLC
M. SAMES, Inc.
N. Scheibe Consulting
O. Windrose Surveying & Land Services, LLC

EVALUATION

Request for Qualifications - Land Surveying Services

Request For Qualification

Engineering

91140

Project ID: RFQ 2026-6

Release Date: Wednesday, June 24, 2026

Due Date: Tuesday, July 14, 2026 3:00pm

Posted Wednesday, June 24, 2026 8:00am

Bid Unsealed Tuesday, July 14, 2026 3:13pm by Lorena Fuentes

Pricing Unsealed Tuesday, July 14, 2026 3:13pm by Lorena Fuentes

All dates & times in Central Time

Post Information

Posted At:
Wed, Jun 24, 2026 8:00 AM
Sealed Bid Process:
Yes (Bids Unsealed / Pricing Unsealed)
Private Bid:
No

1. Introduction

1.1. Summary

The City of Edinburg's Department of Engineering is currently seeking to retain a rotation list of qualified licensed commercial and residential land and topographical surveying services. The term of the contract will be two (2) years from 10/01/2026 – 09/30/2028. The services request is to provide the following services: surveying and topographical of commercial and residential property and other informational interests and purposes by the City. Generally, the selected surveyor(s) will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation. The City of Edinburg reserves the right to issue multiple awards under this solicitation as deemed in its own best interests.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes
Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

1.3. Timeline

Release Project Date:
June 24, 2026

Question Submission Deadline:
July 7, 2026, 3:00pm

Proposal Submission Deadline:
July 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Request for Qualifications - Land Surveying Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 14, 2026.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. RFQ 2026-6 to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If you have any questions or require additional information contained in the RFQ, you may contact Lorena Fuentes, Interim Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Tuesday, July 7, 2026.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: RFQ 2026-6 Request for Qualifications - Land Surveying Services

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

DEVIATION FROM SPECIFICATION

Please read your requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked “ORIGINAL,” and one (1) Digital Copy in a flash drive**. Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

RFQ CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFQ

If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one, more than one, or no contract(s) in response to this RFQ.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent’s “recognition and compliance to” official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Request for Qualifications - Land Surveying Services as specified.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Edinburg.

RESPONDENT’S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled **"Addenda and Modifications".**

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

RFQ PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

VERBAL THREATS

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Employer’s Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City’s Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Scope of Services

The City of Edinburg is seeking statements of qualifications from firms interested in providing the City Land Surveying Services on an “as needed” basis. The services to be performed may include topographic, boundary, platting preliminary, and all other necessary land surveying tasks, as specified by the City. The services may be requested by City on a project-to-project basis, which may require from one (1) day to several months to complete. Generally, the selected Surveyor(s) will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation.

The scope of services covers the requirements of licensed surveyor (s) to assist The City of Edinburg in land and topographical surveying of various properties on an “as needed” basis.

The Surveyor shall perform at a minimum the following tasks:

A. Boundary Lines, Giving Length and Bearing on Each Straight Line; Interior Angles; Radius, Point of Tangency, And Length of Curved Lines. Set Iron Pin (Monument At Property Corners Where None Exists; Drive Pin 18” Into Ground, Mark With Wood Stake; State On Drawing Whether Corners Were Found Or Set And Describe Each.

B. Legal Description, Including Measurements In Recorded Deeds For Comparison With Observed.

C. Area In Square Feet If Less Than One Acre, In Acres (To .001 Acre) If Over One Acre.

D. Identify, Jurisdiction And Width Of Adjoining Street And Highways, Width And How Paved. Identity of Landmarks.

E. Plotted Location of Structures on the Property and on Adjacent Property within 30 Feet. Dimension Perimeters in Feet and Inches to Nearest ½. State Character and Number of Stories. Dimension to Property Lines and Other Buildings. Vacant Parcels Shall Be Noted “Vacant”.

F. Encroachments, Including Cornices, Belt Courses, Etc., Either Way Across Property Lines.

G. Fences And Walls; Describe. Identify Party Walls and Locate With Respect To Property Lines.

H. Recorded Or Otherwise Known Easements And Right-Of-Way; State Owner Of Right.

I. Possibilities of Prescriptive Right-Of-Way and Nature of Each.

J. Anticipated Street Widening.

K. Individual Lot Lines and Lot and Block Numbers. Street Numbers of Buildings.

L. Sidewalks, Curbs, Gutters & Drives On The Block And Extend To Include The Same Across Boundary Streets.

M. Building Line and Setback Requirements, If Any.

N. Names of Owners of Adjacent Property.

O. Reconciliation or Explanation of Any Discrepancies between Survey and Recorded Legal Description.

P. Title Searches and Title Reports

Q. Right of Way Acquisitions

TOPOGRAPHICAL SURVEY REQUIREMENTS:

A. All Lines of Levels Shall Be Checked By Separate Check Level Lines or On Previous Turning Points or Benchmarks.

B. Traffic Devices, Signs, In Connection with Boundary Streets.

C. Future Plans Of City, Utility Districts, And Municipal Utilities When Such Information Is Discovered in Routine Information Gatherings.

D. Minimum of One Permanent Benchmark on Site for Each Ten or Less Acres; Description and Elevation to Nearest .01'.

E. Contours at 1 Foot Intervals; Error Shall Not Exceed One-Half Contour Interval.

F. Spot Elevations at Each Intersection of a 20 Foot Square Grid Covering the Property and If Possible 5 Foot Grid Interval (S) beyond.

G. Spot Elevations at Street Intersections and at 5 Feet on Center on Curb, Sidewalk, and Edge of Paving Including Far Side of Paving. If Elevations Vary From Established Grades, State Established Grades, State Established Grades Also.

H. Plotted Location of Structures, Man-Made and Natural Features; Floor Elevations at Each Entrance of Building on Property.

I. Location, Size, Depth and Pressure of Water and Gas Mains, and Other Utilities Serving or on the Property, Valves, Meters.

J. Location of Fire Hydrants Available to Property and Size of Main Serving Each.

K. Location of Electric and Telephone Services and Characteristics of Service Available.

L. Location, Size, Depth And Direction Of Flow Of Sanitary Sewers, Storm Drains And Culverts Serving Or On Property; Location Of Catch basins And Manholes And Inverts Of Pipe At Each; Same At Or In Boundary Streets.

M. Name of Operating Authority of Each Utility.

N. Mean Elevation of Eater in Any Excavation, Well or Nearby Body; Flood Level of Streams.

O. Extent of Watershed onto Property. Probability of Freshets Overrunning the Site.

P. Locations of Test Borings If Ascertainable and Elevation of Top of Holes.

Q. Trees Of 3” And Over (Caliper 3’ Above Ground) Locate Within 1’ Tolerance And Give Species.

R. Perimeter Outline Only of Thickly Wooded Areas Unless Otherwise Directed.

S. Location, Size, Elevation Of Elevated: Piping Insulated Piping, Conduit, Pipe Racks And Supports; Except That Above Building Roofs.

T. Show Dimensions And Bearings Of Property Boundaries, And Plot All Locatable Title Exceptions And Easements On The Survey Map.

U. Show Existence or Non-Existence of Any Encroachments and Right Of Way.

V. The Written Legal Description of the Property and Exhibit(S) For Recording Purpose.

W. Provide An Area Measurement Within Boundary Lines.

X. Easements – All Utility, City And Private Easements Shall Be Shown And Labeled.

Y. Legal Description And Exhibit(S) For Any Easements Where Required.

Z. Setbacks – Building And Parking Setbacks Shall Be Shown And Noted For Each Property Or Zoning Areas.

AA. All Above Grade Utilities, Including But Not Limited To Overhead Electrical, Telephone, Cable, Street Lighting, And Other Electrical And Communications Equipment; Location And Rim Elevations Of Sanitary And Storm Sewer Structures, Water Main Valves, And Hydrants; Gas Valves And All Other Above Grade Utility Equipment.

AB. All Underground Utilities, Including But Not Limited To Storm, Sanitary, Water, Gas, Telephone, Electrical, And Cable. Rim Elevation, Bottom Of Manhole, And All In And Out Inverts Of Utilities Shall Be Noted. Note: If Any Of These Utilities Do Not Exist Within Or Directly Adjacent To The Survey Area, Surveyor Shall Locate The Nearest Available Service Connection Which Can Be Used For Future Service To Site.

AC. Provide On The Survey A List Of Names, Addresses, And Phone Numbers Of All Applicable Utility Companies.

AD. Trees, Shrubs, And Planting Areas: All Trees 2” Caliper And Larger Shall Be Labeled With Caliper And Species. All Tree Canopies Shall Be Accurately Shown.

AE. All Trees 6” Caliper And Larger Shall Be Labeled With Caliper And Species. All Tree Canopies Shall Be Accurately Shown And Areas Of Woods Or Shrubs Accurately Delineated.

AF. Zoning Of The Property And All Adjacent Properties Within 100’ Of The Surveyed Area.

AG. Provide Planning And Zoning Overlays.

AH. Current Flood Plain Information Including FEMA Regulatory 100-Year And 500-Year Floodplain Boundaries, Notation Of Record Flood Event Elevation (2008 Flood), 100- Year Flood Elevation And Other DNR Protected Area Boundaries.

AI. All Measurement Tolerances Provided On Such Surveys Must Be Within Readings For Urban Survey As Specified On Accuracy Standards For Alta/Acsm Land Title Surveys.

AJ. When A Significant Discrepancy With The Record Maps And Documents Are Found, Or If Monuments Are Set Or If Otherwise Required By Law, Surveyor Shall Provide A “Record Of Survey Map” Compliant With City And State Standards.

AK. Elevation Certificate For Flood Insurance Purpose (FEMA) Coordination & Documentation Associated With Phase I And Phase II Real Estate.

AL. All Firms May Not Be Capable Of Providing The Above Noted Services. If Your Firm Is Capable And Willing To Provide Any Of The Above Services, A Complete Description Of The Nature Of The Service The Firm Is Qualified To Provide Must Be Provided In Your Qualifications.

AM. All other topographic surveying as assigned.

4.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

A. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

B. Firm Qualification and Experience – Discuss the firm's experience and history in performing land surveying services in a timely manner, particularly for other governmental agencies in the past five (5) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

C. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

D. References – Provide at least three (3) references (names and current phone numbers) from recent work and list all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

E. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

F. Professional Services Agreement – Provide a statement that the Land Surveying Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

G. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

H. Presentation – Electronic submittal only.

5. Vendor Questionnaire

1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

2. If you have any proprietary documents, please attach the redacted document here.

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

4. Required Forms

4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here*

Please download the below documents, complete, and upload.

CONFLICT_OF_INTEREST.pdf

*Response required

4.2. Please fill out and sign the General Questionnaire and upload here*

Please download the below documents, complete, and upload.

GENERAL_QUESTIONNAIRE.pdf

*Response required

4.3. Please fill out the Litigation Disclosure Form and upload here*

Please download the below documents, complete, and upload.

LITIGATION_DISCLOSURE_FORM.pdf

*Response required

4.4. Please fill out and sign HB 89 and upload here*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

HOUSE_BILL_89_VERIFICATION.pdf

*Response required

4.5. Please fill out and sign the Senate Bill 13 and upload here*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_13_VERIFICATION.pdf

*Response required

4.6. Please fill out and sign the Senate Bill 19 and upload here*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_19_VERIFICATION.pdf

*Response required

4.7. Please fill out and sign the Non-Collusion Affidavit and upload here*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

*Response required

4.8. Please fill out and sign the Conflict of Interest form and upload here*

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

◯ Yes
◯ No

*Response required

4.10. Draft Agreement* Response not required./For reference only

Please download the below documents. *FOR REFERENCE ONLY

RFQ_Agreement_2026-2028_-_Land_Surveying.pdf

6. Evaluation Criteria

1. Ability to meet Schedules and Deadlines

Scoring Method:

Points Based
Weight (Points):
30 (*30% of Total*)

2. Stability and References

Scoring Method:
Points Based
Weight (Points):
15 (*15% of Total*)

3. Previous Experience with City

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

4. Presentation

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

5. Overall Qualification of Team

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

7. Attachments

B - Rules for Electronic Bidding

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR PROFESSIONAL LAND SURVEYING SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT “A” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL LAND SURVEYING SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL LAND SURVEYING SERVICES PURSUANT TO RFQ NO. XXXX-XXX



SUBMITTED TO:

Lorena Fuentes
Finance Manager
City of Edinburg
415 W. University Drive
Edinburg, TX 78539
P: 956.388.8972
E: lfuentes@cityofedinburg.com

SUBMITTED BY:

Gerardo Balderas, RPLS, EIT
Project Manager
Bowman Consulting Group Ltd.
111 Tower Dr., Suite 325
San Antonio, TX 78232
P: 956.223.5683
E: Gerardo.Balderas@bowman.com



City of Edinburg

Land Surveying Services

Request For Qualifications #2026-6

Bowman



Bowman

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Team Organizational Chart

SECTION

01

Transmittal Letter

01 | Transmittal Letter

Bowman

July 14, 2026

Mardoqueo Hinojosa, City Engineer
Lorena Fuentes, Finance Manager
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

RE: Request For Qualifications #2026-6 Land Surveying Services

Dear Selection Committee:

Bowman Consulting Group Ltd. (Bowman) is pleased to submit this Statement of Qualifications in response to RFQ 2026-6 for Land Surveying Services. We are committed to providing the City of Edinburg with responsive, accurate and timely surveying support across the full scope of services outlined in this solicitation, and we welcome the opportunity to serve as a resource on the City's rotation list.

Edinburg's scope spans boundary, right-of-way (ROW), topographic, platting and control work on assignments that may run from a single day to several months. The following points reflect why we believe Bowman is well suited to deliver that range reliably.

A team built around this work.
Our proposed team is led by two Registered Professional Land Surveyors and backed by a QA/QC manager licensed in Texas and 39 other states, additional project surveyors and field crews experienced in boundary resolution, ROW acquisition, topographic data collection and control establishment. Project Manager, Gerardo Balderas, RPLS, EIT, a University of Texas Rio Grande Valley graduate, brings direct familiarity with the region, and every task order runs through him as your single point of contact. The result is a right-sized team that knows the area and has the depth behind it to absorb concurrent assignments without slowing down.

Current experience with the City of Edinburg.
Bowman is currently supporting multiple active development projects within the City of Edinburg requiring civil engineering, landscape design, permitting and ongoing coordination with City staff. This active work has provided our team with current familiarity with the City's development review process and municipal standards, allowing us to immediately support the City's on-call surveying needs.

Proven on rotation-list, on-call work.
The delivery model Edinburg is soliciting is one we already run. To provide one example of this, under our on-call surveying contract with CPS Energy, Bowman has completed a steady flow of individually scoped task orders since December 2024, mobilizing crews, coordinating access with landowners and utilities and certifying deliverables under the same fast-turnaround, unpredictable-volume conditions this contract will demand. Our processes are already built for it.

01 | Transmittal Letter

The two primary points of contact for our firm regarding this RFQ, and for all subsequent correspondence and communications with the City, are:

Gerardo Balderas, RPLS, EIT
Project Manager

111 Tower Dr., Suite 325
San Antonio, TX 78232

Office: 210.390.1558 ext. 9070
Mobile: 956.223.5683
Fax: N/A
Email: Gerardo.Balderas@bowman.com

Trey Neubauer, RPLS
Assistant Project Manager

111 Tower Dr, Suite 325
San Antonio, TX 78232

Office: 210.774.5504
Mobile: 210.764.4331
Fax: N/A
Email: Trey.Neubauer@bowman.com

Bowman Consulting Group Ltd. is a corporation organized under the laws of the State of Delaware. Bowman confirms that it has received no addenda issued in connection with this RFQ as of the date of this submittal.

Austin Holland, undersigned, is authorized to bind Bowman to a contract, and by signing below certifies this authority on behalf of the firm.

Sincerely,



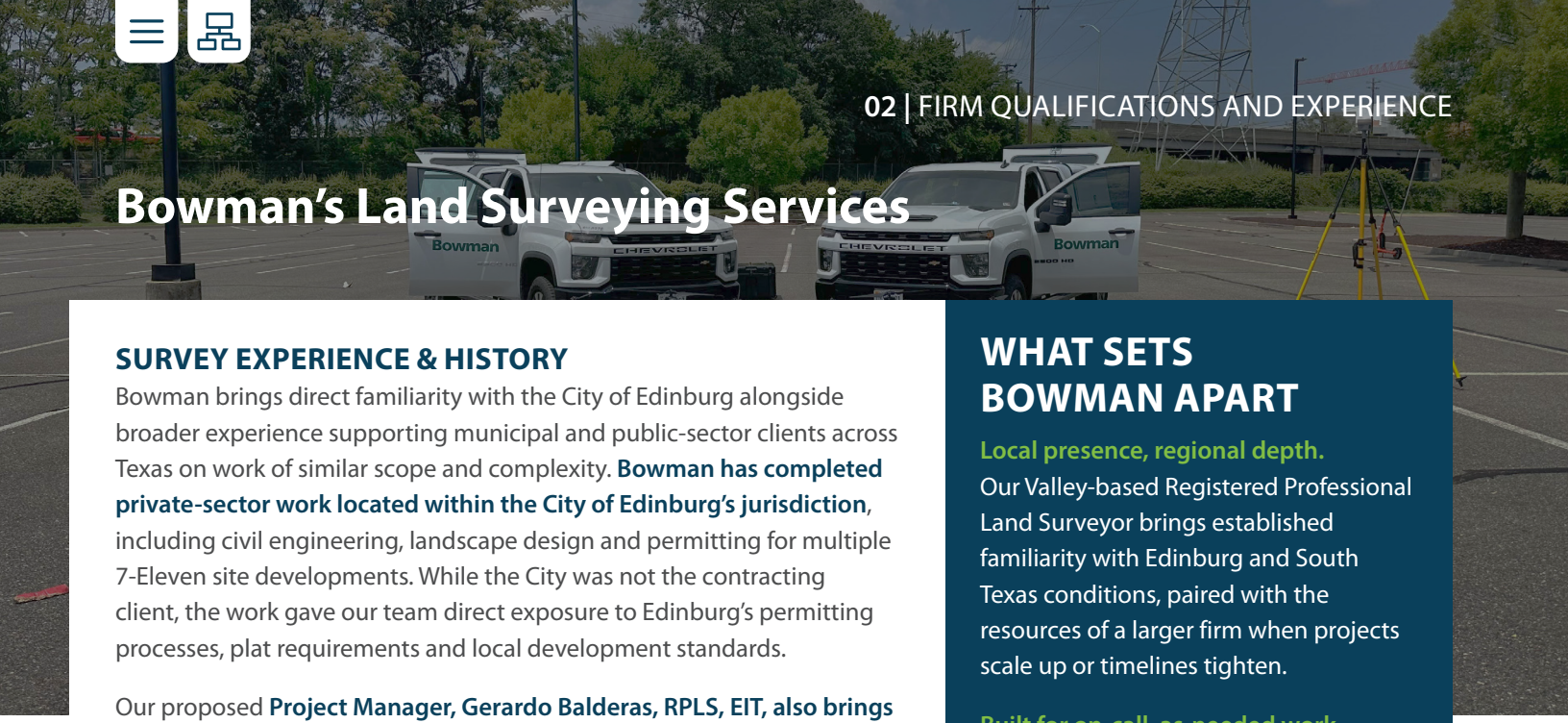
Austin Holland
Principal, Geospatial Regional Manager
Bowman Consulting Group Ltd.
P: 903.578.9488
E: aholland@bowman.com

111 Tower Drive, Suite 325
San Antonio, TX 78232

SECTION

02

Firm Qualifications & Experience



Bowman's Land Surveying Services

SURVEY EXPERIENCE & HISTORY

Bowman brings direct familiarity with the City of Edinburg alongside broader experience supporting municipal and public-sector clients across Texas on work of similar scope and complexity. **Bowman has completed private-sector work located within the City of Edinburg's jurisdiction**, including civil engineering, landscape design and permitting for multiple 7-Eleven site developments. While the City was not the contracting client, the work gave our team direct exposure to Edinburg's permitting processes, plat requirements and local development standards.

Our proposed **Project Manager, Gerardo Balderas, RPLS, EIT, also brings prior individual experience with the City of Edinburg**, having served as a field crew member on the City's Alberta Road Reconstruction project (2021-2022), a 10-parcel ROW acquisition effort involving boundary recovery and horizontal and vertical control establishment.

Beyond this direct Edinburg exposure, **our team has a strong record supporting public-sector clients across Texas over the past five years**, including boundary and ROW surveys, topographic data collection, subdivision platting and construction staking for capital improvement projects delivered on schedule. Our staff includes a Rio Grande Valley-based Registered Professional Land Surveyor with TxDOT experience, providing familiarity with regional conditions, agency coordination and applicable standards common to South Texas municipalities. Bowman routinely delivers work in accordance with TxDOT requirements and local jurisdictional standards, including coordination with utility providers, irrigation districts and transportation agencies typical of the Rio Grande Valley.

Our team is also **familiar with ongoing development trends within Edinburg and the greater Rio Grande Valley**, including municipal infrastructure expansion and private development activity that drive demand for surveying services. This familiarity allows us to anticipate coordination requirements and deliver efficient, well-coordinated survey support.

SUBCONSULTANT

For tasks requiring **subsurface utility engineering (SUE) services**, Bowman will work with **T2ue Utility Engineers**. T2ue brings 33 years of experience managing SUE projects for cities, counties and municipalities throughout the US. T2ue's early utility identification during design will help avoid conflicts and delays during construction.

WHAT SETS BOWMAN APART

Local presence, regional depth.
Our Valley-based Registered Professional Land Surveyor brings established familiarity with Edinburg and South Texas conditions, paired with the resources of a larger firm when projects scale up or timelines tighten.

Built for on-call, as-needed work.
Our CPS Energy on-call surveying contract has delivered 18 task orders of varying size and complexity since December 2024, the same rotation-list structure Edinburg is soliciting under, so our processes are already built around fast turnarounds on unpredictable volume.

One team across the full scope.
From boundary and ROW work to topographic surveys, platting and legal descriptions, our surveyors handle Edinburg's full range of requested services in-house, without handing pieces off between subcontractors.

ABILITY TO MEET SCHEDULES & DEADLINES

Bowman has a proven history of delivering land surveying services on schedule for governmental agencies across Texas, having completed all of the projects listed below **within the past five years**, most for **public-sector clients**, and **all completed on schedule**. This track record reflects the same rotation-list, as-needed structure Edinburg is soliciting under, where quick turnaround on unpredictable project volume is essential.

Recent Project Experience
Real Property Surveying – Capital Metropolitan Transportation Authority (Austin, TX)
Boundary and Topographic Survey – Jonah Waterline Route (Hutto, TX)
City of Waco South 12th Street Development (Waco, TX)
Boundary and ROW Survey – Jefferson Avenue North 14th (Waco, TX)
CPS Energy On-Call Surveying (San Antonio Region, TX)
TxDOT FM 88 Widening (Elsa, TX)
TxDOT US 90 Widening (Liberty, TX)
Stripes Wilson Rd & Chester Park Rd (SW Quadrant) Survey Services (Harlingen, TX)
Stripes McAllen #1057317 Survey Services (McAllen, TX)

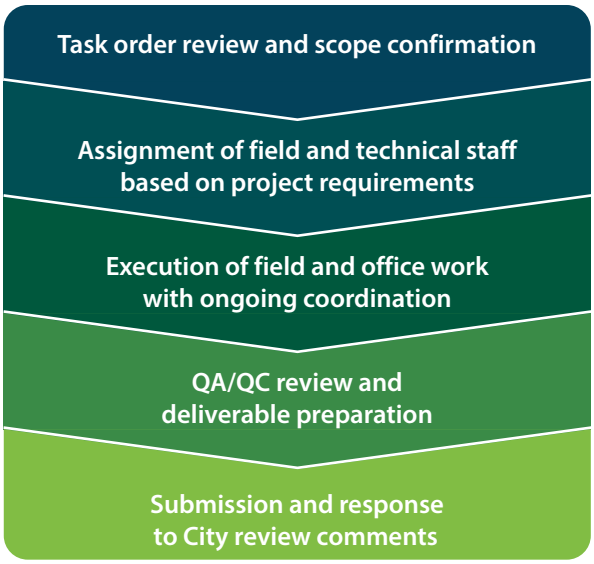
Our approach to maintaining schedules starts with direct, consistent communication. As Project Manager, Gerardo will coordinate directly with the City's Project Manager throughout each assignment, providing regular updates to track progress, address questions and confirm alignment with schedule and deliverables. This streamlined communication approach minimizes delays and supports efficient project delivery, allowing our team to move quickly from notice to proceed through final deliverable on each task order.

STAFFING NEEDS

Bowman assigns staff based on each task order's scope, complexity and schedule, using a focused team structure that supports direct communication and efficient execution.

Gerardo Balderas serves as the primary point of contact for the City of Edinburg and provides oversight across all task orders. For smaller or part-time assignments, Bowman draws from a pool of licensed surveyors and field crews across our San Antonio office and statewide network, **scaling staff up or down to match the size of each task order without adding unnecessary overhead to smaller projects.**

Each assignment follows a defined, repeatable workflow, providing clear accountability at each stage while maintaining flexibility to adjust staffing as needed:



OFFICE LOCATION

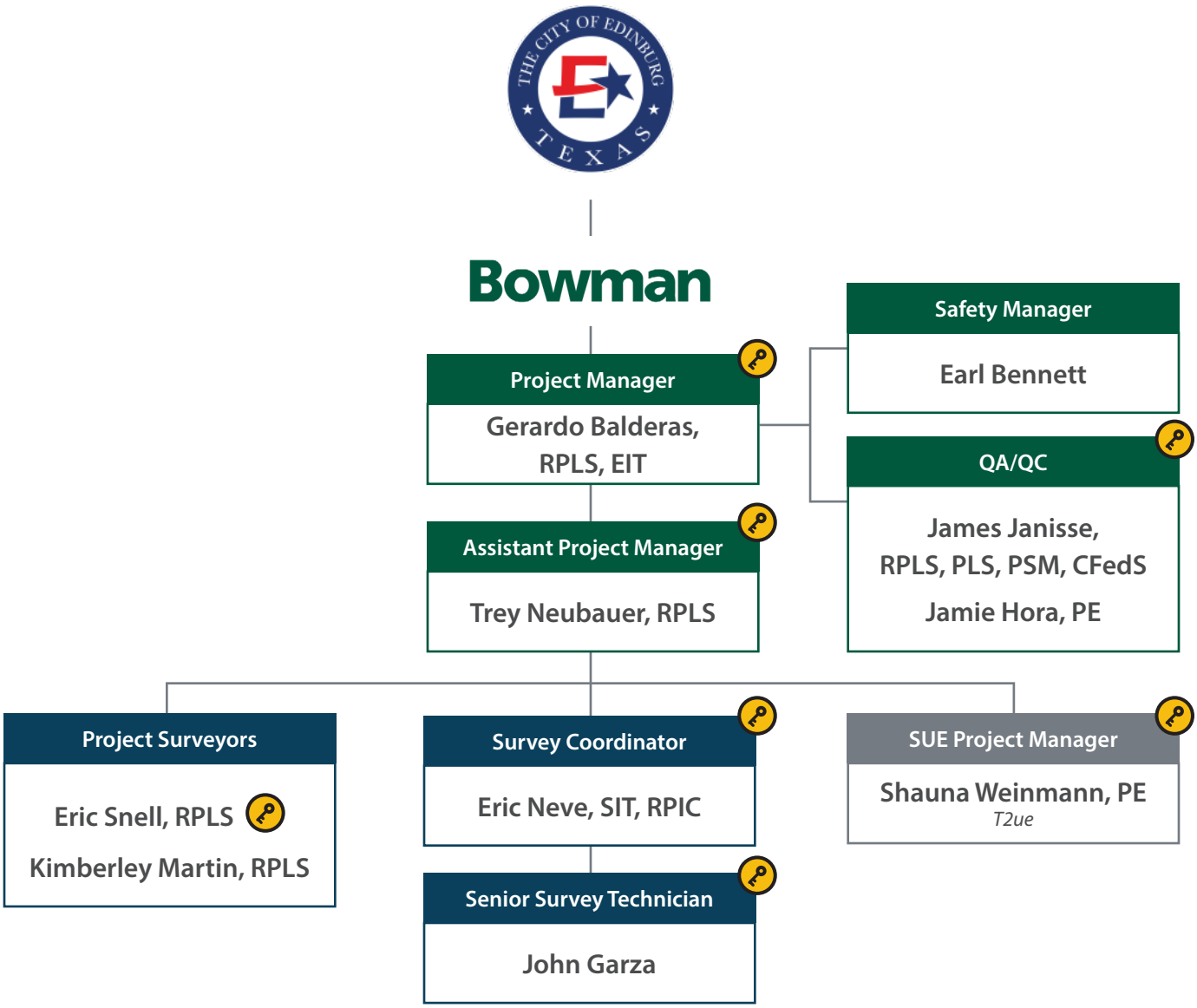
Bowman's San Antonio office, located at 111 Tower Drive, Suite 325, San Antonio, TX 78232, will serve as the primary office supporting this contract. This office is staffed to handle day-to-day project management, field coordination and deliverable turnaround for Edinburg's on-call assignments. In addition, Bowman maintains a statewide network of eight offices across Texas, allowing us to draw on additional staff and resources if project volume or timing requires support beyond our primary team.

SECTION

03

Team Member Qualifications & Experience

Organizational Chart



KEY

- Project Management
- Subconsultant
- Survey Team
- Key Personnel Resume

NOTE:

Click on each key personnel's name to access their resume. Click the "Team Organizational Chart" button on each page to jump back to this page.

Gerardo Balderas, RPLS, EIT

Project Manager

Education

B.S. Mechanical Engineering, The University of Texas Rio Grande Valley, Edinburg, TX

Registrations

RPLS #7176, Granted 4/9/2025

EIT Civil Engineering #79451, Granted 10/17/2023

Gerardo Balderas is a Registered Professional Land Surveyor (RPLS) with a strong focus on boundary surveying, ROW acquisition, and infrastructure survey support across Texas. He has experience supporting TxDOT and private-sector projects, including ROW determination, parcel acquisition plats, and utility coordination, while meeting aggressive schedules and maintaining rigorous QA/QC standards. Gerardo effectively leads field crews, manages survey data workflows, and delivers accurate, compliant results for roadway, drainage, and utility projects. He is skilled in LiDAR, photogrammetry, and advanced survey technologies, with a solid technical foundation and a commitment to precision, efficiency and continued professional growth.

Experience

City of Edinburg Alberta Road Reconstruction* | *Edinburg, TX*
Served as a field crew member supporting a 10-parcel ROW acquisition project, collecting data for design surveys and boundary recovery. Assisted with establishing horizontal and vertical control, processing field data, and developing DTMs. Prepared parcel sketches identifying improvements, utilities, and key property features, contributing to accurate and complete survey and ROW deliverables.

TxDOT FM 2061-FM 3362 (Jackson Rd.) Widening* | *Pharr, TX*
Served as lead survey project manager for a 115-parcel ROW acquisition project, coordinating field crews and directing design survey and boundary recovery efforts. Performed boundary resolution through survey analysis and legal research, and developed a master basemap with ownership data, stationing, offsets and TxDOT-required annotations to support ROW mapping and parcel development. Oversaw preparation of parcel exhibits and legal descriptions, conducting QA/QC reviews to ensure compliance with TxDOT standards. Managed accelerated parcel delivery schedules and conducted field outreach to secure right-of-entry (ROE) forms from non-responsive property owners.

Mid-Valley Airport Drainage* | *City of Weslaco, TX*
Responsible for the setting of a control point network referenced to NAD83 and NAVD88, creating horizontal and vertical control sheets, gathering topographic data, processing topographic data, creating TIN file and preparing a basemap of the project site.

Elm Drainage Improvement* | *City of Mission, TX*
Survey technician responsible for creating horizontal and vertical control sheets, processing topographic data and creating a TIN file.

Anaquitas Ditch Drainage Improvement* | *City of Mercedes, TX*
Set up a control network point network and created horizontal and vertical control sheets, gathered and processed topographic data, and created a TIN file.

*Experience prior to joining the firm

Richard (Trey) Neubauer III, RPLS

Assistant Project Manager

Education

B.S. Geography, Texas State University

Registrations

Registered Professional Land Surveyor: Texas (#6897)

TxDOT precertifications 15.1.1 ROW Surveys, 15.2.1 Design Survey, 15.2.2 Construction Survey, 15.3.5 H/V Control

Trey Neubauer is a Texas Registered Professional Land Surveyor with more than a decade of experience managing public- and private-sector surveying projects across Texas. His expertise includes utility, boundary, and ROW surveys; easement preparation; construction staking; and as-built documentation in support of infrastructure and utility programs. Trey provides licensed oversight, leads multi-disciplinary survey teams, and delivers accurate, defensible survey products using modern surveying technologies to support design, permitting, and construction.

Experience

CPS Energy On-Call Surveying Contract | *San Antonio, TX*
Project Manager/RPLS for utility on-call surveying supporting underground, overhead, and gas engineering. Manages multiple concurrent task orders including boundary and ROW determination, easement preparation, utility/topographic surveys, construction staking, and as-builts. Provides licensed oversight, QA/QC, and rapid task turnaround in coordination with CPS engineering and construction teams.

Levy Dickerson LOMR Support | *San Antonio, TX*
Led topographic and as-built surveying for a bridge crossing within a designated floodplain to support engineering design, drainage analysis, and a Letter of Map Revision (LOMR). Initial services included a Category 6 topographic survey of canal alignments, low-lying areas, and flood-control features, followed by a post-construction resurvey to document as-built conditions and update floodplain limits for FEMA submittal.

San Patricio County Easement and ROW Surveys – CenterPoint Energy | *Sinton, TX*
Provided easement and ROW surveying services supporting utility infrastructure improvements and associated corridor development in South Texas. Services included boundary resolution, easement preparation, utility coordination, and survey support for water utility and lift station improvements requiring coordination with TxDOT and utility stakeholders. Managed preparation of survey deliverables and infrastructure documentation to support project design, permitting, and construction activities while maintaining schedule and QA/QC requirements.

TxDOT SH 20 ROW and Design Surveys | *Hudspeth, TX*
As Survey Project Manager, Trey was responsible for establishing the existing ROW map for State Highway 20 (SH 20), a 23-mile linear alignment, and producing a comprehensive topographic design file produced in MicroStation SS10. The integration of LiDAR (Light Detection and Ranging) data that was collected from helicopter flight allowed LiDAR team to collect roadway elements without having to place surveyors in the road and allowed the team to extract critical features beyond the ROW without obtaining right-of-entry permission.

James (Jay) Janisse, RPLS, PLS, PSM, CFedS

Survey QA/QC

Education

B.A. Business and Marketing, Texas A&M San Antonio

A.S. Land Surveying, College of the Canyons

A.A., General Sciences, Moorpark College

Registrations

Registered Professional Land Surveyor – Texas #6663

Licensed in 39 other states and territories, and is a Certified Federal Surveyor

Jay Janisse has over 25 years of progressive experience in land surveying and geomatics across the United States. His expertise includes survey practice development, strategic planning, business development, operational leadership, digital transformation and technology implementation, supporting public and private sector clients across multiple markets. Jay's experience leading local and national survey organizations has equipped him with the skills to develop growth strategies, build high-performing teams and implement innovative surveying solutions that improve operational efficiency and client service.

Experience

Project Ozark Wind, Steelhead | *Marianna, AR*
Provide all the parcel research, field acquisition of boundary and final drafting of a survey for a 45,000-acre wind farm containing over 400 individual tracts.

Project Heidelberg, Renewables Client | *Heidelberg, PA*
Provided all survey services including but not limited to LiDAR scanning of the entire site, parcel research, all legal descriptions, setting all corners and analyzing the parcel boundary for gaps and gores. This effort culminated with a completed surface file for design use and an ALTA survey.

Guadalupe River Survey | *New Braunfels, Texas*
Survey lead working with the Guadalupe-Blanco River Authority (GBRA) to coordinate access to the river, 13 miles of the Guadalupe River was surveyed in approximately 30 days, to obtain cross-sections, stream velocities and note flow pattern observations. A range of survey methods were used to gather this data, including GPS, bathymetric and other conventional methods.

Superior Silica Sands Quarry 495+ Acre Boundary | *Bexar County, Texas*
Resolved a disputed boundary for a 495-plus acre sand quarry, researching nine original survey tracts and more than 30 adjoining parcels dating to the late 1800s. Field investigation of record monumentation revealed previously unnoticed encroachments. Also resolved a remnant parcel between the new Pleasanton Road ROW and an existing railroad easement.

Tanya Intersection | *McAllen TX*
Performed boundary research and ROW analysis for a four-way intersection, including cross sections and topographic mapping. Delivered complete CAD files supporting intersection design.

Amazon Project WMC1 | *McAllen TX*
Completed research and analysis of the parent and adjoining parcels, delivering ALTA and topographic surveys. Managed easement vacation and replatting to meet regulatory requirements.

Jamie Hora, PE

Engineering QA/QC

Education

B.S. Civil Engineering, Case Western Reserve University

Registrations

Professional Engineer: Arizona (#77170), Arkansas (#22606), Ohio (#91809), Texas (#129806)

Associations

Real Estate Council of Texas San Antonio (RECSA)

Jamie Hora is a licensed civil engineer with eight years of experience in site development, project management and team leadership across a diverse range of commercial projects. He has successfully delivered more than 20 projects through design, permitting and construction for national clients including 7-Eleven, PNC Bank and Discount Tire, with several additional projects currently underway.

He has extensive permitting experience across more than 30 jurisdictions throughout Texas, as well as projects in other states. Jamie is experienced in coordinating with regulatory agencies including the Texas Department of Transportation (TxDOT), the Texas Commission on Environmental Quality (TCEQ) and the Federal Emergency Management Agency (FEMA), helping clients achieve efficient approvals and successful project delivery.

Experience

LASCO Development – 7-Eleven (Stripes) | *Pharr, TX*
Jamie served as both the project engineer and project manager for the approximate 5,400 SF convenience store and gas station sitting on a 6-acre tract in the Texas Rio Grande Valley. This site includes 16 standard vehicle fueling stations and four commercial fueling stations. The site design provided all new utility connections and stormwater design complete with on-site earthen detention. Project management services included client support through entitlements, management of third-party surveyors, coordination with architect, Site Rezoning, Platting and all City Permitting. Additional permitting was required from Hidalgo County Drainage and Irrigation Districts, as well as TxDOT for proposed driveway access & drainage review for the site being developed with TxDOT frontage.

Discount Tire | *Byram, MS*
Jamie functioned as the project engineer and project manager for the three-bay, approximate 7,000 SF Discount Tire development on a 1.5-acre tract in Central Mississippi. The site required full civil design, including all new utility services, site grading and drainage design with an onsite earthen detention pond with controlled outfall. Sanitary sewer design included an on-site grinder pump lift station and forcemain for an offsite connection. Jamie coordinated approvals with City and MDOT, and provided civil construction support.

PNC Bank | *Celina, TX*
Jamie served as the project engineer for the 3,000 SF PNC Bank located in North Texas. This site was developed as a pad lot within a larger development. Jamie operated as the primary point coordinating design to ensure the site was aligned with the utility, road and grading improvements being constructed by others. The project site civil design provided all required utility services, grading and drainage improvements. Jamie also provided support throughout construction, reviewing submittals and responding to field-driven RFIs.

Eric Neve, SIT, RPIC

Survey Coordinator

Education

A.S. Civil/ Environmental Engineering, Northwest Vista College

A.A. Business Management, Northwest Vista College

Registrations

API 1169 Certification (#81197)

OSHA 30 Certified

Certified Remote Pilot-UAS (#4475426)

Eric is a surveyor in training with expertise in project coordination, team leadership and field data collection. His technical capabilities include problem-solving related to boundary surveys, topographic and tree surveys, and construction layout. In addition, he offers more than 20 years of business management experience, including business development, strategic planning and operational improvement. Eric is a surveyor in training (SIT) and a remote pilot in charge (RPIC).

Experience

COSA Bond Program Item No. 304 - Babcock Road Phase 1 | *San Antonio, TX*
Served as survey project manager, leading topographic, utility and boundary surveys to support roadway widening and sidewalk improvements, including establishment of project control and detailed site mapping. The project included coordination of field crews and QA/QC of survey data to support design and construction for municipal infrastructure improvements.

COSA Bond Program Item No. 309 – Vance Jackson Improvement | *San Antonio, TX*
Served as survey project manager, directing topographic, utility and boundary surveys for roadway widening and sidewalk installation, including control establishment and site plan development. The project included oversight of field operations and QA/QC of deliverables to support municipal design, permitting and construction.

Northside Community Park | *Boerne, TX*
Served as survey project manager, overseeing boundary verification and pre-design topographic surveys for a 38.863-acre park development, including establishment of horizontal and vertical control and detailed mapping of site features and utilities. The project included coordination of field data collection and preparation of survey deliverables, including AutoCAD mapping and tree survey documentation to support design and planning.

Cheniere 48-inch CCPL Pipeline | *TX*
Served as survey project manager, supporting pipeline corridor surveys including easement definition, control establishment, topographic design surveys and as-built data collection. The project included coordination of field crews and survey data development to document existing conditions, utilities and infrastructure along the corridor to support design and construction.

John Garza

Senior Survey Technician

Education

Technical Engineering and Surveying Courses, TSPS Land Surveying Seminars

Associations

Texas Society of Professional Surveyors

John Garza brings more than 45 years of surveying and engineering experience, including project management and production supervision across land development, commercial, residential and public-sector work. He has coordinated survey projects for TxDOT, the City of San Antonio Public Works, San Antonio Water System and Bexar County, serving as survey task leader supporting design surveys for multiple bond and roadway programs. He oversees office and field crew personnel, conducts quality control across field procedures and data collection and delivers services including 2D/3D mapping, ROW acquisition support, utility coordination and survey control.

Experience

TxDOT | *Statewide, TX*
More than 15 years managing TxDOT projects ranging from two to over 40 miles across the State of Texas. As survey task lead supporting the RPLS, instructed and supervised four 3-man crews working simultaneously to establish primary horizontal and vertical control for mobile LiDAR, validating against existing TxDOT control through GPS and conventional/digital leveling. Directed record and data research including deeds, plats, easements and ROW maps; design topographic surveys of streets, drainage and cross sections; visible utility recovery; and ROW marker recovery and boundary resolution to support roadway design and reconstruction.

City of San Antonio Capital Improvements | *San Antonio, TX*
Served as project manager on numerous Street and Drainage Bond program projects, including Bulverde Road (Loop 1604 to Evans), Jones Maltsberger (Redland to Thousand Oaks), DeZavala Phase I and Reed Road (Culebra to Military). Work encompassed design topographic surveying, ROW mapping and control establishment to support municipal roadway and drainage improvements.

San Antonio River Authority (SARA) | *San Antonio, TX*
Managed survey services across multiple SARA projects, including San Pedro Creek Culture Park, covering 10,400 LF of San Pedro Creek from the inlet tunnel to Guadalupe Street, the San Antonio River Museum Reach expansion, and the City of Seguin Walnut Hike and Bike trail from FM 78 to US 90.

San Antonio Water System (SAWS) | *San Antonio, TX*
Served as project manager on SAWS surveying assignments including the Leon Creek W-1 project from Highway 151 to Highway 90 and an open-ended surveying services contract. Work included topographic and boundary survey, ROW acquisition, and preparation of parcel plats and metes and bounds descriptions for easement acquisition across an approximately 16-mile pipeline corridor.

Eric Snell, RPLS

Project Surveyor

Education

B.A.A.S. Criminology, Survey Engineering Technology, Texas A&M University

Associations

Alamo Chapter 11, President - Texas Society of Professional Surveyors

Eric Snell brings over 25 years of land surveying experience across private and public-sector projects, with a hands-on management approach supported by extensive field expertise and bilingual capabilities. A second-generation surveyor, his experience spans oil field, construction, ROW and TxDOT surveying, as well as geodetic control and facility design. He earned his Texas RPLS license in 2014 and honorably served in the United States Marine Corps.

Experience

Pharr-Reynosa International Bridge | *Pharr, TX*
Served as project surveyor for the City of Pharr on a proposed twin bridge crossing. Coordinated directly with landowners, local and federal agencies and officials, engineers and surveyors in Mexico. Oversaw field crews conducting surveys of existing structures and topography, ROW determination and easement creation across a binational project requiring compliance with project and international standards.

Klein Road | *New Braunfels, TX*
Served as project surveyor for the City of New Braunfels, overseeing topographic and utility design surveys, ROW determination and preparation of parcel plats and descriptions for ROW and easement acquisition supporting roadway improvements.

Beback Inn Road | *Hays & Guadalupe Counties, TX*
Served as project surveyor, managing and coordinating right-of-entry and directing field crews for boundary surveying and determination, along with the design survey portion using aerial LiDAR to support corridor mapping and design.

Shauna Weinmann, PE

SUE Project Manager

Education

B.S. Civil Engineering

Registrations

Registered Professional Engineer: Texas (#123027)

Shauna is a Texas resident and registered Professional Engineer (PE) with over 16 years of experience designing and managing a variety of utility engineering projects in Texas including the City of Corpus Christi, City of Austin, Dallas TxDOT District and City of Houston. She specializes in SUE, utility coordination and utility relocation for public improvements including gas distribution, domestic water and fiber conduit. Shauna has vast project experience with the ASCE 38-22 Standard (Quality Levels D, C, B and A) for various municipalities.

Shauna collaborates with stakeholders to streamline engineering processes and achieve business objectives, enhancing productivity and implementing advanced technology solutions. She provides professional opinions on utility upgrades and system considerations for improvements for utilities, city improvements and public improvements within TxDOT and public ROW.

Experience

Brazos River Authority Williamson County Regional Raw Water System

TxDOT US 290 Segment Improvements

CenterPoint Energy Grant Road Improvements

MSA On-Calls for SUE and Utility Investigation Services:

- City of Corpus Christi
- Texas A&M University System
- Lower Colorado River Authority (LCRA) in Central TX

SECTION

04

References

Firm Stability

Bowman is a nationally recognized, multidisciplinary engineering, surveying and professional services firm founded in 1995 as a small engineering practice. The firm has since grown to 108 offices nationwide, including eight across Texas, while retaining the responsiveness and local relationships that shaped it from the start. Bowman is fully licensed to practice engineering and surveying in the State of Texas and brings extensive experience supporting municipalities across the state and the broader southern United States.

Bowman's integrated survey, geospatial, engineering, planning and environmental services support public and private infrastructure projects of varying scale, from large developments and master-planned communities to transportation and utility infrastructure, and to on-call, rotation-list contracts like the one the City of Edinburg is soliciting under. Each team member's project experience with the City of Edinburg, or within the City, is described below alongside references.

City of Edinburg Projects

Stripes/7-Eleven Convenience Store Developments (multiple sites) | *Edinburg, TX*

Bowman provided civil engineering, landscape design and permitting services for three Stripes/7-Eleven convenience store and fuel canopy developments within the City of Edinburg, located at the intersections of W. Owassa Road and N. Jackson Road, W. Chapin Street and N. McColl Road, and E. Chapin Street and I-69C (N. Expressway 281). Site sizes ranged from approximately 1.9 to 4.3 acres, and each required a plat or replat through the City of Edinburg's process.

On each site, Bowman prepared site plan and plat submittals through multiple rounds of City review, designed public water, sanitary sewer and storm sewer utilities, and developed grading, paving, SWPPP, and landscape and irrigation plans conforming to City of Edinburg standards. Drainage design included underground detention sized to the City's requirements on the I-69C site, where Bowman also secured a TxDOT driveway permit.

Reference:
Jairo Romeo, LASCO Development, Inc., 281.753.2907

Bowman Team Members:
Trey Neubauer, Survey Lead
Jamie Hora, Civil Engineer
Eric Neve, Survey Coordinator/CAD

City of Edinburg Alberta Road Reconstruction | *Edinburg, TX*

Prior to joining Bowman, Gerardo Balderas served as a field crew member supporting a 10-parcel (2021) ROW acquisition project, collecting data for design surveys and boundary recovery. Assisted with establishing horizontal and vertical control, processing field data and developing DTMs. Prepared parcel sketches identifying improvements, utilities and key property features, contributing to accurate and complete survey and ROW deliverables.

Reference:
Mardoqueo Hinojosa, City of Edinburg, 956.388.8211

Bowman Team Members:
Gerardo Balderas, Field Crew Member

References from Recent Work

Javier Lopez, PE
Project Manager
TxDOT - Pharr District
956.702.6195

TxDOT FM 88 Widening Project (FM 1925 to 5th Avenue) | *Elsa, TX*
Survey Project Manager Gerardo Balderas, RPLS, performed right-of-entry coordination, boundary recovery, and deed and plat research to support accurate ROW determination, and prepared and coordinated parcel exhibits and legal descriptions in compliance with TxDOT surveying and ROW checklist standards. This work directly supported design accuracy and ROW acquisition on an active roadway improvement project with a construction cost of $34M.

Pedro Alvarez, PE
District Engineer
TxDOT - Pharr District
956.702.6110

TxDOT FM 2061–FM 3362 (Jackson Rd.) Widening | *Pharr, TX*
As Survey Project Manager, Gerardo Balderas, RPLS, led boundary resolution and ROW mapping, coordinated field crews conducting boundary recovery and directed development of a master basemap incorporating ownership data, stationing and TxDOT-required annotations. He also oversaw preparation and QA/QC of parcel exhibits and legal descriptions, managed an accelerated parcel delivery schedule and coordinated directly with property owners to support ROW acquisition, work totaling $107.2M in project cost.

Jeffrey L. Ratliff
Right-of-way Agent
CPS Energy
210.353.3649

CPS Energy On-Call Surveying | *San Antonio, TX*
Bowman provided on-call surveying services to CPS Energy in support of ROW and transmission engineering projects across the San Antonio region, completing 18 task orders of varying size and complexity since December 2024 under an as-needed contracting structure. The Bowman team included Assistant Project Manager John Garza; QA/QC Manager and Project Surveyor Eric Snell, RPLS; and survey team members Richard (Trey) Neubauer, RPLS; Eric Neve, SIT, RPIC; and Manuel Barelas.

Services included boundary resolution using deed research, record documents and recovered monumentation; preparation of easement plats and metes and bounds descriptions; ROW recovery; and survey control establishment using GNSS and conventional methods, with coordination among right-of-entry agents, landowners, and utility representatives to maintain schedules under constrained access conditions. Representative work included transmission corridor surveys of up to approximately 6.5 miles across 27 parcels, with all deliverables undergoing QA/QC review and final certification by a registered professional land surveyor.

SECTION

05

Insurance

Insurance Information

Please see the following page for Bowman's current Evidence of Coverage, which details the types and amounts of insurance carried by the firm, including General Liability, Automobile Liability, Workers' Compensation and Professional Liability coverage. This certificate satisfies the insurance information requirement outlined in Section 4.2, Item 5 of RFQ 2026-6.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Foundation Risk Partners, Corp.
P.O. Box 219
Timonium MD 21094

CONTACT NAME: Certificate Team
PHONE (A/C, No, Ext): 410-832-7600 FAX (A/C, No): 410-832-1849
E-MAIL ADDRESS: certsprorisk@foundationrp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Charter Oak Fire Insurance Company	25615
INSURER B : The Travelers Indemnity Company of America	25666
INSURER C : Travelers Property Casualty Company of America	25674
INSURER D : Berkshire Hathaway Specialty Insurance Company	22276
INSURER E : Beazley Insurance Company, Inc.	37540
INSURER F :	

INSURED BOWMCON-03
Bowman Consulting Group Ltd.
12355 Sunrise Valley Drive,
Suite 520
Reston VA 20191

COVERAGES **CERTIFICATE NUMBER:** 1413303476 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			630A3238719	8/31/2025	8/31/2026	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
B	AUTOMOBILE LIABILITY			810-5880B353	8/31/2025	8/31/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			CUP6J395074	8/31/2025	8/31/2026	EACH OCCURRENCE	$ 25,000,000
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$ 25,000,000
	DED X RETENTION $ 0							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			UB6J317115	8/31/2025	8/31/2026	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] N / A						E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Primary Professional & Poll. Liab			47-EPP-330666-03	8/31/2025	8/31/2026	Each Claim/Aggregate:	$5M/$5M
E	Excess Professional Liability			V3349C250401	8/31/2025	8/31/2026	Each Claim/Aggregate:	$5M/$5M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
If required by an insured written contract, executed prior to any loss, the certificate holder is an Additional Insured on a primary and non-contributory basis under the General and Auto Liability Policies. If required by an insured written contract, executed prior to any loss, Waiver of Subrogation is provided for General, Auto, and Workers Compensation Policies. Umbrella Policy follows form over General, Auto, and Employer's Liability Policies. 30 day notice of cancellation, 10 day for non-payment.

CERTIFICATE HOLDER

* Evidence of Coverage *

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Claims

From time to time, Bowman Consulting Group Ltd. ("Bowman" or "Company") is subject to various legal proceedings that arise in the normal course of our business activities. The following is a list of professional liability claims and proceedings against the Company during the past five (5) years, none of which we deem to be material or have any impact on the performance of the services to be rendered to our clients.

a) Dino Clean Car Wash, LLC v. Bowman Consulting Group Ltd. (2026) filed in the District Court of Collin County, Texas (416-03696-2026) alleging counts of breach of contract and negligence related to alleged design defects for Plaintiff's project. Company is vigorously defending.

b) Lokal Homes, LLC v. Bowman Consulting Group Ltd., et al (2026) filed in the Jefferson County District Court, Colorado (2025cv30710). Primary suit alleges construction defects and negligence against Lokal Homes, LLC and Lokal Homes. LLC filed a third party complaint seeking contractual indemnification and alleging negligence, contribution, and breach of contract against Company and others. Company is vigorously defending.

c) McCrory Construction, LLC v. Bowman Consulting Group Ltd. (2025). Suit filed in the United States District Court for the District of South Carolina-Charleston Division (2:25cv13659) for breach of contract and negligence related to design errors and omissions. Case settled and dismissed with no admission of wrongdoing.

d) Avora at Port Imperial Condominium Association, Inc. v. Bowman Consulting Group Ltd, et al (2025) filed in the Superior Court of New Jersey Law Division: Hudson County (HUC-L-2172-23). Company is one of 29 Defendants, Plaintiff is alleging negligence and construction defects against all defendants. Company is vigorously defending.

e) Katie Nothum v. Bowman Consulting Group Ltd, et al (2025). Suit filed in Superior Court of the state of Arizona in and for the County of Maricopa (CV2025-008982) for negligence. Case was dismissed in Company's favor, no settlement.

f) 888 17th Street Corporation. v. Bowman Consulting Group Ltd (2025). Suit filed in the Superior Court for the District of Columbia(2025-CAB-002219) for alleged breach of contract relative to a commercial lease. Case settled and dismissed with no admission of wrongdoing.

g) Hoefer Welker, LLC v. Bowman Consulting Group Ltd., et al (2025) filed in the Adams County District Court, Colorado (2025cv30049). Primary suit alleges construction defects and negligence against Hoefer Welker, LLC and Hoefer Welker, LLC filed a third party complaint seeking contractual indemnification and alleging negligence and breach of contract against Company and others. Company is vigorously defending.

h) Christian Brothers Automotive Corporation and CBH Properties v. Bowman Consulting Group Ltd, et al (2024). Claim filed with the American Arbitration Association (Case 01-24-0003-3676) alleging design errors. Case settled and dismissed with no admission of wrongdoing.

i) LG APT SC IRMO COLUMBIA. LLC v. Bowman Consulting Group Ltd (2024). Suit filed in Court of Common Pleas of Richland County, South Carolina (2024CP4001092) alleging design errors. Company is vigorously defending. Case settled and dismissed with no admission of wrongdoing.

j) Killkenny, Maureen v. Township of Abington, et al (2023). Suit filed in the Court of Common Pleas of Philadelphia County, Pennsylvania (2023-15351). Company is one of ten defendants in a civil suit alleging construction, design, and maintenance defects which resulted in personal injuries to Plaintiff. Company disputed any involvement in construction, design, and maintenance of property at issue. Voluntary dismissal in Company's favor, no settlement.

Claims

k) Wexminister Limited Inc. v. Bowman (2023). Suit filed in the Court of Common Pleas in Allegheny County, Pennsylvania (AR23-617) for alleged property damage following lease termination. Case was dismissed in Company's favor, no settlement.

l) JBG Smith Properties et al v. Bowman Consulting, et al. (2023). Suit filed in the Circuit Court of Arlington County, Virginia (CL20004392-00). Company is a third-party defendant in a civil suit alleging construction and design defects which resulted in personal injuries to Plaintiff. Voluntary dismissal in Company's favor, no settlement.

m) Walton Global Investments v. Bowman Consulting Group (2023). Suit filed in the United States District Court for the Eastern District of Virginia-Richmond Division (3:23-cv-00087) alleging defects in a due diligence report. Case settled and dismissed with no admission of wrongdoing.

n) JE Dunn Construction Company v. Bowman Consulting Group (2022). Suit filed in District Court, Denver County, Colorado (2022cv33535) alleging design errors and defects. Case settled and dismissed with no admission of wrongdoing.

o) Douglas N. Krening and Hannah J. Krening v. Jonathan Coppin and Elemental Homes (2021). Company is a third-party defendant in a civil suit filed in District Court, Douglas County, Colorado (2020cv030831) alleging construction and design defects. Case settled and dismissed with no admission of wrongdoing.

p) Hancock Builders LLC v. Alpha Geotechnical Materials LLC. Et. al (2021). Company is one of many defendants in a civil suit filed in the Superior Court of Maricopa County, Arizona (cv2020-055186) alleging construction and design defects. Case settled and dismissed with no admission of wrongdoing.

SECTION

06

Professional Services Agreement

Professional Services Agreement

Bowman confirms that it has read and reviewed the City of Edinburg's Land Surveying Services Agreement, as provided for reference with RFQ 2026-6. Bowman confirms that it currently meets, or will meet prior to commencement of services, all prerequisite insurance requirements outlined in Section 3.2 of this RFQ, including Worker's Compensation, Comprehensive General Liability, Comprehensive Auto Liability, Employer's Liability and City's Protective Liability coverage at the specified limits.

If selected as a result of this solicitation, Bowman agrees to enter into the City's Land Surveying Services Agreement with the City of Edinburg, incorporating the terms, conditions and requirements set forth in this RFQ and the negotiated scope of services and billing rates.



Austin Holland
Principal, Geospatial Regional Manager
Bowman Consulting Group Ltd.

July 14, 2026

SECTION

07

Contact Information

Contact Information

Project Manager, Gerardo Balderas, and Assistant Project Manager, Trey Neubauer, will serve as Bowman's two points of contact for the City of Edinburg.

Gerardo Balderas, RPLS, EIT

Project Manager

Address:
111 Tower Dr., Suite 325
San Antonio, TX 78232

Office: 210.390.1558 ext. 9070
Mobile: 956.223.5683
Fax: N/A
Email: Gerardo.Balderas@bowman.com

Trey Neubauer, RPLS

Assistant Project Manager

Address:
111 Tower Dr., Suite 325
San Antonio, TX 78232

Office: 210.774.5504
Mobile: 210.764.4331
Fax: N/A
Email: Trey.Neubauer@bowman.com

Bowman

Colliers Engineering & Design

Statement of Qualifications

City of Edinburg

Land Surveying Services

RFQ 2026-06 | July 14, 2026, 3:00 PM



2020 N. Bus. Hwy 25 • Aransas Pass, TX 78336
Texas Board of Professional Land Surveyors Reg. 10194550 • Texas Board of Professional Engineers Reg. F-14909 • Texas Board of Professional Geoscientists Reg. 50617

Colliers Engineering & Design

July 14, 2026
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Re: RFQ# 2026-6 – Land Surveying Services

Dear Mardoqueo Hinojosa and Edinburg Selection Committee,

Colliers Engineering & Design, Inc. ("CED") is pleased to submit this Statement of Qualifications in response to the **City of Edinburg's ("the City's")** Request for Proposals for Professional Land Surveying Services (Bid No. 2026-107). With more than 20 years of demonstrated experience delivering comprehensive land surveying services across Texas and the broader region, we are confident in our ability to provide the City with the technical expertise, responsiveness, and commitment to quality that this engagement demands.

Colliers Engineering & Design, Inc. is a Texas-registered Land Surveying firm fully authorized to practice in the State of Texas. Our comprehensive service capabilities include preparation of metes and bounds legal descriptions, plat reviews, field surveys, closure reports, deed research, property line identification, elevation surveys, rights-of-way determination, and the establishment of monuments and benchmarks. We understand that the City's on-call engagement requires a firm capable of mobilizing quickly and executing across a wide range of surveying disciplines, and our team is precisely structured to meet that need.

Our technical approach is grounded in rigorous quality control and quality assurance protocols at every phase of project delivery. From initial deed research and field data collection through final deliverable review and client acceptance, each project is subject to a formal QA/QC review by a licensed Professional Land Surveyor independent of the project team. This multi-tiered review process ensures accuracy, regulatory compliance, and consistency, minimizing the need for costly corrections and protecting the City's interests.

We recognize that public-sector engagements require more than technical proficiency; they demand **clear communication, transparency, and genuine collaboration** with municipal staff and community stakeholders. CED maintains a proactive stakeholder engagement strategy that includes regular project status updates, prompt response to City inquiries, and close coordination with Edinburg planning and engineering personnel **to ensure alignment with project objectives at every milestone.** We are fully prepared to execute a Land Surveying Services Agreement with Edinburg in a timely manner. Our team is appropriately staffed to support the on-call nature of this contract, with dedicated licensed professionals and field crews available to respond to task order assignments within the timeframes established by Edinburg. We commit to maintaining the availability and capacity necessary to support the City's surveying needs throughout the initial two-year term and any authorized extension.

The city of tomorrow is built on an accurate survey of today, and we welcome the opportunity to be the part of that foundation to the **City of Edinburg**. Should you have any questions regarding this submittal, please do not hesitate to contact me.

Sincerely,

Teresa A. Seidel, RPLS
Regional Discipline Leader | Survey/Geospatial | Legally Authorized to Bind Firm
726 223 4988
Teresa.Seidel@collierseng.com



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Section 1.

Firm Qualifications & Experience

Colliers Engineering & Design

About Colliers Engineering & Design, Inc.

Colliers Engineering & Design ("CED") is a trusted provider of multi-discipline engineering, surveying, architecture, consulting and design services delivering customized solutions to public and private clients. Established in 1984 as Maser Consulting, Colliers Engineering & Design provides its same dedicated leadership, systems, and services to clients. We specialize in providing a comprehensive suite of services including survey/geospatial, subsurface utility engineering (SUE), architecture, civil/site, transportation, infrastructure, governmental, geotechnical/environmental, telecommunications, utilities/energy and project management.

Today, we are proud to say that we currently employ more than 3,500 professionals through a network of 80+ offices nationwide and beyond. Over its history, our company has consistently been recognized nationally by Engineering News Record as a Top 500 Design Firm and ranked on the Zweig Group Hot Firm List of fastest growing companies.

Legal Name of Firm

Colliers Engineering & Design

Legal Description of Business

C-Corporation; 3,500 + total employees

Relevant Registration Numbers

Texas Board of Professional Land Surveyors Reg. 10194550 • Texas Board of Professional Engineers Reg. F-14909 • Texas Board of Professional Geoscientists Reg. 50617

Date Formed

1984

Corporate Headquarters

101 Crawfords Corner Road, Suite 3400
Holmdel, New Jersey 07733

Location of PM & Office Conducting Work

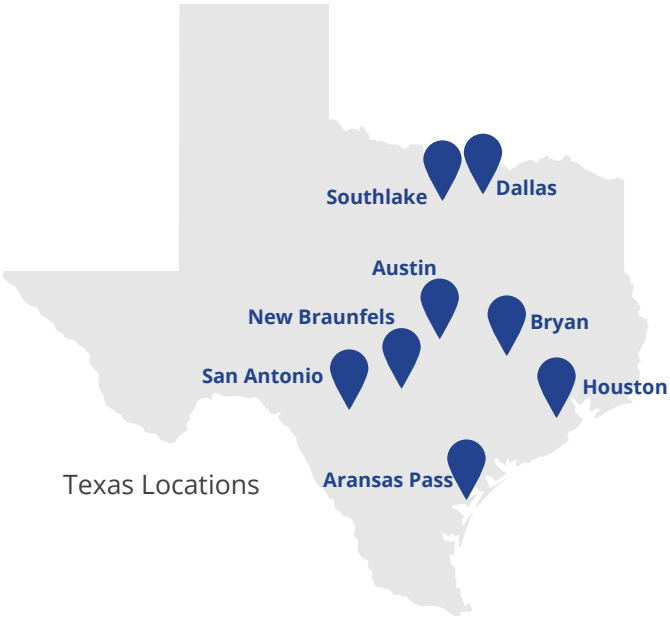
2020 N. Bus. Hwy 35
Aransas Pass, TX 78336

80+
Offices Nationwide

3500+
Professionals

8
Divisions

32nd
ENR Top 500 Design Firm Ranking



Texas Locations

Texas
Survey & SUE

ARANSAS PASS | AUSTIN | BRYAN | DALLAS | HOUSTON
NEW BRAUNFELS | SAN ANTONIO | SOUTHLAKE

Colliers Engineering & Design's Texas survey and subsurface utility engineering (SUE) professionals combine conventional and cutting-edge geospatial technologies to deliver precision results. Our licensed surveyors provide topographic and boundary surveys, construction stake-out, as-built surveys, and hi-definition laser scanning. Our SUE experts operate in full accordance with ASCE 38 and ASCE 75, the standard guidelines for investigating and documenting existing utilities, and for recording and exchanging utility infrastructure data. We bring a thorough understanding of both how to investigate and document utilities and how to accurately record and share this information with our clients. This is achieved through our expertise in applying the appropriate quality levels and utilizing advanced survey technologies. We partner with DOTs, airport and transit authorities, developers, and other government agencies to identify and resolve utility conflicts before they affect project schedules or budgets. With a proactive approach to risk management and control, we deliver responsive, accurate, and comprehensive solutions from planning through design and construction.

We're continuing to expand our resources to meet the accelerated growth throughout the state. In addition to our standard services, we also provide:

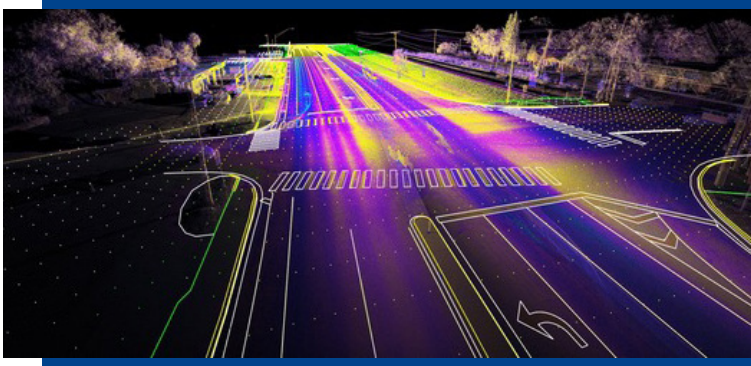
- Hydrographic, Flood Elevation, Riparian & Wetlands Surveys
- Highway Route Surveys
- Aerial Photo Control Surveys for Mapping
- On-Call Traffic Accident Surveys
- Deformation and Displacement Monitoring Surveys
- Pipeline & Utility ROW Surveying
- Mobile LiDAR Route Mapping
- Drone LiDAR Surveying
- Highway & Rail Corridor Clearance Analysis
- Railway Corridor Mapping
- ADA Compliance Surveys
- Record Research & Compilation
- Utility Adjustment & Coordination Management
- Comprehensive Data Management & 3D Utility Modeling
- Integrated Survey Deliverables with Existing Utilities
- GIS Utility Information & Georeferenced Mapping
- Geophysical Utility Designation & Underground Utility Exposure
- Risk Envelope & Utilities Management
- Electric, Gas, Water, Sewer, Cable, Fiber & Phone Locating
- CCTV Inspection & Video Documentation of Pipelines
- Concrete Scanning, Evaluations & Conduit Mapping
- Excavation & Drilling Clearances

Colliers Engineering & Design

TxDOT Precertifications
15.1.1 - Right of Way Surveys
15.2.1 - Design Survey
15.2.2 - Construction Survey
15.3.3 - Terrestrial LiDAR
15.3.4 - Mobile LiDAR
15.3.5 - Horizontal and Vertical Control
18.2.1 - Subsurface Utility Engineering (Utility Engineering Investigation)
18.3.1 - Utility Adjustment Coordination
18.4.1 - Utility Engineering
18.6.1 - Utility Management & Coordination Oversight

Prequalified to Serve
- Austin ISD
- City of Belton
- City of Bryan
- City of Corpus Christi
- City of Garland
- City of Seguin
- City of Victoria
- El Paso Water
- Galveston County
- Harris County
- Montgomery County
- Port of Corpus Christi
- Tarrant Regional Water District
- San Antonio ISD
- TxDOT Austin District
- TxDOT Dallas District

8 TX Registered Professional Land Surveyors (RPLS)
25+ Field Crews



For further information, please contact:

Teresa A. Seidel, RPLS
Southwest Regional Discipline Leader, Survey/Geospatial
726 223 4988 | teresa.seidel@collierseng.com

Corey Campbell, RPLS
Geographic Discipline Leader, Survey/Geospatial
726 223 4780 | corey.campbell@collierseng.com

Abanop Henain
Senior Project Manager, Subsurface Utility Engineering
469 386 2679 | abanop.henain@collierseng.com



Municipal Survey Experience



Colliers Engineering & Design's professional survey team has an excellent track record for consistent, accurate, and thorough data collection and map preparation. Since 1984, our firm has been providing professional engineering and surveying services to municipal, federal, and local government agencies, as well as both public and private sector clients.

CED is Prequalified to Serve:

- Austin ISD
- City of Belton
- City of Bryan
- City of Corpus Christi
- City of Garland
- City of Seguin
- City of Victoria
- El Paso Water
- Galveston County
- Harris County
- Montgomery County
- Port of Corpus Christi
- Tarrant Regional Water District
- San Antonio ISD
- TxDOT Austin District
- TxDOT Dallas District

Regional Survey Experience:

Colliers Engineering & Design's surveying footprint spans the entire state Texas, with significant experience in South Texas and the Rio Grande Valley. We are acutely aware of the conditions of this region and are confident in our ability to perform high quality work, no matter the project.

Our team has performed several jobs in the following nearby cities and counties:

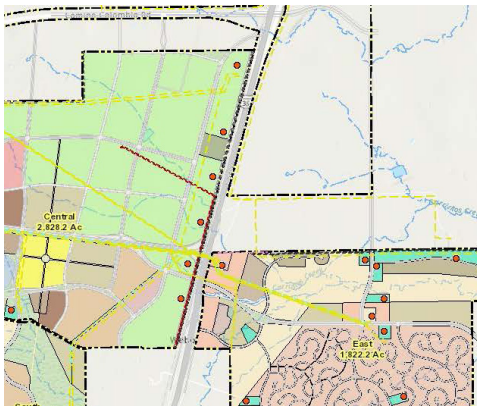
- Edinburg, TX
- Hidalgo County, TX
- Weslaco, TX
- Harlingen, TX
- San Benito, TX
- Brownsville, TX
- Rio Grande City, TX
- Starr County, TX
- South Padre Island, TX
- Concepcion, TX
- Corpus Christi, TX
- Webb County, TX

Key Projects

Intersection of Votech Drive and Pike Boulevard
Weslaco, TX

The intersection of Votech Drive and Pike Boulevard in Weslaco, Texas, has emerged as a critical traffic bottleneck due to the rapid expansion of the Mid Valley Industrial Park, ongoing operations at the Mid Valley Airport, and increased activity from Hidalgo County Precinct offices and other surrounding developments. The current all-way stop configuration is insufficient to manage the growing traffic volumes and associated safety concerns.

To address these challenges, the City of Weslaco has partnered with Colliers Engineering & Design to develop a comprehensive traffic engineering solution. CED will design a modern, roundabout that enhances traffic flow, improves safety, and accommodates both current and future transportation demands of the community. A desktop boundary survey was done to establish the project base map by obtaining high-quality aerial imagery of the intersection, overlaying approximate right-of-way limits from GIS sources, and researching public records to identify all site-adjacent property owners within the project limits.

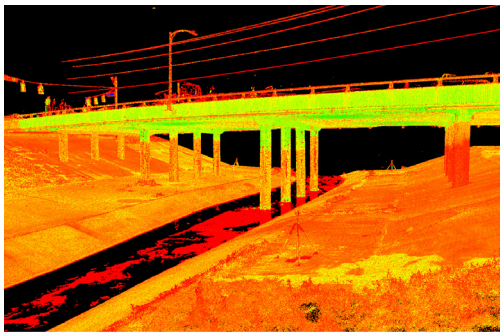


Talise Development Survey and GIS App
Webb County, TX

Colliers Engineering and Design is performing survey and GIS services for the 13,000-acre Talise Development north of Laredo. Surveying services include boundary verification, ALTA surveys, metes and bounds descriptions, pin setting, staking, and topographic and improvement surveys. Much of the data collected and prepared by survey is then hosted in a GIS project delivery web service created by CED for this project. The Project Delivery web service allows georeferenced data to be displayed on a website that is accessible to all team members. Sharing data in this manner allows a graphical representation of all aspects of the project so that individual team members can see what is going on and plan accordingly. One of the most powerful features of the GIS website is the ability have have attributes assigned to everything. This allows a team member to click on a line and pull additional information about that line. For example, clicking on an easement line to pull up a PDF of the easement documents or clicking on a pipeline to tell if it is an existing or proposed pipeline, the owner of the pipeline, size, and length.

Navigation Waterline Design/Route Survey
Corpus Christi, TX

For the design of a new 12” waterline along Navigation Boulevard and Joe Fulton Corridor, Colliers Engineering & Design conducted a two mile topographic and Right-of-Way survey using Leica RTK-GNSS and Total Station equipment. Our team collected detailed data at specified intervals for all surface features including roads, drainage structures, railroads, above and below ground utilities, and existing infrastructure, while maintaining NAD ‘83 Texas South Zone horizontal datum and NAVD ‘88 vertical datum standards. We coordinated One-Call services for utility marking and documentation, and performed deed and easement research as required. Deliverables included sealed PDF drawings, CAD files with TIN, and ASCII point data.



Westside Creeks Ecosystem Restoration Project for Apache Creek

San Antonio, TX

The San Antonio River Authority initiated the Westside Creeks Project in 2008 as a community-driven effort to restore 11 miles of creekways that had been channelized during the 1954 San Antonio Channel Improvement Project aimed at federal flood control. Through an extensive public consultation process, the project was envisioned to revitalize the creeks in a manner that supports and enhances biodiversity, enhances water quality, creates public spaces for gatherings and recreational activities, raises cultural and historical awareness, and is sustainable with low maintenance costs.

Colliers Engineering & Design provided a field-run boundary survey, office computations, and 3D digital mapping for use in developing plans and specifications for the restoration of Apache Creek as part of this project. We surveyed along Apache Creek, from the confluence of Apache Creek and San Pedro Creek to Elmendorf Lake.

Brownsville Ship Channel Dredge Support Surveys

Corpus Christi, TX

Colliers Engineering & Design is providing hazard surveys, topographic surveys, and multi-beam before dredge surveys of the Brownsville Ship Channel to support an ongoing dredging project that will deepen the entrance channel, as well as develop two ship berths and a turning basin. In accordance with USACE standards, the hazard surveys and before dredge surveys were performed on the proposed dredge area of approximately nine miles. The survey extended 50 feet to the north and south limits of dredging, with an average width of 700 feet, as well as the proposed berth basin. An overhauser magnetometer was utilized to locate any ferrous hazards such as pipelines, debris, or other obstructions along the proposed dredge area. We also performed a sub-bottom survey to locate potential hazards below the seafloor to an estimated depth of 8-12 feet and a side scan sonar survey to create a high-resolution mosaic image of the seafloor and identify any exposed pipelines or potential hazards. A high resolution multi-beam system was utilized for the before dredge volume surveys.

Probandt Street (South Alamo Street to US Highway 90)

San Antonio, TX

CED served as a major subconsultant for this City of San Antonio project, which included corridor improvements for over 2.5 miles of roadway from S. Alamo to Hwy. 90. For Segment 1, CED conducted a topographical and improvement survey from the apparent right of way to the apparent right of way, spanning from Alamo Street to Steves Ave. This survey included detailing the intersections and railroad crossings, providing 50-foot cross-sections, and additional cross-sections at all driveways and intersections. In Segment 2, CED performed a topographical and improvement survey from the apparent right of way to the apparent right of way, covering the area from Steves Ave to Highway 90. This segment also involved detailing the intersections, providing 50-foot cross-sections, and additional cross-sections at all driveways and intersections. For Segment 3, CED conducted a topographical and improvement survey from the apparent right of way to the apparent right of way for the intersection of Alamo Street and Probandt Street.



History of On-Time Delivery

As a firm with a strong local presence in the Rio Grande Valley region, Colliers Engineering & Design offers the City of Edinburg the advantage of nearby personnel, reduced travel times, and direct access to experienced survey professionals familiar with regional conditions, permitting considerations, and project delivery requirements. This local availability enables us to provide responsive service, maintain effective communication, and support Edinburg's project needs with minimal delay.

Our track record of on-schedule and under-budget delivery reflect our commitment to stewarding the time and funding of the Municipalities we serve.

Ahead-Of-Schedule Delivery

West Texas Survey Success

Upon receiving a Notice to Proceed on May 15, 2026, our team immediately mobilized to execute a complex ±3,600-acre ALTA survey across four separate tracts in El Paso, Texas, utilizing advanced aerial photogrammetry and LiDAR. Through proactive daily communication and a seamless game plan, we bypassed typical industry bottlenecks to deliver the final product on June 26, 2026. By wrapping up this massive scope in just 32 business days, we shattered the expected 60-to-75-day schedule through sheer project dedication and prompt coordination.

The CED Advantage

We approach each project with a focus on accuracy, professionalism, and client satisfaction. This ensures that our deliverables meet or exceed client expectations and comply with regulatory standards. Our commitment to quality shows in every phase of our work, from the initial data collection to the final submission.

Accuracy & Technical Precision

- All survey work complies with state and local surveying standards, codes, and regulations
- We collect GPS field data using top equipment, ensuring accuracy and data integrity for every assignment
- Final deliverables, including plats, legal descriptions, topographic maps, and boundary surveys, undergo thorough review and are sealed by our Registered Professional Land Surveyor (RPLS) before submission
- Our surveyors follow strict internal quality control processes, including peer reviews, data checks, and final document verification before any work leaves our office

Past Performance & Client Satisfaction

- Clients, project owners, and contracting agencies consistently give positive feedback about the quality and professionalism of our deliverables
- We have a track record of minimal revisions and rework, reflecting our attention to detail and commitment to getting it right the first time
- Our team communicates actively with clients throughout each project to ensure clarity on scope, schedule, and deliverable expectations at each stage

85%

returning client rate

Range & Complexity of Assignments

- Our experience includes a wide array of survey types, such as boundary surveys, topographic surveys, construction staking, right-of-way surveys, GPS control surveys, and GIS data collection
- Successfully completed projects in challenging environments, including urban areas, heavily wooded terrain, and large tracts of land needing extensive GPS traversing
- Manages multiple concurrent assignments without sacrificing quality or timeliness for any project
- Each assignment, regardless of its size or complexity, receives the same level of attention and professional oversight

Quality Control & Documentation Standards

- We follow a structured quality control workflow for every project, which includes verifying field data, reviewing office processing, and a final check by an RPLS before submission
- We organize, maintain, and archive field notes, data files, and project records systematically to ensure traceability and accessibility throughout and after project completion
- All survey reports, plats, and supporting documentation are prepared to high standards, providing clients with clear and well-organized work products
- We strive for continuous improvement, regularly assessing our processes and integrating new technologies and best practices to further improve the quality of our survey services

Colliers Engineering & Design takes great pride in the quality of our work on every assignment. We understand that accurate and reliable survey data is essential to the success of any project that relies on it, and we hold ourselves to the highest standards in fulfilling this responsibility.

Local Responsiveness & Staffing Capabilities

This contract will primarily be staffed from CED's Aransas Pass office, with six Texas-licensed surveyors,6 Surveyors in Training (SIT), 4 survey technicians/drafters, 14 surveying field crews, 5 SUE field crews, and two Terrestrial LiDAR units. Additional capacity is available from CED's San Antonio, New Braunfels, Austin, Houston, Addison, Southlake offices. For expedited assignments, a rapid kickoff meeting is convened to align the full project team on scope, schedule, safety, and QA/QC before work begins.

Approach to handling part-time staffing needs for smaller assignments

For field services, CED maintains the personnel, equipment, and surveying resources necessary to respond efficiently to projects of varying size and complexity:

- Smaller Assignments (1–2 day field efforts): Survey crews can be mobilized and on-site within one week of receiving authorization to proceed.
- Larger Assignments (1 week+ efforts): For more extensive surveying programs requiring additional staffing, coordination, or specialized resources, survey teams can be mobilized and on-site within one to two weeks.

Section 2.1

Team Member Qualifications & Experience

Colliers Engineering & Design

We start with reliability. You get ***accuracy***.

CED's Texas Surveying Team operates on the core tenant that your projects rely on precision from the start. We provide all the services in-house that you need to protect your timeline, with extra-accurate ROW dedications and plan coordinations. At every step, our team of Texas Registered Professional Land Surveyors, Surveyors-in-Training, GIS analysts, and CAD technicians go further for your surveying needs. CED is equipped with advanced GPS, drone, and sonar technologies, and is proficient in delivering high-quality data products using AutoCAD Civil 3D, ArcGIS, and other industry-standard platforms. This team is well-prepared to meet the technical and operational demands of the City of Edinburg.



Teresa A. Seidel, RPLS
Principal in Charge



Clayton S. Allen, RPLS
Project Manager

Land Surveying

Corey Campbell, RPLS
Senior Project Surveyor

Kelly Kephart
Platting

Subsurface Utility Engineering (SUE)

Abanop Henain
Subsurface Utility Engineering & Utility Coordination Lead

Charlie Phipps
SUE Manager

Claudia González-Liendo, PE
SUE Engineer

Support Team

Surveying Office

We have 6 SITs and 4 survey technicians/drafters to support the data processing and survey map/plan production

Field Crews

We have 14 Surveying Field Crews and 5 SUE Field Crews available to support Edinburg.

Section 2.2

Project Manager

Colliers Engineering & Design



Clayton S. Allen, RPLS

Senior Project Manager | Survey/Geospatial |
Proposed Role: Project Manager

Mr. Allen has experience in private, municipal & coastal engineering projects throughout the United States. He is an analytic self-starter with a commitment to safety, quality, and productivity, and can effectively react to changing conditions in a fast-paced work environment.

Education
BS in Ocean Engineering, Texas A&M University

Professional Registrations
Registered Professional Land Surveyor (RPLS), TX: No. 7225

Professional Experience
Safety, OSHA requirements (OSHA 30 Certified)

Carlson Survey Software

Trimble Business Center

Trimble Survey Equipment

Key Projects

Balli Park Construction

Corpus Christi, TX | Field Crew and CAD Technician

This project is in support of the expansion and remodel of Balli Park. Project scope included a topographic survey, locating the existing utilities, and above ground features for the design and construction. Deliverables include all above ground constructed materials and below ground utilities with plan and profile drawings with contours. Deliverables include PDF drawings and AutoCAD. For this 1-mile project, Mr. Allen served as the field crew and CAD technician.

Ayers & Alameda Street Construction

Corpus Christi, TX | Project Surveyor

Conducted a topographic survey of 2 miles of city ROW for roadway construction purposes. The survey included existing roadways, sidewalks, drainage and sewer inverts and locations, above and below ground utilities. Survey crews utilized Trimble total stations and RTK-GNSS for the survey to maintain a high level of accuracy. For this $50,000 project, Mr. Allen served as a field crew member and CAD Technician.

Navigation Blvd Construction Survey

Corpus Christi, TX | Project Surveyor

Conducted a topographic survey of city ROWs for roadway construction purposes. The survey included existing roadways, sidewalks, drainage and sewer inverts and locations, above and below ground utilities. Survey was conducted using Trimble total stations and RTK-GNSS for the survey to maintain a high level of accuracy. Mr. Allen served as field crew and CAD technician for this project.

Hughes Street Rail Drainage Project

Corpus Christi, TX | Project Surveyor

Mr. Allen, in his role as a Project Surveyor, created a design survey specifically for the Port of Corpus Christi. This survey was extensive and covered around 70 acres of land, encompassing both Port-owned and privately owned properties. It involved conducting various types of surveys, including topographic, property, and utility surveys. The main goal of this project was to develop a fresh drainage system for a significant commercial area within the Port. The team from Colliers

Engineering & Design effectively identified underground utilities that were not previously identified through one-call services, and they also relocated property boundaries that were initially established 60 years ago.

Lavaca Bay

Calhoun County, TX | Project Surveyor

Project surveyor for a depth of cover survey of a pipeline in Lavaca Bay. Located pipeline and collect depth of cover data. Staked areas where additional cover is needed.

City Waterline Survey, Alameda Waterline Replacement

Corpus Christi, TX | Field Crew and CAD Technician

This survey was conducted for an as-built waterline location. The existing utilities and ROW were located. Survey was conducted using Trimble total stations and RTK-GNSS for the survey to maintain a high level of accuracy. Deliverables included CAD files and an overview map. For this $10,000 project, Mr. Allen served as the field crew and CAD technician.

La Quinta Channel

Ingleside, TX | Site Engineer

Site Engineer for project to dredge Cheniere LNG ship terminal. Conducted multi-beam dredge surveys and topographic surveys of fill site. Performed project quantity surveys. Performed daily QA/QC checks on water quality and turbidity of fill site.

GLO Platform Removal Project at Copano Bay

Aransas County, TX | Project Surveyor

Project surveyor for project to remove a stationary platform in Copano Bay. Conducted pre and post single beam surveys and pre & post scans of the platform area.

Myrtle Beach Renourishment

Myrtle Beach, SC | Site Engineer

Site Engineer for dredging project to rebuild beach. Conducted topographic surveys of beach fill site. Performed project quantity surveys.

Forked River and Barnegat Bay Dredging

Lacey and Barnegat Townships, NJ | Site Engineer

Site Engineer for dredging project to remove material from Forked River channels and Double Creek Channel. Conducted single-beam dredge surveys and monitor upland fill site. Designed dredge and survey plans. Conducted daily QA/QC checks and create reports for NJDOT.

Lake Decatur Dredging Project

Lake Decatur, IL | Project Engineer

Project Engineer for dredging project to remove material from Lake Decatur. Conducted QA/QC single-beam dredge surveys and monitored upland fill site. Performed project quantity QA/QC surveys.

Section 2.3

Key Staff

Colliers Engineering & Design



Teresa A. Seidel, RPLS

Regional Discipline Lead | Survey/Geospatial |
Proposed Role: Principle-in-Charge

Teresa A. Seidel has over 36 years of experience in surveying and management. Mrs. Seidel, as a founding partner, has helped grow Colliers Engineering & Design's surveying team in Texas for over fifteen years. Her experience includes a wide range of surveying services including utilities, boundary, tree, topographical, design, site selection, improvements, route, and construction surveying. Her project background includes schools, municipal, transportation, commercial, industrial, multi-family, residential, military bases, and flood studies.

Education

AA Surveying, Austin Community College

Professional Registrations

Registered Professional Land Surveyor (RPLS), Texas No. 5672

TxDOT Precertified: 15.1.1, 15.1.2, 15.1.3, 15.1.4, 15.2.1, 15.2.2, 15.3.3, 15.3.5, 15.4.1

USEI Utility Investigation School Certification - 16 hrs

Affiliations & Memberships

Board of Texas Professional Land Surveyors Association

Key Projects

On-Call City Engineering

Shavano Park, TX | Surveyor

In 2016, CED was awarded an on-call City Engineering contract with the City of Shavano Park and has since been providing a variety of on-call requisite land surveying services, such as a tree and topographical surveys, for projects such as the Shavano Park Master Drainage Plan. Mrs. Seidel served as the Principal in Charge for surveying services provided.

City On-Call Traffic Engineering

San Antonio, TX | Surveyor

Colliers Engineering & Design's surveying department served as the land surveying consultant to a prime engineering firm and was awarded the City of San Antonio's On-Call Traffic Engineering contract. Mrs. Seidel has served as the Principal-in-Charge on each of these projects. Since then, we have provided services for various projects, including: West Commerce Street Pedestrian Crossing Improvements, Culebra Road Pedestrian Crossing Improvements, and Probandt Rails to Trails. Probandt Rails to Trails included corridor improvements for over 2.5 miles of roadway from S. Alamo to Highway 90. The team provided laser scanning and surveying services.

Bexar County On-Call Surveying

Bexar County, TX | Surveyor

Colliers Engineering & Design provided surveying services for various intersections for this COSA On-Call Traffic Engineering contract. We provided one call locates and topographical, tree and improvement surveys for the purpose of adding pedestrian refuge islands at major school crossing intersections.

City of Cibolo On-Call City Engineering

Cibolo, TX | Surveyor

Since 2017, Colliers Engineering & Design's surveying department has

been providing on-call surveying services to the City for projects such as the Venado Lift Station, Haeckerville Rd. Water Main Extension, and the Town Creek Drainage Review. Mrs. Seidel serves as the Principal-in-Charge for these services to the City.

On-Call Utility Locating for TxDOT Austin District

Austin, TX

As Principal in Charge, Ms. Siedel directed TxDOT Austin District's comprehensive utility mapping initiative across eleven counties. She oversaw the deployment of electromagnetic and ground penetrating radar technology to locate and document roadway lighting, communication infrastructure, traffic signals, and ITS components within state right-of-ways. Under her leadership, the team achieved an "A" rating from TxDOT while mapping utilities throughout Bastrop, Blanco, Burnet, Caldwell, Gillespie, Hays, Lee, Llano, Mason, Travis, and Williamson counties.

San Antonio Water System (SAWS) W-6 Upper Segment

San Antonio, TX | Surveyor

Mrs. Seidel led the team providing land surveying services for this sewer main project in San Antonio, Texas. The project consists of replacing approximately 19,000' of existing 54" sanitary sewer main with 29,000' of 60" and 90" gravity sanitary sewer pipelines. The project also includes tie-ins to two other projects, the W-1 Lower Segment, and the W-6 Middle Segment. Additionally, the project will include tie-ins to a number of existing smaller collector lines throughout the proposed alignment.

San Antonio Water System (SAWS) Dos Rios Water Recycling Plant

San Antonio, TX | Surveyor

Mrs. Seidel and her team conducted in-depth site visits in order to determine existing site conditions for five different areas within the Dos Rios Water Recycling Plant in San Antonio, Texas. Topographical and improvement surveys were conducted for all five areas, each being approximately 100' by 100'. As well, her team performed a ground survey using a 25' grid and located above-ground utilities and improvements in the areas.

Wurzbach Pkwy Intersection

San Antonio, TX | Surveyor

Mrs. Seidel and her team performed right-of-way verification at the intersection of Wurzbach Parkway and Lockhill Selma Road 500 FT in each direction and located the curb, concrete wall, and railing along the west side of Lockhill Selma before the bridge.

Westside Creeks Ecosystem Restoration Project for Apache Creek

San Antonio, TX | Surveyor

Mrs. Seidel and her team are providing a field-run boundary survey, office computations, and 3D digital mapping for use in developing plans and specifications for the San Antonio River Authority's Apache Creek Restoration Project. Survey limits include Apache Creek, from the confluence of Apache Creek and San Pedro Creek to Elmendorf Lake.

Additional Municipal Projects:

- COSA - Probandt Rails to Trails, San Antonio, TX
- CRWA Dunlap Plant, Lake Dunlap, TX
- City of Marion WWTP, Marion, TX
- Classen-Steubing Ranch Park Phase 1, San Antonio, TX
- Huebner Creek Enhanced Conveyance NWWC Segment III, San Antonio, TX



Corey Campbell, RPLS

Geographic Disipline Leader | Survey/Geospatial | Proposed Role: Senior Project Surveyor

Mr. Campbell is a Geographic Discipline Leader with almost two-decades of experience in surveying and CADD operations. His expertise includes performing topographic, ALTA, and boundary surveys; adjusting traverse and applying elevations to control; preparing plats and construction stakeout files; and creating surface models. He is also well-versed in GIS and has created an interactive TBM map, exported LiDAR to create surface models, and created aerial maps. Mr. Campbell has been involved in the surveying of transportation projects, commercial developments, TxDOT utility location projects, aerial photogrammetry control surveys, and Harris County Flood Control analysis projects. He utilizes MicroStation, Civil 3D, Carlson, GeoPak, ArcGis, and Trimble GPS software in the preparation of subdivision plats, right-of-way maps, control surveys, boundary surveys, ALTA surveys, topographic surveys, and preparation of metes and bounds descriptions.

Education

BA GS, Southern New Hampshire University, 2019

AA in Surveying Technology, Oklahoma State University, 2017

Professional Registrations

Registered Professional Land Surveyor (RPLS), Texas: No. 7076

Affiliations & Memberships

Texas Society of Professional Surveyors

Awards

2016 Scholarship Award, Associated General Contractors of America of Texas, Highway, Heavy, Utilities, & Industrial Branch

Key Projects

Fort Bend County LID No. 2 - City of Sugar Land

Fort Bend County, TX

Design improvements to internal and external ditches and levee system within the district. Mr. Campbell provided oversight of the topographic surveys of the ditches and levee system. The topographic surveys included detail of all drainage structures entering the ditches and detail of all bridge crossings. In addition, Mr. Campbell was responsible for the survey and establishment of all drainage channel ROW and adjoining properties. Mr. Campbell was also responsible for the placement of horizontal and vertical project control. The project control was established using GPS static sessions tied to monuments established by the subsidence district and used to map (LIDAR mapping) the entire Fort Bend County area. The project included using the following survey methods: GPS static / fast-static, Real Time Kinematic, and conventional leveling.

Fulbrook on Fulshear Creek - City of Fulshear

Fort Bend County, TX

672-acre master-planned community located in the ETJ of the City of Fulshear. Mr. Campbell's responsibilities include research for deed records, field reduction, boundary analysis, and topographic survey operations related to this project.

Veranda - City of Richmond

Fort Bend County, TX

600-acre master planned community located in the ETJ of the City of

Richmond. Mr. Campbell's responsibilities include research for deed records, field reduction, boundary analysis, and topographic survey operations related to this project.

IH 45 (Gulf Freeway) From Greens Road to Gulf Bank

TxDOT Houston District

This project consisted of horizontal and vertical control surveys for mapping along Interstate Highway 45, form Greens Road to Gulf Bank. The scope of work included obtaining right-of-entry, horizontal control surveys, vertical control surveys, and establishing permanent offsite GPS control points. Mr. Campbell was responsible for field reduction, obtaining horizontal and vertical ties to all buildings, structures, paving, dry and wet utilities. Mr. Campbell was responsible for reducing, all line connectivity, vertical and horizontal labeling, and cell placement.

LTRA - SH 288 – TXDOT - City of Houston

Harris County, TX

Responsible for field survey for SUE locations which consisted of obtaining horizontal and vertical ties to test holes, structures, dry and wet utilities along with annotation of boring depths. Mr. Campbell was also responsible for the placement of horizontal and vertical project control.

Green Tee to Riverstone Wastewater Diversion - City of Pearland

Brazoria County, TX

Field survey and design surveys for topographic and design survey. Mr. Campbell was responsible for GPS control calibration to existing City of Pearland control monuments reduction of all field crew data, annotation, and 3D modeling. Mr. Campbell was also responsible for the placement of horizontal and vertical project control, providing horizontal and vertical control surveys.

Wharton Academy - City of Houston

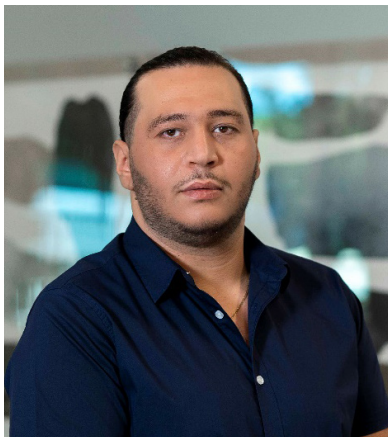
Harris County, TX

Obtaining horizontal and vertical ties to all buildings, structures, paving, dry and wet utilities. Mr. Campbell was responsible for reducing, all line connectivity, vertical and horizontal labeling, and cell placement. The scope included establishing the existing property boundaries and easements, and locating all buildings, adjacent street pavement, parking lots, sidewalks, utilities, fences, trees, playgrounds, and track. The survey was performed to support the design and re-construction of the school.

Riverstone - Cities of Sugar Land and Missouri City

Fort Bend County, TX

3,700-acre master-planned community located in the ETJ of the Cities of Sugar Land and Missouri City. Mr. Campbell's responsibilities include research for deed records, field reduction, boundary analysis, and include topographic survey operations related to this project, including design and construction surveys for numerous subdivision sections.



Education

Engineering Degree, Higher Technology University

High School Diploma, Saint Fatima Language School, 2009

Network Administrator and Support, Richland College

Professional Registrations

AutoCAD Designer Certificates I & II, Richland College, 2015

USEI Utility Investigation School Certification - 16 hrs

Skills

AutoCAD

Civil 3D

Google Earth

MicroStation

Abanop Henain

Department Manager | SUE Services | Proposed Role: SUE Coordination Lead

As a Senior Project Manager, Mr. Henain is responsible for helping oversee all aspects of Subsurface Utility Engineering (SUE) projects, including setting up, performing, completing, and managing projects pertaining to SUE. He oversees SUE crews and maintains standards for schedules, timeliness, financial performance, deliverables, and project-related correspondence of assigned projects. He focuses a particular emphasis on Quality Control and Quality Assurance while safely bringing in projects on-time and within budget. Mr. Henain has an experience in client management, project estimating, proposal writing, invoicing clients, and scheduling multiple field crews.

Key Projects

TxDOT ON-Call Locates

Austin District, TX |Senior Project Manager

Mr. Henain is responsible for overseeing the locate aboveground and underground utilities for traffic control and traffic management equipment's such as roadway illumination, duct banks, communications, and traffic signal cables in the state right of ways within the entire the Austin District. January 2024- Current.

Panther Junction

Big Bend National Park, Brewster County, TX | Project Manager

Mr. Henain was responsible for overseeing the SUE investigation within 348 acres corridor and coordination with the utility owner provided different records, which needed to be rectified with a field Level B investigation. December 2023- February 2024.

Las Colinas Towers

City of Irving, Dallas County, TX | Assistant Project Manager

Responsible for QC CAD file and coordination with the utility owners provided different records, which needed to be rectified with a field Level B investigation. Directed SUE teams to locate all utilities in the work area in support of the upcoming proposed construction project. The scope included 7 Level A test holes. CAD file and test hole summary sheets were provided. March 2021-April 2021.

New Laredo Hwy Utility Investigation

San Antonio, TX | Project Manager

Mr. Henain was appointed to conduct a thorough Subsurface Utility Engineering Investigation and Surveying. The project requirements encompass QL-D Records Research, QL-C Identification and Survey of visible utility features, QL-B utility designating for all existing utilities

within the proposed installation corridors, and QL-A Test Holes to verify utilities at identified and potential conflict locations. The deliverables for this project will include CAD files drawing that illustrates the utility information discovered along the proposed route for the new water line installation across New Laredo Highway.

Our Lady of the Lake University (OLLU) - St. Martin Hall Utility Investigation

San Antonio, TX | Project Manager

Mr. Henain performed a comprehensive Subsurface Utility Engineering Investigation and Survey. The scope of the project includes QL-D Records Research, QL-C Identification and Survey of visible utility features, and QL-B utility designating for all existing utilities. The deliverables for this project will include CAD files drawing that illustrates the utility information of all existing utilities discovered within OLLU St. Martin Hall property and the adjacent corridor (W Cesar E Chavez Blvd & SW 24th Street).

Naco Retail Utility Investigation

San Antonio, TX | Project Manager

Mr. Henain conducted a thorough Subsurface Utility Engineering Investigation and Surveying. The project requirements encompass QL-D Records Research, QL-C Identification and Survey of visible utility features, QL-B utility designating for all existing utilities within the proposed installation corridors, and QL-A Test Holes to verify utilities at identified and potential conflict locations. The deliverables for this project will include CAD files drawing that illustrates the utility information discovered along the proposed route for the new wastewater line installation across Nacogdoches Rd.

Northlake Phase 1 – Utility Investigation

San Antonio, TX | Project Manager

Mr. Henain performed a comprehensive Subsurface Utility Engineering Investigation and Survey. The project scope includes QL-D Records Research, QL-C Identification and Survey of visible utility features, QL-B utility designating for all existing utilities within the proposed installation and construction corridors, and QL-A Test Holes to confirm utilities at identified and potential conflict locations. The deliverables for this project will consist of CAD files that illustrate the utility information identified along the proposed driveways, as well as the installation of water and sanitary sewer lines within the property limits and along the adjacent streets (Burshard Rd and Garden Rd).

Griffin Street & Pine Street

City of McKinney, Collin County, TX | Assistant Project Manager

Assistant Project Manager - responsible for QC CAD and TH summary, checking QL (A, B, C & D). Coordinated with SUE teams to locate all utilities in the work area in support of the upcoming proposed construction project. Coordination with the utility owners provided different records, which needed to be rectified with a field Level B investigation. CAD file and TH summary sheets were provided. April 2020-November 2020.

NTMWD Wylie to Rockwall

City of Wylie, Collin County, TX | Assistant Project Manager

Responsible for assisting with project management portion of the SUE investigation along this 2-mile corridor and coordination with the utility owners provided different records, which needed to be rectified with a field Level B investigation. The scope included 17 Level A test holes up to 15 feet deep. CAD file and TH summary sheets were provided. January 2020-September 2020.

Section 2.4

Support Staff

Colliers Engineering & Design



Charlie Phipps

Project Manager | SUE Services | Proposed Role: SUE Support

Mr. Phipps is a Subsurface Utility Engineering (SUE) professional who applies the ASCE Standard 38-22 civil engineering practices to provide clients with accurate graphical representation of existing utilities of a given project area. As SUE Manager, Mr. Phipps prepares client proposals and estimates, coordinates SUE staff, and subcontractors for project execution. Reviews and processes SUE field data on assigned projects. Mr. Phipps supplements his office experience with his 15+ years of combined field experience in SUE and Survey industries. Early in his career, he started as a survey Party Chief. Mr. Phipps was then introduced to SUE in 2002 where he began designating utilities and performing vacuum excavation test holes. Mr. Phipps eventually worked his way into the office completing SUE CAD deliverables in AutoCAD and MicroStation. Mr. Phipps's project experience ranges for client such as TxDOT, Municipality water and wastewater, Educational Facilities (State Universities/Local ISD Campuses), Private Development sites, Energy Oil and Gas fields and pipeline mapping, overhead electrical transmission route investigations for ONCOR and LCRA. Rail experience for both UPRR and BNSF railroads for new siding-track design, and high-speed rail route SUE investigation.

Education

Surveying 101 / Structural Drafting, Tyler Junior College, Tyler, TX

Certifications/Training

Utility Locator Certification

OSHA 510 Certified

OSHA 7505 Certification

OSHA10 Certification

Confined Space Entry & Atmospheric Monitoring

Traffic Control & Flagger Training

Track Sense Inc. On-Track Safety Program

CPR/First Aid Certified

UPRR - eRail Safe

BNSF - Contractor safety

LCRA – ROW safety

SMITH System Drivers Safety Course

3-D Driver Training Certified Driver Training and Course Instructor

Key Projects

Tickey Creek Force Main & Lift Station

City of Princeton, TX | SUE Project Manager

Mr. Phipps oversaw and managed all field crews conducting Quality Level B SUE utility designation, Quality Level A SUE test holes, and CAD deliverable production. The SUE work encompassed utility records research, field investigations, utility designation, and air-vacuum excavation for test holes. Project involved ten (10) QLA test holes on specific existing utilities that crossed the proposed force main alignment. Coordination of traffic control and Hydro-Vac subcontractors, and pipeline representatives. A detailed QLB SUE investigation in the lift station facility, where the two proposed force mains were to connect into existing infrastructure.

WTCPUA Cross Country Transmission Main

Travis County, TX | SUE Project Manager

Mr. Phipps was responsible for complete oversight and management of Quality Level D SUE utility mapping, utility records research and CAD deliverable. Project Investigation was a 6-mile corridor 200ft wide for a proposed water transmission main design and installation to support the population growth in the area.

Hutto Arterial 132 & 134 Extension and Re-Alignment

Williamson County, TX | SUE Project Manager

Mr. Phipps provided complete supervision and coordination of field

crews executing Quality Level D SUE utility CAD deliverable completion. His responsibilities covered utility records research, field investigations, and ensuring all deliverables met TxDOT CAD Standards in MicroStation format. Project is for a QLD SUE investigation 200ft wide for 6.5 miles design re-alignment for existing County Road 132 & 134 in Williamson County Texas.

WTCPUA HWY 290 Transmission Main

Dripping Springs, TX | SUE Project Manager

Mr. Phipps was responsible for complete oversight and management of all field crews Quality Level B SUE utility designating, Quality Level A SUE test holes, and CAD deliverables. SUE efforts include utility records research, field investigations, utility designation and air-vacuum excavation (test holes). Project Investigation is an 8-mile corridor 200ft wide for a proposed water transmission main design and installation to support the population growth in the area.

TxDOT IH-35 Central 7 Improvement Corridor

Austin, TX | SUE Manager

Mr. Phipps was responsible for complete oversight and management of all field crews Quality Level B SUE utility designating, Quality Level A SUE test holes, and CAD deliverables. SUE efforts include utility records research, field investigations, utility designation and air-vacuum excavation (test holes). Deliverables were provided in MicroStation format and in accordance with TxDOT CAD Standards.

LCRA "CREZ" Twin Buttes to Big Hill and Big Hill to Kendall

San Angelo, TX to Comfort, TX | SUE & Survey Manager

Mr. Phipps was responsible for proposed structure location stake out and scanning site for underground utility conflicts. Provided real-time utility conflicts data to client for proposed structure placement assessment and on the fly adjustments. SUE investigation duration of approximately two and half years and spanning distance of 177 miles of the vast remote parts of west Texas.

Austin Bergstrom International Airport Mid-Field Taxi Way

Austin, TX | SUE Project Manager

Organized SUE field crew's efforts. Review QLB field data and CAD deliverables. Mid-Field Taxiway is the most recent effort to continually modernize and expand the air traffic for ABIA (AUS).

Oncor – Sandow to Hutto Overhead Electrical Transmission Route Re-Build

Rockdale, TX | SUE & Survey Crew Chief

Mr. Phipps was responsible for accurate structure stake out of the proposed structure locations and scanning for underground utility conflicts. Provided any utility conflicts found to client for structure placement modification. Project distance of SUE investigation of 31 miles.

Monahans Water Well Field Utility Mapping

Monahans, TX | SUE & Survey Crew Chief

Mr. Phipps was on the team providing SUE field designator for new water pipeline installation across the water well fields though the sand dunes of Monahans, Texas.

TxDOT – SH130

Austin, TX | SUE & Survey Crew Chief

Mr. Phipps is responsible for collecting the designated utility data and preparation of SUE CAD deliverable.

Claudia González-Liendo, PE

SUE Engineer | SUE Services | Proposed Role: SUE Support

Ms. González-Liendo has more than 32 years of transportation industry experience, including 25 years with TxDOT and seven years in the private sector. As a Subsurface Utility Engineer, she provides utility engineering and coordination services for complex transportation projects, including utility investigations, conflict analysis, stakeholder coordination, and utility risk mitigation. Her extensive background in transportation design and construction, combined with her deep knowledge of TxDOT procedures and utility coordination, supports the successful delivery of urban and rural roadways, highways, and on- and off-system bridge projects throughout Texas.

Key Projects

FM 70/SH 286, PCI Roadway, SW3P and Utility Task Lead, TxDOT Corpus Christi District

Nueces County, TX

Served as a sub-consultant to a prime engineering firm on three (3) separate PS&E packages for adjacent roadway limits. As Task Lead for roadway, SW3P, and utility work, Ms. González-Liendo directed the in-house team through the design of several intersections, maintaining consistent coordination with hydrology/hydraulic designers. SW3P design required close review of the proposed TCP. Ms. González-Liendo managed all utility coordination, overseeing the relocation or adjustment of multiple utility types to eliminate conflicts with proposed construction and ensure compliance with TxDOT and Texas Administrative Code requirements. Coordination included review of two Standard Utility Agreements (SUAs). Ms. González-Liendo also prepared multiple scope and fee proposals for additional engineering services as the design evolved. Design, specifications, and estimates for all three PS&E packages were completed and submitted on schedule.

Frio City Road Outfall PH 1

San Antonio, TX

As Project Manager, Ms. González-Liendo managed a multidisciplinary design team of in-house personnel and sub-consultants to deliver drainage improvements for an older section of south downtown San Antonio, including reconstruction of roadway and public utilities (SAWS water and sanitary sewer, and CPS gas). Ms. González-Liendo coordinated with numerous entities (TxDOT [multiple districts], SARA, USACE, and Union Pacific Railroad) as well as private sector stakeholders, most notably in support of CoSA's pursuit of a drainage easement through private property. Ms. González-Liendo oversaw the project from inception through final 100% PS&E, including contract documentation preparation.

Engineering & Design

Education

MS, Civil Engineering – Structural Engineering, Texas A&M University

BS, Civil Engineering, University of Texas at San Antonio

Professional Registrations

Professional Engineer (PE), Texas: No. 86921

Professional Certifications

TxDOT Pre-Certified: 3.2.1, 1.3.1, 1.4.1, 1.5.1, 4.2.1, 4.4.1, 4.5.1, 5.5.1, 8.1.1, 9.3.1, 9.3.2, 11.7.1, 18.2.1, 18.3.1, 18.4.1, 18.5.1, 18.7.1



Kelly Kephart

Senior Project Manager | Survey/Geospatial
Proposed Role: Survey Support

Ms. Kephart is a Senior Project Manager with over 20 years of professional experience supporting civil engineering, land development, and survey/geospatial operations. She specializes in operations coordination, platting, entitlement support, and project management, providing strong cross-functional leadership across multi-office and multidisciplinary teams. Ms. Kephart is highly effective at driving process efficiencies, ensuring regulatory compliance, and supporting complex development projects, consistently balancing technical requirements with clear stakeholder communication in fast-paced, deadline-driven environments.

Education

AA, Business Administration and Management, American InterContinental University

AAS, Computer-Aided Drafting, ITT Technical Institute – San Antonio

Professional Registrations

Notary Public, State of Texas

Key Projects

Voges Condominiums

New Braunfels, TX

Ms. Kephart served as Senior Project Manager for the Voges Condominiums project, providing oversight of survey support, platting coordination, and land development activities. Her responsibilities included coordinating surveyors, engineers, and consultants; managing plats and entitlement submittals; and supporting alignment between survey deliverables, design intent, and jurisdictional requirements.

Rose Valley Unit 2B Residential Subdivision

San Antonio, TX

Ms. Kephart served as Senior Project Manager for the Rose Valley Unit 2B residential subdivision, comprising 133 single-family lots. She provided project leadership for survey coordination, platting, and agency approval processes, managing schedules and submittals while ensuring regulatory compliance and timely progression of development milestones.

Gibbon Creek Development

College Station, TX

Ms. Kephart served as Senior Project Manager for the Gibbon Creek development in College Station, providing project oversight in support of survey, platting, and land development activities. Her role included managing schedules and deliverables, coordinating across multidisciplinary teams, and facilitating jurisdictional review and approval processes.

Section 3

References

Colliers Engineering & Design

References

City of Shavano Park

Bill Hill

City Manager
900 Saddletree Court, Shavano Park, TX 78231
210 493 3748
citymanager@shavanopark.org

Projects:
Four Low Water Crossings
GIS Infrastructure Mapping
Master Drainage Plan
NW Military Hwy Improvements
Overflow Parking at Shavano Park Municipal Tract

Project Control (Talise)

Dick McNary

President and Chief Operating Officer
17300 Henderson Pass, Suite 110, San Antonio, TX 78232
210 545 0008
dmcnary@projectcontrol.com

Projects:
Talise Master-Planned Development

City of San Antonio

Rolando Lerma, Jr., PE

Engineering Programs Manager
114 W. Commerce Street, San Antonio, TX 78205
210 207 2814
rolando.lerma@sanantonio.gov

Projects:
2020 N St Mary's (surveying)
Brook Hollow & Henderson Pass (surveying)
On-Call Traffic Engineering (surveying sub consultants)
Probandt Street Improvements (2017 Bond) (surveying)

Past Experience in Edinburg

While our firm has not worked directly with the City of Edinburg, we have worked within the City of Edinburg conducting a cultural resource investigation for the Hidalgo County Drainage Ditrict No. 1.





Hidalgo County Drainage District No. 1 - Intensive Phase 1 Cultural Resource Investigation

Edinburg, TX

Our team conducted a Phase I cultural resources investigation for the Hidalgo County Drainage District No. 1's proposed Neuhaus Ditch Reroute project. The project entailed filling the existing ditch and excavating a new alignment approximately 2,400 feet long and 150 feet wide. To test for the potential presence of deeply buried archaeological deposits within the project area, four backhoe trenches were excavated to sterile soils under the supervision of our team of geoarchaeologists.

We identified architectural and archaeological resources that could be impacted by the project and offered recommendations for avoidance. Based on the survey results, we determined that the project will not affect the area's intact, significant cultural resources.

In compliance with Section 106 of the National Historic Preservation Act (36 CFR 800) and the guidelines set forth by the Texas Historical Commission, we recommend a finding of "No Historic Properties Affected" [per 36 CFR 800.4(d)(1)] for the project area. This assessment ensures that the proposed development can proceed without adverse effects on cultural resources, aligning with federal and state preservation standards.

Section 4

Insurance & Professional Services Agreement

Colliers Engineering & Design

General Liability Insurance

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 250 Pehle Avenue, Suite 400 Saddle Brook NJ 07663	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:** jennifer.juarez@marshmma.com
INSURED COLLIENGIN4 Colliers Engineering & Design Inc 101 Crawfords Corner Rd, Suite 3400 Holmdel NJ 07733	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** NATIONAL UNION FIRE INSURANCE / 19445 **INSURER B :** Travelers Property Casualty Co / 25674 **INSURER C :** New Hampshire Insurance Compan / 23841 **INSURER D :** NAVIGATORS INSURANCE COMPANY / 42307 **INSURER E :** American Guarantee and Liabili / 26247 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 739285631 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Contractual Liab X XCU GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			9925559	3/1/2026	3/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 5,000,000 $ 1,000,000 $ 25,000 $ 5,000,000 $ 10,000,000 $ 10,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			4773685	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 5,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			CUP1T66744426NF	3/1/2026	3/1/2027	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC066656736	3/1/2026	3/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E	Excess Liabilty Excess Liability			NY26MXEZ07LHXIV SFX970401004	3/1/2026 3/1/2026	3/1/2027 3/1/2027	$10,000,000 $10,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Insurance

CERTIFICATE HOLDER	**CANCELLATION**
Colliers Engineering & Design Inc 101 Crawfords Corner Rd., Suite 3400 Homdel NJ 07733	**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.** **AUTHORIZED REPRESENTATIVE**

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Professional Liability Insurance

COLLIER-01 CMURPHY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	PHONE (A/C, No, Ext): (617) 328-6555	FAX (A/C, No): (617) 328-6888
	E-MAIL ADDRESS: boston@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : LLoyds of London/HCC (A-XV)	
INSURED Colliers Engineering & Design, Inc. 101 Crawfords Corner, Suite 3400 Holmdel, NJ 07733	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liab			RLUSP2600054	2/25/2026	2/25/2027	Per Claim	2,000,000
A	& Pollution Liab			RLUSP2600054	2/25/2026	2/25/2027	Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

***NAMED INSUREDS INCLUDE: Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.; Colliers Engineering & Design/Maser Consulting Inc.; Colliers Land Services, LLC.; CED Architecture, Inc. *A Waiver of Subrogation and 30-Day Notice of Cancellation is provided in accordance with the policy terms and conditions.**

Evidence of Insurance

CERTIFICATE HOLDER	CANCELLATION
Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Jared Maxwell

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Professional Services Agreement

Proposed Exceptions

3.2. INSURANCE REQUIREMENTS

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Comprehensive General Liability

(City ~~named~~ included as additional insured)

City's Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must ~~name~~ include the City of Edinburg as an Additional Insured.

Certificates of insurance ~~naming~~ including the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

Reason for Insurance Exceptions: The revision reflects the Contractor's current insurance policy language. An additional named insured is for subsidiaries and affiliated only. The City will be included as an additional insured via blanket endorsement.

Contact information

Contact 1:

Teresa A. Seidel, RPLS

Regional Discipline Leader | Survey/Geospatial | Legally Authorized to Bind Firm
726 223 4988
Teresa.Seidel@collierseng.com

Contact 2:

Clayton Allen, RPLS

Senior Project Manager | Survey/Geospatial
830 660 3702
Clayton.Allen@collierseng.com

Colliers Engineering & Design

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Landscape Architects • Environmental Scientists • Project Managers







July 14, 2026

CITY OF EDINBURG

Statement of Qualifications

RFQ 2026-6

Land Surveying Services

halff.com

halff

July 14, 2026

City of Edinburg
Mr. Mardoqueo Hinojosa, PE
City Engineer
415 W. University Drive
Edinburg, TX 78539

Halff's Point of Contact

Guadalupe Nuñez Jr., RPLS
Project Manager
Survey Team Lead

gnunez@halff.com
956.559.0582
5000 West Military Highway, Suite 100
McAllen, TX 78503



RE: Request for Qualifications for Land Surveying Services Rotation 2026-6

Dear Mr. Hinojosa and Members of the Evaluation Committee:

Halff appreciates the opportunity to submit this statement of qualifications for Land Surveying Services for the City of Edinburg. We are excited about the opportunity to continue working for the City and help improve its residents' quality of life. Halff has assembled an experienced team that will make sure any project assigned will be a success. Our firm's staff of more than 1,300 surveyors, engineers, architects, landscape architects, and scientists all stand ready to assist the City on the projects assigned.

Experience In All Required Fields - Our team is comprised of members with experience that covers every aspect of surveying, mapping, and GIS. They include:

- Land Title/Boundary Surveys
- Legal Descriptions
- Right of Way Surveys
- Survey Alignments
- Benchmark Surveys
- Topographic Surveys
- Tree Surveys
- Utility Surveys
- TSPS Category Surveys
- Aerial Surveys
- As-Built Surveys
- Hydrographic Surveys
- Bathymetric Surveys
- Geodetic Surveys
- Environmental Surveys
- Easement Surveys
- ALTA Surveys

The Halff team has experienced staff available and ready to begin working immediately to meet the city's project execution schedule. Our surveying staff of 62 employees operate as a team out of both our Brownsville and McAllen office and are available at a moment's notice to assist city staff. We work in conjunction with all our Texas offices to support and be supported to expedite large projects. Halff has a proven record of completing projects on time and within budget. We exercise tight project controls so that your projects are delivered as expected.

We are committed to providing immediate response, anticipating the city's needs, and serving as your partner and advocate. I encourage you to contact the references listed in our qualifications about our dedication, responsiveness, and client care. As Halff's VP Operations Manager, I am authorized to bind our firm into a contract with the City. Please contact us at 956.664.0286 if you have any questions or concerns.

Sincerely,

Marcos Diaz, PE
Principal-in-Charge
Vice President, Operations Manager, McAllen

Guadalupe Nuñez, Jr., RPLS
Project Manager
Survey Team Lead

Halff acknowledges receipt of all addenda and includes their content within our Statement of Qualifications.

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Firm Qualifications & Experience

Firm Information

Company Profile

Halff is a full-service engineering firm designed, engineered, planned, constructed – and purposed – for people. Since 1950, we've been creating smart solutions that improve lives and communities by turning ideas into reality. The firm provides services throughout the Southeast from 32 offices in Texas, Arkansas, Oklahoma, Louisiana, Arizona, Georgia and Florida. The firm's staff of 1,300 includes engineers, planners, scientists, and surveyors. Halff is ranked #100 in Engineering News-Record magazine's list of the top 500 design firms in the United States. The firm was founded in Dallas in 1950 by Albert H. Halff, PhD-Eng., PE. Today, Halff preserves Dr. Halff's legacy of integrity, dedication to client service, and commitment to quality. Halff develops smarter solutions for a variety of market sectors. No matter the size or scope of the project, every one of our solutions is designed with a single purpose: our client's success.

Halff was founded on a core tenet: Focus on people, treat them well and success will follow. It's no wonder, then, that our employees, and the culture they create, define us. We are members of a company built on integrity, technical knowledge and commitment to client service.

As a firm, we perform numerous surveying and right of way acquisition projects for TxDOT, as well as counties and municipalities throughout the State of Texas. Halff owns the equipment necessary to deliver fast, efficient fieldwork. Our survey equipment includes, but is not limited to, Robotic Stations, Total Stations, Data Collectors, EDMs, Theodolites, Levels, surveying software and GPS Receivers that increase both the speed and accuracy of the fieldwork. Halff has the experience to meet the City of Edinburg's needs on the diversity of assignments required in this contract.

Office Location

The Halff McAllen office will provide surveying services to the City of Edinburg as the base location in the Rio Grande Valley (RGV). Guadalupe Nuñez, Jr., RPLS will serve as project manager and is supported by Marcos Diaz, PE who is authorized to represent the firm in negotiations and to fulfill contractual obligations.

Our survey team office routinely executes projects for the public and private sectors. All work performed under this on-call contract will be completed exclusively by our RGV staff with services delivered 100% locally, and without reliance on our corporate headquarters or other offices.

The McAllen office is located at:
5000 West Military Highway, Suite 100
McAllen, TX 78503
Tel: 956.664.0286; Fax: 956.664.0282

The McAllen office has a staff of 62 that includes 1 RPLS, 3 Survey Technicians, and 4 survey crews. In addition to our McAllen staff, our Brownsville office includes 17 staff and one survey crew who often work collaboratively on projects, augmenting the local resources available for projects in the valley.

The McAllen office can execute any of the City of Edinburg's projects described in the scope of services for the RFQ. It includes support from our many Halff offices as needed. Our survey teams work collaboratively using long-established remote work capabilities allowing us to augment resources whenever needed. This arrangement enables the City of Edinburg to interface directly with local personnel while being confident that they are supported, if required, by the resources and experience of the entire company.

Halff commits to the City of Edinburg that no other firm will work harder than us to perform the highest quality surveying services within the City of Edinburg's project timeframe.



Resources

Halff possesses the capabilities and capacity to deliver a comprehensive range of services to support the City's Surveying Services Contract. At Halff, we foster a culture of teamwork, enabling a workshare process that involves other branch offices as needed to assist with our projects. Our field crews are highly experienced in surveying and mapping for the design of roadways, bridges, channels, pipelines, utilities, right of way, boundary, topographic surveys, geodetic networking, aerial ground controls, pre-construction surveys, and hydrographic surveys. Halff survey teams utilize state-of-the-art equipment and software, and continuously stay updated on emerging technologies to provide innovative solutions that enhance the efficiency and accuracy of our data collection.

Familiarity

Halff values its long-standing partnerships with cities across Hidalgo County and South Texas and looks forward to continuing service to the City of Edinburg. Our survey teams are local community members with a vested interest in the growth and sustainability of the communities we live in for years to come.

Past Local Government Clients

- City of Edinburg
- City of McAllen
- Hidalgo County
- City of Alton
- City of Brownsville
- City of Rio Grande City
- City of Harlingen
- City of Hidalgo
- City of Los Fresnos
- City of Mission
- City of Pharr
- City of San Juan
- City of South Padre Island
- City of Weslaco
- Cameron County
- East Rio Hondo Water Supply Corporation
- Harlingen Waterworks System
- Hidalgo County Precinct 1
- Hidalgo County Precinct 3
- Hidalgo County Drainage District #1
- Hidalgo County Irrigation District #19
- Hidalgo County Regional Mobility Authority
- Laguna Madre Water District
- Lower Rio Grande Valley Development Council
- McAllen Economic Development Corp.
- McAllen Public Utility

Ability to Plan and Execute

Halff's planning process is the foundation that leads to the successful execution and completion of our projects. We hold a project kick-off meeting before mobilizing field crews and releasing office staff to begin work.

At the meeting, valuable information is shared with the team including the Traffic Control and Safety Plan, local emergency numbers, site-specific challenges and hazards, scope of work, survey methodology plan, deliverable expectations, applicable standards and specifications to follow, project budget, and schedule. In our experience, proper planning is critical to the successful execution of a project. Our planning methods start the project with clear expectations and roles/responsibilities for all involved with the project.



Benefits to the City of Edinburg

A collaborative team that will be responsive to the needs of City staff. Efficient communication, rapid response, and an integrated team.

A well-resourced team experienced in projects of varying size and complexity, with local personnel and based out of our McAllen office to provide support.

A staff with strong knowledge and technical expertise performing survey services.

We have a pool of surveyors who can be called upon to help keep any project on schedule.

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Halff has provided an array of different surveys throughout Hidalgo County, including in the City of Edinburg and municipalities throughout the South Texas. **Below are a few common surveys that Halff has performed:**

Boundary surveys involve correlation of legal records with field information to produce a map locating the property lines, land area, legal description, and conflicts that may affect title.

Improvement surveys involve gathering existing boundary survey information and mapping all improvements. This type of survey is used to verify completed construction projects and to document issues that may affect property title. These surveys are generally requested by title companies for closing on construction loans or land title transactions

Topographic surveys involve gathering horizontal and vertical data necessary to prepare a map showing the surface relief natural features and man-made objects on the site. This type of survey provides information similar to an aerial survey, but typically involves mapping smaller areas in greater detail.

Aerial surveys involve executing horizontal and vertical control work required to develop accurate aerial maps. Aerial mapping is an easy, cost-effective way to generate information about an area for preliminary studies or designs. The survey work is often tied to the boundary or the national geodetic network to strengthen the control.

Hydrographic surveys involve gathering horizontal and vertical data to determine facts about a body of water. The most common tasks associated with hydrographic surveying are the determination of the size, depth, and bottom configuration of a body of water, and the land area subject to flooding from a nearby watercourse.

Geodetic surveys involve precise surveying over large areas, taking into account the size and shape of the earth. This type of work can be horizontal, vertical, or both.

Survey for design involves gathering horizontal and vertical information necessary for the design of engineering plans.

Environmental surveys involve the identification and location of specific natural features. This varies depending on the needs of the client and the characteristics of the site.

Construction surveys include locating building corners, utility lines, and street curbs for construction. The horizontal location of these new features within a project is determined with reference to property lines, in such a manner that facilitates construction. Elevations for the stakes are then established and a “cut” or “fill” depth is calculated to give the proper vertical location of each feature.

Right of Way Acquisition Halff has the resources and experience to provide right of way acquisition services. Our team has experience providing all services needed for ROW Acquisition.

Halff’s surveyors are accustomed to following the federal, state and local standards and specifications that govern our work. We are also familiar with and prepared to provide the city with all of the additional requirements as described in the RFQ Scope of Services for land and topographic surveys.



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Halff fully understands the importance of responding on short notice to the City of Edinburg's needs and commits to providing the necessary resources in a timely and cost-effective manner. Throughout this contract's duration, we propose to have a dedicated field crew whose primary assignment is responding to the needs of the City of Edinburg. Our field crew can begin work immediately upon receipt of a notice to proceed from the City of Edinburg.

Scheduling

The team for this project has the staff and equipment resources available to execute the tasks associated with this contract. The availability of key project personnel is as follows:

Project Team Availability

Personnel	Nature/ Role	Availability
Guadalupe Nuñez, Jr.	Project Manager	50%
Raul Garcia, Jr.	Deputy Project Manager	50%
Marcos Diaz	Principal-in-Charge	25%
Andy Shafer	QA/QC Manager	35%
Jody Gafford	Survey Lead	75%

Our staff covers all relevant surveying and support disciplines, and our Project Manager, Guadalupe Nuñez, Jr., has the capability to assign personnel to meet any schedule, with support from Principal-in-Charge, Marcos Diaz, and to allocate any company-wide resources needed to effectively conduct the services associated with this contract.

Communication

In executing this project, we offer a staff that is eager to begin work immediately and will continue to work on an on-call basis for the duration of the contract. Throughout the contract's duration, Project Manager, Guadalupe Nuñez, Jr., will conduct team production meetings. At these meetings, she will discuss the work accomplished to date, work to be accomplished, and resources needed. The meetings will address the status of tasks related to the contract. Based on the discussions at these meetings, Halff can efficiently provide additional resources that may be required. The issues discussed in the production meetings will be included in monthly progress reports to the City of Edinburg. The progress reports are a written backup of activities containing information on the tasks accomplished during the previous month, status of investigations under contract, issues that affect the execution of the contract, and a timely summary of work performed for monthly billing.

Proposed Consultants

Our team offers a one-stop shop for any project the City may assign through this RFQ. We provide Surveying; Civil Engineering; Planning; Right of Way; Environmental Engineering; Mechanical, Electrical and Plumbing (MEP) Engineering and Construction Administration services out of our local Valley office. In addition, we have the support of over 1,300 surveyors, engineers, architects, planners and scientists from our 32 other offices across Texas, Oklahoma, Louisiana, Arkansas and Florida. **For this reason, we do not anticipate needing any subconsultants on our projects with the City of Edinburg.**

Areas of Specialization

Halff's areas of specialization include the following:

- Survey
- Right of Way
- Geospatial
- Geographic Information Systems
- Public Works
- SUE
- Artificial Intelligence
- Broadband
- Construction Services
- Energy
- Environmental
- Federal
- Flood Infrastructure Design
- Funding Resources
- Local Infrastructure
- Structural Engineering
- Intelligent Transportation Systems
- Land Development
- MEP Engineering
- Planning & Landscape Architecture
- Subsurface Utility Engineering
- Utility Coordination
- Transportation
- Transit
- Water Resources
- Water/Wastewater

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Public Project Work

The following projects are examples of the firm's experience and history in performing On-Call surveying services in the past five years.

City of Edinburg On-Call Surveying Services, Edinburg, TX

This is a two-year on-call surveying contract with the City of Edinburg. Previous work consisted of the preparation of a Category 1B, Condition IV Property survey of the proposed Fire Station #5 site. The survey was required to begin the subdivision platting process. The site is 5.5 acres. Halff also prepared the subdivision plat and submitted it to the City of Edinburg for staff review. It is currently in the review process with the City and should be completed within the next month. Coordination with Hidalgo County Drainage District #1 was also required to approve the drainage statement. Horizontal and vertical control were established utilizing the Texas State Plane Coordinate System. Property survey and subdivision plat were prepared to meet board rules.

Completed: Ongoing

Reference
Mardoqueo (Queo) Hinojosa, PE
City of Edinburg
415 W. University Drive
Edinburg, TX 78541
956.388.8210

City of Alton On-Call Surveying Services, Alton, TX

Halff has provided on-call surveying services for the City of Alton since 2015. Projects under the current contract include property surveys, as-built surveys, topographic surveys, aerial surveys, hydrographic surveys, geodetic surveys, survey for design, environmental surveys, and construction surveys. Representative projects include the Category 1A Conditions Survey and easement for the existing fire station and water tower site, a subdivision plat for the water site, and a topographic survey for the Josefa Garcia Park.

Completed: Ongoing

Reference
Jeff Underwood
City of Alton
509 S. Alton Blvd.
Alton, TX 78573
956.432.0760

City of McAllen On-Call Surveying Services, McAllen, TX

This contract began as a one-year contract originally approved in 2009. Since that time, Halff has extended the contract with the City annually. Halff's services under this contract include the preparation of Property Surveys and topographic surveys throughout the City. Property Surveys were prepared to meet board rules. Topographic surveys were prepared to meet board rules and City of McAllen standards. All horizontal and vertical controls were established on McAllen datums. Project assignments have included property surveys for lift stations, metes, and bounds descriptions for multiple tracts of land, topographic surveys, stakeouts of boundary corners, and various additional survey requests.

Completed: Ongoing

Reference
Mario Cruz, PE
City of McAllen
311 N. 15th Street
McAllen, TX 78501
956.671.1161

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Other Similar Project Experience

The following projects demonstrate the recent firm experience relative to the performance of similar services for public entities.

Mile 9N and FM 1015, Project Area 24, HCDD1, Hidalgo County, TX



Halff performed a flood assessment and prioritized projects. This ongoing project provides the H&H study, engineering design, bidding assistance and construction administration services for a much-needed drainage project for the Las Brisas and Chapa Drive communities. The improvements consist of widening two miles of drainage ditch, rerouting and extending 0.4 miles of drainage ditch, enlarging culvert and storm sewer crossings, constructing multiple detention ponds (totaling 36 acres) and constructing a pump station with two 70 cf vertical turbine pumps that discharge into the International Boundary and Water Commission (IBWC) Floodway. Halff responded to survey requests within 24 hours and provided reports within a day of fieldwork completion.

Completed: 11/2021

Project Relevancy: Benchmark, Survey, Property Surveys, Legal Descriptions, Topographic Survey, Alignment/Right of Way, Establishment

Reference
Yvette Barrera, PE, CFM
Assistant District General Manager
HCDD1
902 N. Doolittle
Edinburg, TX 78542
956.292.7080 ext. 5809
yvette.barrera@hcdd1.org

City of Edinburg, Cano and Veterans Blvd Trail, Edinburg, TX



As part of the City of Edinburg On-Call contract, Halff performed a 1.25-mile topographic survey from 13th Street along Cano St. to Veterans Blvd and from Veterans Blvd south to Dawson Dr. The project is for a walking trail designed by the city. Halff survey crews performed the control survey for the project and collected topographic data along the project within the right of way.

Completed: Ongoing - 08/26

Project Relevancy: Topographic Survey, Boundary Survey

Reference
Mardoqueo (Queo) Hinojosa
City Engineer
City of Edinburg
415 West University Drive,
Edinburg, TX 78541
956.388.8210
mhinojosa@cityofedinburg.com

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City of McAllen, Edinburg/McAllen Lateral Improvement, McAllen, TX



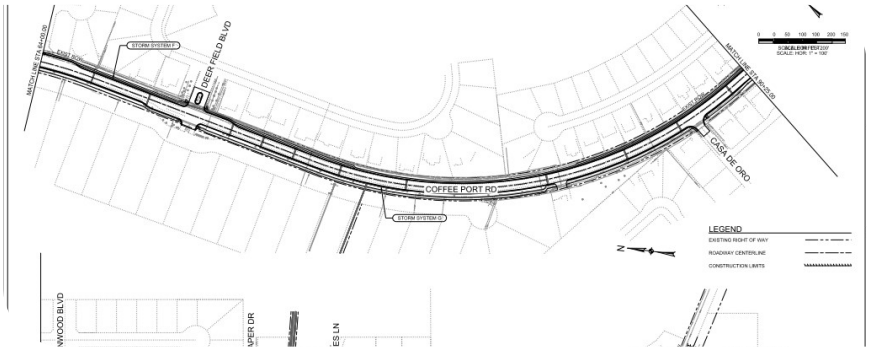
Halff provided surveying for design services which included conventional topographic survey collection methods as well as supplementary lidar. Sufficient ground elevations were obtained to prepare one-foot interval contour maps throughout the surveyed portions of the project site. All significant trees with a caliper equal to or greater than six inches were located. Property surveys were also provided for ROW acquisition purposes. Survey reports for this project were delivered on time and on budget. Additional survey requests are expected to be received on this project.

Completed: Ongoing - 09/26

Project Relevancy: Benchmark Survey, Topographic Survey, Property Surveys, Legal Descriptions

Reference
Jorge Gutierrez
Services Supervisor
City of McAllen
1300 Houston Avenue
McAllen, TX 78501
956.681.1151
Jorge.gutierrez@mcallen.net

City of Brownsville, 2020 CIP Street Improvements, Brownsville, TX



Halff provided surveying services for 1.98 miles of roadway. The project includes the reconstruction of Coffee Port Road from a 2-lane section to a 3-lane section including pedestrian and bicycle accommodations in the form of a shared use path. Halff also led the horizontal and vertical design of the roadway geometry. Halff used a mobile lidar attached to a Ford F250 provided by our geospatial department.

Completed: Ongoing - 02/27

Project Relevancy: Topographic Survey, Right of Way

Reference
Doroteo Garcia, PE, CFM, RAS
Assistant City Engineer
City of Brownsville
1034 E. Levee Street
2nd Floor
Brownsville, TX 78520
956.548.6005
doroteo.garcia@brownsvilletx.gov

City of Edinburg, Sugar Road, Edinburg, TX



Provided surveying services for design, including locating all surface improvements inside the right of way, establishing horizontal and vertical benchmarks for design and construction phases, and supplemental topography inside the right of way required for design utilizing the City of Edinburg's datum and coordinate system. Provided property surveys and determined the existing right of way of Sugar Road. All survey reports were delivered for this project on time and within budget.

Completed: Ongoing - 09/26

Project Relevancy: Benchmark Survey, Topographic Survey, Property Surveys, Legal Descriptions, Right of Way/ Alignment Survey

Reference
Mardoqueo (Queo) Hinojosa, PE
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78541
956.388.8210
mhinojosa@cityofedinburg.com

Stantec Consulting Services, IBWC Main Floodway Hydrographic Survey, Mercedes, TX



Halff, as subconsultant to Stantec Consulting Services, Inc., aimed to measure water flowline elevations along waterways, employing GPS for wadable areas, a GPS boat called Hydrone for deeper waters, and a rowboat with GPS in strong currents. The survey covered three legs: from south of Mercedes to east of the north floodway, from Anzalduas Bridge to south of Mercedes, and along the Arroyo Colorado to near the Port of Harlingen. All survey reports were delivered for this project on time and within budget.

Completed: 12/2023

Project Relevancy: Topographical Surveys

Reference
Ashish Waghray
Project Manager
Stantec Consulting Services, Inc.
1700 Pacific Avenue,
Dallas, TX 75201
214.855.5511
Ashish.Waghray@stantec.com

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Cubic PV, Sharyland Plantation Professional Services, Mission, TX



Halff conducted comprehensive topographic and boundary surveys over a 153-acre field. Utilizing a Polaris equipped with a GPS receiver, our team meticulously navigated the terrain, verifying precise data collection. Every 100 feet, a shot was taken to capture accurate measurements, and the ground was staked accordingly to prepare for subsequent geotechnical services. This methodical approach checked that all necessary data was gathered efficiently and accurately, laying a solid foundation for the geotechnical analysis to follow.

Completed: 08/2023

Project Relevancy: Topographical Surveys and Category 1B Boundary Surveys

Reference
Mark Garcia
Vice President
McAllen Foreign Trade Zone
6401 South 33rd Street
McAllen, TX 78503
956.682.4306
mark@mcallenftz.org

Experience with the City of Edinburg

Halff has worked with and within the City of Edinburg for several years. We have held several recent and ongoing contracts directly with the City and provided services on City projects as a subconsultant. The following is a sample of more recent projects that Halff has completed for the City of Edinburg:

- McIntyre Square Project, Boundary Survey (3.39 acres)
- ROW Exhibit for Sugar Road, Chapin to Monte Cristo
- Land Surveying, Wisconsin Road from I-69C to West City Limits
- Land Surveying and ROW Mapping, Sprague Road from Jackson Road to West City Limits (1.62 mi.)
- Land Surveying and ROW Mapping, Chapin Road from I-69C to West City Limits (3.57 mi.)
- Land Surveying and ROW Mapping, Trenton Road-I-69C to East City Limits (1.3 mi.)
- Survey Fire Station 5 Boundary Survey and ROW Acquisition for Lift Station
- Bicycle and Pedestrian Master Plan-Landscape Architecture services for a Bicycle and Pedestrian Master Plan for the City of Edinburg
- Survey and ROW acquisition for additional property for Lift Station Number 42 at Alberta and I-Road
- Appraisal and ROW services for Chapin Road Bridge Project
- ROW Acquisition Services for 20-foot Easement on Canton Road
- New Auxiliary Generator Replacement at Downtown Water Treatment Plant High Service Pump Station
- Additional Waterline Improvements along U.S. Highway North 281
- Professional Services for U.S. Highway North 281 Water Distribution System Improvements from SH 186 to FM 490
- Downtown Parking and Retail Facility at Closner Boulevard

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Team Member Qualifications & Experience

Organizational Chart

CITY OF EDINBURG



Marcos Diaz, PE
Principal-in-Charge



Guadalupe Nuñez Jr., RPLS
Project Manager



Raul Garcia, PE, CFM
Deputy Project Manager



Andy Shafer, RPLS
QA/QC Manager

Surveying Services

Survey Lead
Jody Gafford

Survey Crew I
Party Chief
Adolfo Vargas

Survey Crew II
Party Chief
Jose Briones

Survey Crew III
Party Chief
Anwar Ramirez

Survey Crew IV
Party Chief
Joe Gonzalez, Jr.

Other Services

Geospatial Specialist
Aaron St. Amant, PLS

Right of Way Acquisition
Lorena Corpus

Subsurface Utility Engineering (SUE)
Michael Hammack
Garett Coffin

Geographic Information System (GIS)
Gini Connolly, AICP, GISP, CFM
Alvaro Garcia



Guadalupe Nuñez, Jr., RPLS

Guadalupe brings a wealth of expertise in land surveying and civil engineering technology, marked by a diverse array of specialized skills. His professional journey encompasses vast experience with land development projects, utility extension projects, transportation projects, and Subsurface Utility Engineering (SUE) project management for both private and public sector projects. His experience includes but is not limited to conducting boundary and topographic surveys, as well as ALTA/ACSM surveys and preparation of Metes and Bounds descriptions. He is proficient in performing level loops and generating elevation certificates. Guadalupe excels in executing route surveys and creating right of way maps. He effectively leads survey field parties and survey drafting technicians to establish horizontal and vertical control for aerial mapping projects. He has managed surveys for electrical transmission lines and gas pipelines. His capabilities extend to construction staking and securing meticulous as-built surveying.

ROLE
Project Manager

EXPERIENCE
30 Years Total
2 Years with Halff

EDUCATION
Bachelor of Science, Mathematics, University of Texas at Brownsville

REGISTRATIONS
Professional Land Surveyor: TX #5914

REPRESENTATIVE PROJECT EXPERIENCE

City of McAllen, 33rd Street Extensions, McAllen, TX.
Project Survey Lead responsible for this project involved the installation of a new, 1-mile local roadway between Auburn Avenue and Oxford Avenue, providing traffic relief in the dense suburban area by offering an additional access route to surrounding collector roads. Surveys were conducted to acquire the necessary ROW. The design included new roadway grading and underground drainage systems for effective water management and road durability. Existing potable and reuse water systems were relocated to accommodate the roadway. A roundabout was also built at 33rd Street and Oxford Avenue, improving traffic flow and enhancing the area's aesthetic appeal through landscaping and lighting. These efforts boosted transportation efficiency, water management, and overall urban aesthetics in Northwest McAllen, supporting the City's development and community improvement initiatives.

City of Brownsville, PUB Cross-Valley Pipeline, Brownsville, TX.
Senior Project Survey Manager responsible for the survey and preliminary design phase of the proposed 50 mile cross-valley gas pipeline from Edinburg, Texas to Brownsville, Texas. The surveying portion of the work included management of Ambiotec's in-house staff as well as staff from three other surveying consulting firms. As the lead Surveying firm, coordinated with the other firms to establish a project secondary horizontal and vertical control network, obtain boundary and topographic data, boundary research, boundary analysis, reconciliation, and establishment of all properties along the project route, produce aerial survey data/planimetrics, preparation of metes and bounds descriptions with surveys for project land acquisition, and coordination with a variety of consulting firms with their various disciplines. Direct Management of six survey crews and 12 survey drafting technicians. Indirect management of 6 survey crews and other firms drafting technician manager.

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Marcos Diaz, PE

Marcos brings experience in managing, planning, designing, and construction of projects for private and public entities involving transportation, land development, hydrology and hydraulic (H&H) analysis, storm drainage design, water & wastewater design, and preparation of construction documents including plans, specifications and estimates (PS&E). He has gained experience implementing locally let projects starting with the preliminary schematic and environmental stage and progressing through design and plan development, right of way acquisition, utility relocation, letting, contracting, and construction.

ROLE

Principal-in-Charge

EXPERIENCE

20 Years Total
20 Years with Halff

EDUCATION

Bachelor of Science, Civil Engineering, Texas A&M University at Kingsville

REGISTRATIONS

Professional Engineer:
TX #107249

REPRESENTATIVE PROJECT EXPERIENCE

City of McAllen, Bicentennial Boulevard, McAllen, TX.

Project Manager responsible for leading the 2.75-mile extension to Bicentennial Boulevard from Trenton Road to SH 107. Coordinated with the client, several City departments, McAllen Public Utility, TxDOT, and Hidalgo County Drainage District during the planning and design phase. The planning phase consisted of providing the schematic design with horizontal and vertical alignments, drainage design, noise wall design and project constraints including Right of Way needs. The design phase consisted of finalizing the horizontal and vertical alignment, reviewing cross-sectional views, utility relocations, irrigation canal adjustments, environmental services, and developing grading and drainage design for the proposed road.

Brasfield & Gorrie, San Antonio US Federal Courthouse, San Antonio, TX.

Project Manager responsible for the civil design of the federal courthouse. The design plans included demolition plan, paving plan, dimensional control plan, drainage plan, utility plan, grading plan, erosion control plan, LID bioretention swale, SW3P manual and construction specifications. Halff was involved in a federal courthouse built as a design-build project. This project consisted of the preparation of construction documents for the design of a 6.4-acre site for a U.S. Courthouse. Work included preliminary design concepts through final design review for a 4-story building comprised of courtrooms, offices, detention spaces, and support areas inclusive of an atrium.

City of Eagle Pass, On-Call Engineering Services, Eagle Pass, TX.

Responsible for civil engineering projects throughout the city. Also responsible for performing development and plat reviews as needed and allocating resources to support city staff during construction with an inspector. Representative projects include Calle de los Santos drainage improvements that required special coordination with Maverick County Water Control and Improvement District #1 to cross a major irrigation canal with five 6'X4' boxes under the canal. Katie-Omar Drainage Improvements and Katie-Jenna Drainage Improvements, both of which consisted of designing improvements that prevented backwater to flood a neighborhood with the use of flap gates.

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Andy Shafer, RPLS

Andy has advanced through the survey department as an instrument man on a field crew. He has extensive knowledge in ALTA surveys, topographic surveying and platting for large commercial and industrial projects, preparation of easement documents for various utility entities, and preparation of right of way parcel exhibits and map sheets for numerous cities. Andy previously served as a two-year director for Chapter 5 of the Texas Society of Professional Surveyors (TSPS).

ROLE

QA/QC Manager

EXPERIENCE

41 Years Total
41 Years with Halff

EDUCATION

Bachelor of Science,
Civil Engineering,
Southern Illinois University

REGISTRATIONS

Registered Professional Land Surveyor: TX #5017

REPRESENTATIVE PROJECT EXPERIENCE

City of McKinney, Traffic Engineering Services Parkway Intersections, McKinney, TX.
Project Manager responsible for overseeing all survey tasks related to the design of 20,000 lf of new roadway for Laud Howell Parkway extension, from US 75 to FM 1461 in McKinney, Texas. Survey tasks include boundary analysis of parent tracts, preparation of right of way and easement documents, and full topographic design survey of project alignment.

City of McKinney, Virginia Parkway Expansion, McKinney, TX.
Surveyor responsible for overseeing all survey tasks related to the expansion of 3.2 miles of Virginia Parkway between Ridge Road and US 75, including 1.5 miles of inside widening and 1.7 miles of outside widening that established a continuous 6-lane section. The section of exterior widening requires extensive ROW/easement determination and parcel documents for additional ROW where necessary. Project design was accomplished within 100-foot ROW in some areas to reduce significant impacts to adjacent properties.

Collin County, Open-Ended Surveying Contract, Collin County, TX.
Project Manager responsible for managing all aspects of projects. This project involved an open-ended surveying contract. Projects included topographic surveying for jail expansion at Collin County Justice Center; preparation of easements; boundary surveys for property acquisition, stockpile surveying for quantities, and right of way mapping and parcel takes for four County Road projects and platting of Collin County Justice Center property.

Town of Addison, Sherlock Drive Storm Drainage Improvements, Addison, TX.
Surveyor responsible for QC of survey data. Prepared easement documents. As part of the Town of Addison Detailed Stormwater Master Plan, the storm sewer system along Sherlock Drive was evaluated to help determine causes of frequent flooding that occurred at three residential properties. That study recommended the addition of a parallel system to the existing storm drain system that drains the three flood-prone properties from Winter Park Drive to Belt Line Road. This project involved site reconnaissance and record drawing research, on-the-ground survey for design, and preparation of construction drawings and specifications.

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Raul Garcia, Jr., PE, CFM

Raul currently serves as a Senior Project Manager and Lead Design Engineer for multiple projects in the McAllen office. He has provided land development and site work engineering for several offices, warehouse, commercial, and mixed-use developments. Raul also has experience serving as the lead engineer for multiple clients including architects, public entities, and private developers.

ROLE
Deputy Project Manager

EXPERIENCE
26 Years
26 Years with Halff

EDUCATION
Bachelor of Science, Agricultural Engineering, Texas A&M University

REGISTRATIONS
Professional Engineer: Texas #94855

CERTIFICATIONS
Certified Floodplain Manager: TX #0954-06N

REPRESENTATIVE PROJECT EXPERIENCE

City of Edinburg, Sugar Road Schematic Alignment, Surveying, and ROW Acquisition Services, Edinburg, TX.

Project Manager responsible for the oversight of this project which consisted of the layout for the proposed widening of Sugar Road from Chapin Road to Monte Cristo Road. Halff worked with City staff to create several iterations of schematics to determine the most cost-efficient location for widening. Other services provided included ROW acquisition and surveying.

City of Edinburg, U.S. Highway North 281 Water Distribution System Improvements, Edinburg, TX.

Team Leader responsible for the water distribution system improvements along highway 281, between SH 186 and FM 490. This project was triggered by a TxDOT project along Highway 281 that required the removal of existing water lines conflicting with proposed highway improvements. The distribution system improvements consists of removing existing PVC (approximately 27,000-lf) and AC lines (approximately 9,500-lf), and replacing them with approximately 45,000-lf of 8-inch and approximately 17,500-lf of PVC lines with all its pertaining valves, fire hydrants, service connections, etc. The project also consists of a new pump station design for the City to service the communities in the same vicinity. The pump station consists of a ground storage tank, and a prefabricated building housing the booster pumps that would feed a proposed elevated storage tank to be designed by others.

McAllen Foreign Trade Zone, Warehouse Development, McAllen, TX.

Project Manager for this project consisting of a 6.70-acre site that will be utilized for a warehouse development. The planning phase for this project consisted of coordination with the owner, the City of McAllen, Hidalgo Drainage District, and Hidalgo County to optimize the most efficient warehouse design that will accommodate for the storm runoff provided by the proposed development into the adjacent drainage ditch. Data acquisition and topographic surveying were conducted to identify existing conditions and issues of concern to proceed into design phase. Paving improvements included 13,610 square yards of new concrete pavement and 4,190 square yards of new asphalt pavement.

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References

Peter Hermida | City of Weslaco, TX

Title: City Engineer
Address: 1909 Joe Stephens Avenue, Weslaco, TX 78599
Phone Number: 956.968.3181
Project Description: 2025-2027 Survey Services – Provide boundary, topographic, right-of-way, construction staking, plat preparation, and other related surveying services in support of municipal infrastructure, capital improvement projects, and on-call assignments.
Services: Survey
Roles: Guadalupe Nuñez, Jr., Project Manager

Eduardo Mendoza, PE | City of McAllen, TX

Title: Director of Engineering
Address: 311 N. 15th Street, McAllen, TX 78501
Phone Number: 956.681.1150
Project Description: Drainage Bond Project #24 – Design detention ponds, storm drainage system, ditches and replacing four roadway bridges.
Services: Civil Engineering, Hydrologic and Hydraulic Analysis, Cost Estimating, Construction Administration
Roles: Marcos Diaz, PE, Project Manager | Raul Garcia, Jr., PE, Principal-in-Charge

Jeff Underwood | City of Alton, TX

Title: City Manager
Address: 509 South Alton Road, Alton, TX 78573
Phone Number: 956.432.0760
Project Description: North Stewart Boulevard – Planning, acquisition, design and construction of a storm drainage system intended to remove 91 existing structures from the 10-year floodplain
Services: Civil Engineering, Cost Estimating, Construction Administration
Roles: Raul Garcia, Jr., PE Project Manager | Marcos Diaz, PE, Operations Manager
Guadalupe Nuñez, Jr., Survey Team Lead

Past City of Edinburg Projects			
City of Edinburg Project	**Project Description**	**Halff Key Personnel**	**Role**
Fire Station 5 Survey	On-call Survey for 5.5 acre subdivision plat	Raul Garcia, Jr. PE	Project Manager
Sugar Road Schematic	Roadway widening survey	Raul Garcia, Jr. PE Marcos Diaz, PE Guadalupe Nuñez, Jr.	Project Manager Operations Manager Survey Team Lead
US Highway 281 North	New City pump station and water distribution improvements	Raul Garcia, Jr. PE	Engineering Team Lead
Bike & Pedestrian MP	Citywide bike path Master Plan	Raul Garcia, Jr. PE	Engineering Team Lead
Pena Property ID 137149_137148	Survey of a 54.67 acre tract in Block 44, Citrus Development Co's Land in Hidalgo County, Texas	Guadalupe Nuñez, Jr.	Project Manager
Brennaaleen Drainage	Preparation of surveys with metes and bounds descriptions for drainage and temporary workspace easements.	Guadalupe Nuñez, Jr.	Survey Team Lead
Citrus Fruit Development, Pena	Survey of a 26.37 acre tract out of the Town of Faysville and a 54.67 acre tract in Block 44, Citrus Development Co's Land in Hidalgo County, Texas	Guadalupe Nuñez, Jr.	Survey Team Lead

Insurance Coverage

Please see our itemized insurance coverage below. In accordance with the requirements of this RFQ, we have also included our insurance certificate as a separate upload line item on the City's opengov.com site.

Category	Coverage
Commercial General Liability	Each Occurrence (EO) ($2,000,000); Damage to Rented Premises - EO ($1,000,000); Medical Expenses ($25,000); Personal and ADV Injury ($2,000,000); General Aggregate ($4,000,000); Products - Comp/OP AGG ($4,000,000)
Automobile Liability	Combined Single Limit - Each Accident ($2,000,000)
Umbrella Liability	Each Occurrence ($5,000,000); Aggregate ($5,000,000)
Worker's Compensation	Statutory Limits
Employer's Liability	Each Accident ($2,000,000); Each Disease - Per Employee ($2,000,000); Each Disease - Policy Limit ($2,000,000)
Professional Liability	Per Claim ($1,000,000); Aggregate ($1,000,000)

Professional Services Agreement

Halff has reviewed the Professional Services Agreement and will meet the prerequisite insurance requirements. Halff also requests the opportunity to negotiate certain terms and conditions in the Professional Services Agreement.

Contact Information

As Project Manager, **Guadalupe Nuñez, Jr., RPLS**, will be your primary point of contact for any future projects. In the instance that Guadalupe is unavailable, the secondary contact for these projects is Principal-in-Charge, **Marcos Diaz, PE**. Their contact information is as follows:

Guadalupe Nuñez Jr., RPLS | Project Manager
Survey Team Leader
Office Location: McAllen/Brownsville
gnunez@halff.com | 956.303.7106 (w) | 956.559.0582 (m)

Marcos Diaz, PE | Principal-in-Charge
Vice President | Operations Manager, McAllen
Office Location: McAllen
mdiaz@halff.com | 956.451.7197



We improve lives and communities
by turning ideas into reality.

Halff
5000 West Military Highway, Suite 100
McAllen, TX 78503
956.664.0286
halff.com

RFQ 2026-6

JULY 14, 2026, 3:00 PM

REQUEST FOR QUALIFICATIONS - LAND SURVEYING SERVICES



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS

2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
(956) 917-4809
TBPELS Reg. No. 10194676

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TAB 1

TRANSMITTAL LETTER

TAB 1 – TRANSMITTAL LETTER

July 14, 2026

City of Edinburg
ATTN: Mardoqueo Hinojosa, City Engineer
ATTN: Lorena Fuentes, Finance Manager
415 W. University Drive
Edinburg, Texas 78539
(956) 388-8211 / (956) 388-8972

RE: RFQ 2026-6
Request for Qualifications – Land Surveying Services

Dear Mr. Hinojosa and Ms. Fuentes,

Kane Lindsey, LLC (KANE LINDSEY) recognizes that meeting the current and future needs of its residents is important to the City of Edinburg. Equally important are the professional land surveying services required to properly plan, design, and implement projects to successfully meet those needs. The **KANE LINDSEY** team appreciates the opportunity to present our qualifications to the City of Edinburg for Land Surveying Services. As natives to South Texas, we take great pride in providing quality services to our region.

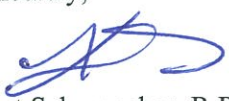
Our approach to projects emphasizes client service, resource commitment, accountability, and coordination. We understand that our survey plan and data are the foundation on which other professionals rely on, and that accurate and quality work will help any upcoming City of Edinburg projects run smoothly.

Our team has over 75 combined years in experience providing professional land surveying services throughout the state of Texas. We have managed multiple surveying and mapping projects and understand the work required for boundary surveys, construction staking, horizontal and vertical control, topography, easements, platting, and more.

Our services shall be provided under the direct supervision of a Texas Registered Professional Land Surveyor and shall be in accordance with the Texas Board of Professional Engineers and Land Surveyors (TBPELS) Acts and Rules, with standards and requirements met for project specific Categories and Levels as outlined in the Texas Society of Professional Land Surveyors (TSPS) Survey Manual, and with reference to the Texas Department of Transportation Survey Manual.

We are eager and committed to collaborating and working with the City, with a goal of providing all services required in a timely manner and within project budget. As the primary contact for this RFQ, I recognize that there have not been any addendums. Please feel free to contact me with any further questions you may have or if you require any additional information. On behalf of **KANE LINDSEY,** I would like to thank you again for this opportunity to submit our Statement of Qualifications, which is valid for ninety (90) days from July 14, 2026.

Sincerely,



Kurt Schumacher, R.P.L.S., President
Kane Lindsey, LLC
TBPELS No. 10194676
2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
Office: (956) 917-4809 Cell: (956) 458-8391
Kurt@kanelindsey.com

TAB 2

FIRM QUALIFICATIONS & EXPERIENCE

TAB 2 – FIRM QUALIFICATION & EXPERIENCE

As a minority owned, full-service professional land surveying firm, Kane Lindsey, LLC (KANE LINDSEY) was incorporated in the Rio Grande Valley in October 2020. Although a relatively young firm, our staff has over seventy-five (75) years of combined experience employing the latest surveying technologies and methodologies to complete simultaneous and complex projects for local, state, and private entities throughout the state of Texas.

Our team members are full time residents of Hidalgo County and are familiar with the geography, history, and culture of the Rio Grande Valley basin. What sets KANE LINDSEY apart is our hands-on approach to our work, ensuring your vision of success. We pride ourselves on building collaborative relationships with our clients and providing individualized attention throughout the project, allowing you to meet your targeted goals. We listen and evaluate your specifications, then thoughtfully employ our personalized, comprehensive services to address your requirements.



QUALITY FOUNDATION, APPROACH, AND PARTNERSHIP

KANE LINDSEY understands that our survey plan and data are the foundation on which other professionals rely on and that an accurate, quality, and detailed survey plan will help any upcoming City of Edinburg projects run smoothly. We approach every project with an understanding of our clients needs for timelines, accuracy, and confidentiality.

When you partner with KANE LINDSEY, you can rest assure that you've hired a team of local, qualified professionals who possess an intricate knowledge of the region's unique terrain, as well as the equipment needed for successful project completion.

PROJECT EXPERIENCE INCLUDES, BUT IS NOT LIMITED TO:

- **Horizontal and vertical control networks**
- **Topographic surveys for engineering design**
- **Parcel exhibits with legal descrptions (metes and bounds) for real estate acquisition**
- **Preparing right-of-way maps**
- **Design cross-sections for roadway and drainage improvements**
- **Establishing alignments for roadways, utilities, baselines, easements, and right-of-ways**
- **Utility route and improvement surveys**
- **Tree surveys**
- **Hydro Excavation**
- **Complex record information abstracting**
- **Coordination with other agencies, such as TxDOT, UPRR, Water Districts, Irrigation Districts, USIBWC**
- **Producing 3D digital terrain models for engineering design**
- **Construction and right-of-way staking**

REQUIRED INFORMATION	KANE LINDSEY RESPONSE
Full Firm Name and Address	Kane Lindsey, LLC 2805 Fountain Plaza Blvd., Suite B Edinburg, Texas 78539
Primary Contact	Kurt Schumacher, R.P.L.S., President Cell: (956) 458-8391 Office: (956) 917-4809 Kurt@kanelindsey.com
Legal Status	P = Partnership Kurt Schumacher, R.P.L.S. – 51% 2614 Dove Ave. Mission, TX 78574 Robert Macheska, P.E. – 24.5% 2608 Live Oak St. Mission, TX 78574 Christopher Rodriguez, P.E. – 24.5% 2215 Marble Court Mission, TX 78572

CAPABILITY

KANE LINDSEY understands that the City of Edinburg is seeking to retain a pool of qualified and committed Professional Land Surveying firm to perform topographic, boundary, preliminary platting, and other necessary surveying tasks to support the development of various City projects. We understand that we shall employ the personnel, equipment, and insurance to perform, at minimum the services listed on Page 13-18 of RFQ 2026-6. Additionally, the firm understands that these services shall expire in two (2) years, on September 30, 2028.

KANE LINDSEY has the capability to perform the various surveying tasks requested by the City, and more. For this contract, KANE LINDSEY has selected a sub provider with similar resume, technology, safety programs, and quality control procedures. GDJ Engineering employs the experience, knowledge, and resources to complement KANE LINDSEY's dedication to client satisfaction and provide additional support.

PHILOSOPHY & APPROACH

Our philosophy is simple—we examine all the factors—physical, environmental, political, and market demands to develop innovative solutions that mitigate project constraints and leverage opportunities. KANE LINDSEY strongly believes in a flexible, team-oriented approach to meeting and exceeding the requirements of services requested.

We understand that every project is unique and dynamic with individual design challenges, and we understand that we cannot be successful on our own. That is why we work closely with each client to determine the project goals and expectations to develop a customized plan of services tailored to the specific requirements of each individual project. With this in mind, we are able to adapt planning and design methodologies to each specific project.

ABILITY TO COMMENCE

KANE LINDSEY will commence immediately upon Notice to Proceed from the City of Edinburg. Coordination with the City and its representatives will be the first step to identify and review any project requirements. A thorough understanding is essential before mobilizing and commencing surveying activities.

KANE LINDSEY will coordinate with the City to secure available information beneficial for project development and project approach. Kurt Schumacher, R.P.L.S. (KANE LINDSEY, Project Manager) will review the project layout, schematic, and scope to develop the project approach and schedule. Assignments will be delegated to Task Leaders as required to begin collecting the necessary information for the project.

STAFF BY DISCIPLINE	
Survey Project Manager	Kurt Schumacher, R.P.L.S.
Project Coordinator	Alisha Zapata
Senior CADD Technician	Edgar H. Rodriguez
CADD Technician	Selina Navarro
CADD Technician	Jared M. Paez
Field Crew Party Chief	Billie R. Gilkey
Instrument Man	Jose Luis Galindo, Jr.
Instrument Man	Jaime A. Rivera
UAS Photogrammetry & Data Collection	Miguel A. Rico, Jr.
Utility Coordinator Task Lead	Robert Macheska, P.E.
QA/QC Task Lead	Christopher Rodriguez, P.E.

QUALITY ASSURANCE & QUALITY CONTROL

At KANE LINDSEY, QA/QC is never considered an extra step or service; it is an integral component of everything we do. Quality Assurance and Control will be overseen by Kurt Schumacher, R.P.L.S. (KANE LINDSEY, Project Manager) and by QA/QC Task Leader Chris Rodriguez, P.E. (GDJ Engineering).

Kurt will specifically be responsible for ensuring:

- the work performed meets the City of Edinburg's requirements
- the City of Edinburg is informed of the project status
- the public is notified and informed as required
- regulatory requirements are met
- the project stays on schedule and within budget

Chris will be responsible with ensuring all work is double-checked. No deliverable will be submitted without review, which takes not just one set of eyes, but three (Project Manager, Project Coordinator, QA/QC Task Leader). Additionally, Chris will complete and finalize the QA/QC plan checklist. This checklist will help ensure that agreements, survey, drawings and specifications, and contract administrations have been executed properly.

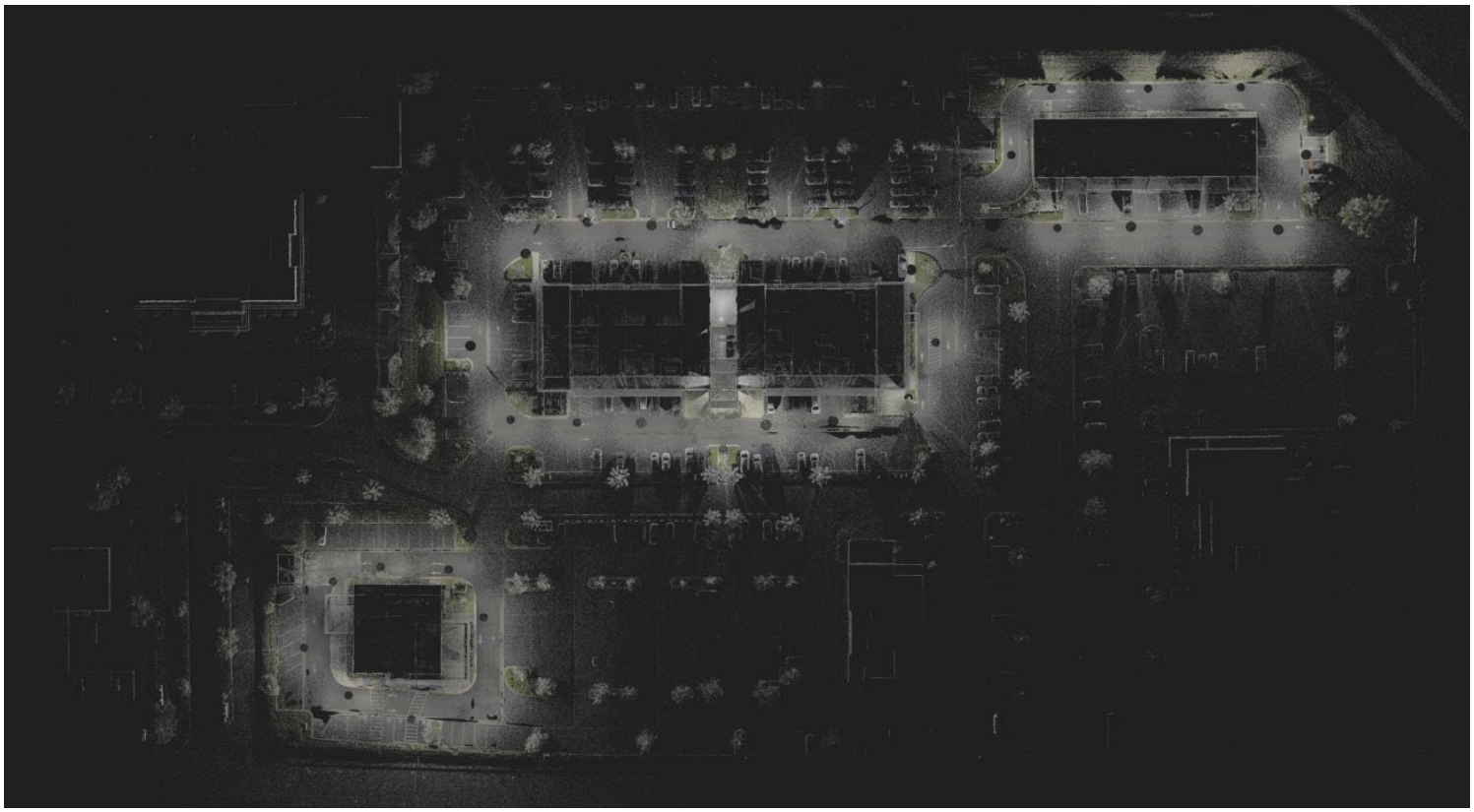
TECHNOLOGY

KANE LINDSEY continues to invest in technology allowing the firm to maintain a high efficiency level.

- Leica RTC360 LiDAR Scanner
    - Highly Portable
    - Highly Automated
    - Maximum Productivity
        - Measuring rate of up to two (2) million points per second
        - Colored 3D point clouds can be completed in under two minutes
- Trimble® and Leica® Data Collectors
- Trimble S5 1’ Robotic Total Station
- Vermeer LP573XDT Hydro Excavator
- DGI Terra Matrice 300 Drone with LiDAR/Photogrammetry
- Leica GS18 Tilt Capable GPS RTK Receiver
- Trimble R12 GPS RTK Receiver
- AutoDesk Civil 3D - 2026 Software
- Bentley OpenRoads Software
- Leica Cyclone 3DR
- Trimble Business Center



Leica RTC360 LiDAR Scanner



CURRENT WORKLOAD & STAFFING NEEDS

KANE LINDSEY currently has multiple ongoing projects within the Rio Grande Valley region and are at 30% production capacity.



Here at KANE LINDSEY, we understand that proper planning is essential to maintaining key staff available so that completion of projects will progress in a timely and organized manner and in accordance with established schedules.

- We closely monitor staff workoad against current and projected commitments and these projections are factored into decisions of who to propose for new assignments.
- Using workload projection calculators, we are able to predict staffing needs for the upcoming weeks and months to ensure that we have adequate manpower available for awarded projects, probable contracts, and work orders.
- We keep in close contact with local temp agencies to help us meet staffing needs quickly and efficiently whenever we project that we will need to scale up for a project.

Our collaboration and partnership with GDJ Engineering adds additional staffing, technology, experience, and resources to accommodate simultanoues projects. KANE LINDSEY's and GDJ's offices are centrally located in Hidalgo County with easy access to major roadway arteries. Our staff members live in the region and are available on short notice. This also enables us to keep our mobilization cost low, have our Task Leaders available to the City of Edinburg for consultation, and quickly resolve challenges which may arise.

MEETING AGGRESSIVE DEADLINES

KANE LINDSEY is committed to providing an exceptional level of project management and scheduling to create value for the City of Edinburg. We can complete simultaneous project issued under contract on-time and within budget, with an additional:

- Two (2) R.P.L.S. in a supporting role
- One (1) Unmanned Aircraft System (UAS) certified Federal Aviation Administration (FAA) pilot
- One (1) TxDOT pre-certified utility coordinator with supporting staff
- Three (3) field crews with ability to mobilize
    - One crew immediately available upon request
    - Additional crews available within 24 hour notice
- One (1) Abstractor with 10 years of experience
- Support data processing and QA/QC staff

FAMILIARITY WITH AREA & LOCAL CONCERNS

KANE LINDSEY has worked on a wide range of projects in the Rio Grande Valley area which have presented complex challenges. Our various partnerships in the industry has allowed us to successfully overcome these challenges with successful project delivery. The following are issues faced on previous projects:

- ***Establishing dedicated road right-of-ways***. This is one challenge in the rural parts of Hidalgo County where these areas have seen minimal development, with land title transfers between family members covering generations with no actual land surveys ever being conducted. Original subdivision plats such as the Los Ejidos de Reynosa Partition in Penitas and La Joya, as well as the West and Adams Tracts situated North of Weslaco, offer poor descriptions as to the dedicated street widths and alignment geometry. KANE LINDSEY will take special care when resolving adjacent property lines and right-of-ways by conducting the necessary title research, exploring paths of occupation and public maintenance, and recovering enough physical evidence to support the final right-of-way and easement resolutions.

- ***Accurately depicting buried utility lines and easement locations***. Relocating buried utilities can delay project let dates and be costly. Kurt Schumacher, R.P.L.S. (KANE LINDSEY, Project Manager) and Robert Macheska, P.E. (GDJ Engineering, Utility Coordinator Task Lead) will identify the utility providers within the project limits. Robert will conduct a site visit to inventory the visible utilities and identify purveyors. Additionally, Robert will review Texas Railroad Commission's online database to identify gas pipelines within the vicinity of the project, and consult with designated irrigation districts for district laterals, service lines, and canal right-of-ways. Furthermore, a Texas 811 locate request will be submitted to mark buried telephone, fiber optic, electric, and gas lines. Robert will consult with City Engineering and Public Works departments for locations to buried sanitary sewer, storm drain, and waterline locations. Robert will document the utility interest and provide a matrix (to include utility owner names, type of utility, and primary contact information) to Kurt and Alisha Zapata (KANE LINDSEY, Project Coordinator).

  Alisha and the Project Abstractor will research and verify the easement locations within the project limits. The field crews will locate and inventory marked lines in the field along with any associated appurtenances and all visible utility structures. Alisha will compare established easement lines to plotted easement locations. Often times an easement is based on the existing centerline of the buried utility line. Collected field data and marked utility lines are to be examined and referenced in properly delineating utility purveyor easement interest. Once lines are properly depicted and verified, survey technicians will create a 2D CADD file labeling all utilities as to type, condition, size, easement width or permit interest, and owner's name. Christopher Rodriguez, P.E. (GDJ Engineering, Quality Assurance and Quality Control Task Lead) and Robert will review the file and easement locations. Associated documents, correspondence, matrix, and CADD files will be delivered to the City of Edinburg and its representatives once the final QA/QC is complete.

- ***Right-of-entry***. The appraisal district may list incorrect ownership data which complicates locating landowners who may not be informed about the project's scope and layout. Additionally, language can also become a barrier when landowners only speak and understand Spanish. KANE LINDSEY will confront these challenges by: 1) conducting site visits with neighbors for property owner name, location, and immediate family members in the area, and 2) ensuring Right-of-Entry letters are typed out in both English and Spanish and contain an exhibit or map detailing the project limits identifying their property in relation to the project. Any additional questions and concerns by the landowner that may come up throughout the project will be directed to the appropriate channels for clarification. In the event that right-of-entry is not granted for any reason, KANE LINDSEY can also employ stationary LiDAR laser scanning technology or UAV aerial LiDAR technology to attain the necessary information to keep the project on schedule and within budget.

PREVIOUS SURVEYING ASSIGNMENTS

KANE LINDSEY has a proven record as being a responsive firm commited to meeting project schedules and budgets. Our large number of repeat clients is an indication of the trust and confidence placed in KANE LINDSEY. We have had the pleasure of previously being under contract with Hidalgo County from August 2022 to August 2023, and are currently serving under contract with them for the HOME Owner-Occurpied Housing Rehabilitation Program until June 9, 2027. Additionally, we have previously been under contract with the City of McAllen, with our initial contract having begun on March 23, 2023 and our latest extension ending on September 25, 2026.

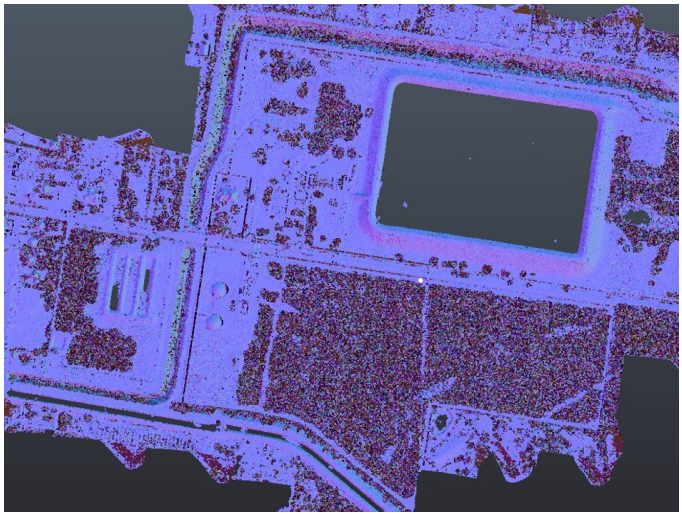
N 10th St. & Nolana Ave. Right Turn Lane Addition
City of McAllen-Engineering Department (Task Order No. 5)
Improvement survey for a proposed addition of a right turn lane on the East side of Nolana Avenue for the intersection of 10th St. and Nolana Ave. Survey limits: approximately 150ft North/South of intersection, and 300ft West/East of intersection. Project scope: topography survey for engineering design, right-of-way retracement, utility coordination with the City, provide one (1) project Benchmark. Project deliverables: three (3) original sketches, CADD file, ASCII file, and field notes.



El Collado Subdivision Drainage Improvement Project
City of McAllen-Engineering Department (Task Order No. 16)
Improvement survey for the proposed expansion of the existing drainage channel, adding stormwater storage capacity, along with improvement to the existing outfall. Survey limits: Savannah Avenue (from the centerline of S 26th St to S 25th ½ St, then South to dead end), Acapulco Ditch (from S 25th ½ St to S 23rd St), and S 23rd St. Project scope: topography survey for engineering design, right-of-way retracement, utility coordination with the City, provide three (3) project Benchmarks. Project deliverable: three (3) original sketches, CADD file, ASCII file, and field notes.

La Lomita Storm Water Detention Facility
City of McAllen-Engineering Department (Task Order No. 33)
Improvement survey within apparent 25.2 acre tract of land, as well as +/- 2.36 acres along Sprague Road (between Guadalupe Ave. and La Lomita Rd.). Project scope: topography survey, utility location and coordination, provide three (3) project benchmarks. Project deliverables included: CADD file (DWG/DGN) linework, ASCII File, Digital Terrain Model, and copies of all field notes.

Nolana Loop (Ware Road to 23rd Street)
City of McAllen/L&G Engineering
Design and topography survey of approximately 1 mile (including 1,000 feet West of Ware Road and 1,000 feet East of 23rd St) for the future expansion/road widening of Nolana Loop. Project scope: establish existing right-of-way, roadway centerline recovered and re-established, existing storm tied down, utility investigation, SUE Level A, horizontal and vertical control. Project deliverables: 2D and 3D mapping in Microstation DGN format, 3D modeling for limits of project, subsurface utility excavation, and horizontal and vertical control sheets.



McAllen Public Utility
Brackish Groundwater Treatment Facility
City of McAllen/Carollo Engineers
Surveying services for a +/- 100 acre tract of land for water monitoring and detention. Services included aerial mapping by Lidar, as-built and topography survey along floodway to capture detailed surface feautres and elevations, boundary survey, abstracting to create BaseMap with right-of-way delineation along canal, wetlands mapping, 2D/3D mapping, hydro excavation for test holes for enviornmental studies, and project control for future construction.

City of Mission HSIP Traffic Signals Project
City of Mission/TEDSI Infrastructure Group, Inc.
Topography surveys at six (6) intersections throughout the City of Mission (100 feet in each direction at every intersection) for the proposed upgrade to the overhead flashing beacon signals. Project deliverables included: final Microstation DGN files in surface and grid values, and all field book notes.

Isla Blanca Park – Road Realignment, Electrical, & Sewer
Cameron County Parks/GDJ Engineering
As-built and improvement survey that included all sanitary sewer and overhead electric mapping for Isla Blanca Park improvements. Services included sanitary sewer inverts, overhead electric inventory, and CADD mapping.

Moore Road: Jackson Ave. to Veterans Blvd.
City of Pharr/GDJ Engineering
Topography survey for engineering design of approximately 2.30 miles of existing roadway for the expansion/road widening of Moore Road. Project deliverables included: 2D and 3D mapping in Microstation DGN format, 3D modeling for limits of project, horizontal and vertical control sheets, subsurface utility excavation data sheets for thirty-four (34) hydro excavation test holes, thirty (30) parcel exhibits with descriptions for real estate acquisition, surveyor's report, and utility matrix.

Stenger Road TASA
City of San Benito/GDJ Engineering
Topography survey for engineering design of approximately 1.1 miles of existing roadway for a recreational trail. Project deliverables included: 2D and 3D mapping in Microstation DGN format, 3D modeling for limits of project, horizontal and vertical control sheets, subsurface utility excavation data, surveyor's report, and utility matrix.



TIMELINESS OF SCHEDULE - EXAMPLE

The following 20-day schedule example is based on a typical survey inclusive of horizontal and vertical control, boundary & topographical surveying, preparation of survey plat and legal description & survey alignments (roadways, utilities, right-of-ways, easements, baselines). This example is for a typical 1,000' rural stretch of roadway, 50' in width, with a parcel for acquisition, and final design schematic provided:

WEEK 1 DAY 1-5

Kurt Schumacher, R.P.L.S. (KANE LINDSEY, Project Manager) will coordinate with Task Leaders to review schedule, project critical paths, and assess team availability. Kurt will task Robert Macheska, P.E. (GDJ Engineering, Utility Coordinator) to visit site and coordinate with utility purveyors to secure maps of records for utilities along project route. Additionally, a Texas 811 locate request for buried utility lines will be submitted. Kurt will task abstractor to locate existing recorded adjoining deeds, easements, plats, and ownership information. KANE LINDSEY Survey Technicians will sketch recorded information from recorded documents. Kurt will task Edgar H. Rodriguez (KANE LINDSEY, Senior CADD Technician) to mobilize field crews to establish project horizontal and vertical (benchmarks) points and coordinate production of control sheets for use by all team members. KANE LINDSEY field crews will utilize the abstract map to locate existing boundary and right of way corners. Horizontal and Vertical control, utility markings, abstracting, deed plots, and alignment/easement determinations commenced by end of week 1.

WEEK 2 DAY 6-10

KANE LINDSEY office technicians continue to process field data, field crews to commence cross sections/topography survey locating all visible utilities, drainage infrastructure (flow lines, diameters, type), and public entry and exit points to roadway. Kurt will task Miguel A. Rico, Jr. (KANE LINDSEY, UAS Photogrammetry, LiDAR Scanning, & Data Colelction Task Lead) to commence UAV Photogrammetry and data collection. UAV flight plan to include 50-feet outside existing right-of-way in case additional ground elevations are needed. Leica RTC360 Scanner to be used in instances of Federal Funding Requirements. Office staff processes data daily, keeping project files updated as field crews progress with survey. Robert is to finalize utility information and provide matrix and information to team. Kurt and Chris Rodriguez, P.E. (GDJ Engineering, QA/QC Task Leader) will be tasked to perform periodic QA/QC on drawings and collected field data. UAV aerial imagery delivered to all members of team.

WEEK 3 DAY 11-15

Right-of-Way and boundary analysis complete with pertinent information (easements, ownership, permits). KANE LINDSEY to begin preparing parcel metes and bounds description and survey plats for QA/QC review. Field crews to complete cross-sections and topography survey. Office staff will continue to process data for 2D and 3D deliverables for engineering design.

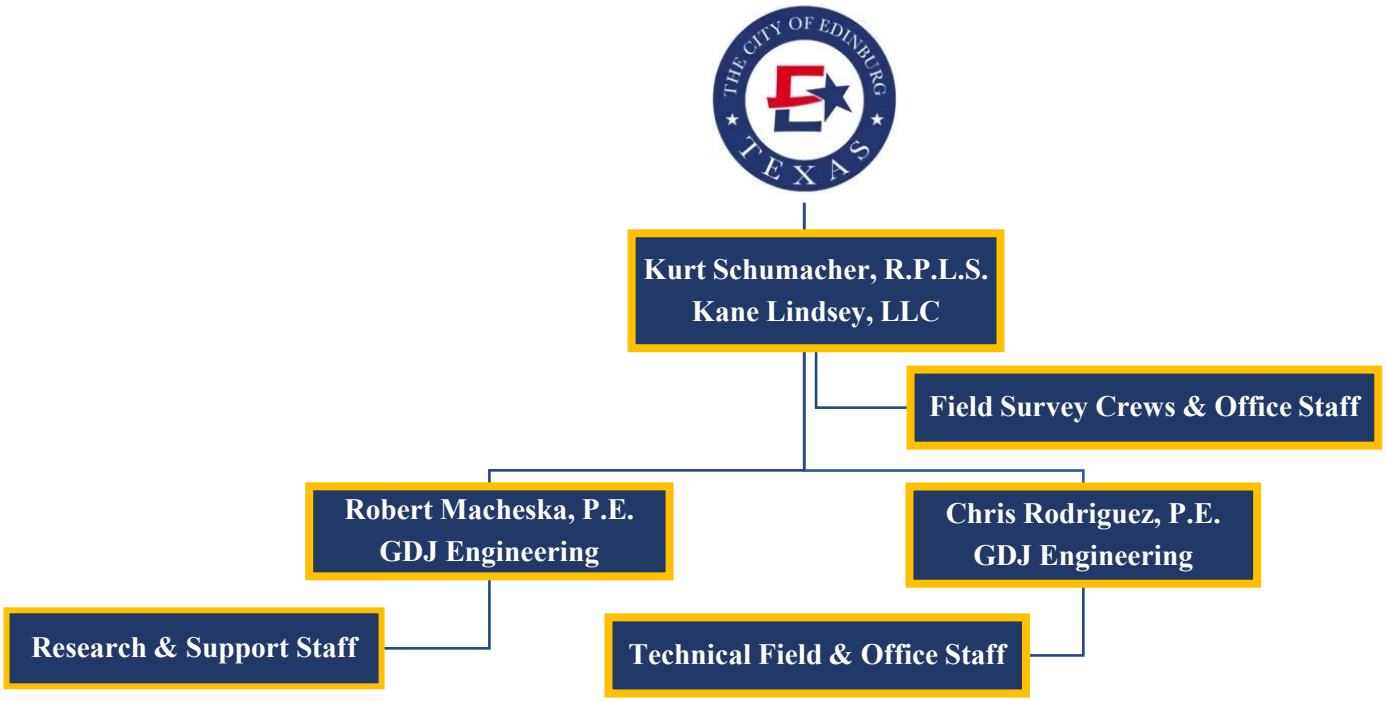
WEEK 4 DAY 11-15

Kurt to meet with team for project updates, progress, and delivery date to City of Edinburg. Robert will review mapping files to verify utility ownership and information shown. Kurt and Chris to provide final review of 2D and 3D mapping, legal description, and horizontal/vertical control sheets. Kurt to prepare surveyor's report. Survey Report, documents, and electronic files delivered by the 19th business day. Parcel corners and field cleanup complete by day 20.

TAB 3

TEAM MEMBER QUALIFICATIONS & EXPERIENCE

TAB 3 – TEAM MEMBER QUALIFICATIONS & EXPERIENCE



Kurt Schumacher, R.P.L.S. – Project Manager (Kane Lindsey, LLC)
Kurt will serve as the Project Manager and will be the direct contact for communication and correspondence with the City of Edinburg and the designated task leaders. KANE LINDSEY will provide field surveying, data processing, metes and bounds descriptions, right-of-way mapping, boundary surveying, and horizontal and vertical control support.

Alisha Zapata – Project Coordinator (Kane Lindsey, LLC)
Alisha will serve as the Project Coordinator, under the direction of the Survey Project Manager. She will support the Project Manager in developing, maintaining, documenting, and monitoring plans and schedules to implement any upcoming projects.

Edgar H. Rodriguez – Senior CADD Technician (Kane Lindsey, LLC)
Edgar will serve as the Senior CADD Techician, under the direction of the Survey Project Manager. He will manage and direct the field crews and office staff, assist in processing and verifying the accuracy of survey data collected, communicate project progress, and ensure all field work is conducted in accordance to regulatory standards.

Miguel A. Riro, Jr. – UAS Photogrammetry, LiDAR Scanning, & Data Collection (Kane Lindsey, LLC)
Miguel is the designated task lead for Aerial photogrammetry with data collection by UAS, to provide aerial imagery, data processing, and 3D modeling.

Robert Macheska, P.E., C.F.M. – Utility Coordinator (GDJ Engineering)
Robert is the designated task lead for utility coordination. Utility coordination tasks will include, but not be limited to: meetings and correspondence with utility operators, attainment of documents and files to verify utility infrastructure and ownership interest, document and provide a matrix consisting of utilty information obtained, and to coordinate field utility locates.

Chris Rordriguez, P.E. – Quality Assurance & Quality Control (GDJ Engineering)
Christopher is the designated task lead for QA/QC of deliverables. QA/QC task will include comprehensive review of the following: metes and bounds descriptions, survey plats, horizontal and vertical control sheets, easement delineations, Digital Terrain Model validation, Survey Report, utility review, and Final Deliverable package.



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS

KURT SCHUMACHER, R.P.L.S.

SURVEY PROJECT MANAGER

CONTACT

Office: 956-917-4809
Cell: 956-458-8391
Kurt@kanelindsey.com

EDUCATION

Bachelor of Applied Arts and Sciences

University of the Incarnate Word

REGISTRATION

Professional Land Surveyor
State of Texas
No. 6333

LICENSED

14 Years (2012)

ROLE EXPERIENCE

24 Years

AVAILABILITY

100 %

Kurt has over twenty-four (24) years of land surveying experience providing boundary, topographic surveys for engineering design, construction surveying, right-of-way mapping, establising horizontal & vertical control networks, as-built surveys, and surveying support for Schematic and PS&E design for multiple capital improvement projects. Kurt will be responsible for the overall direction, coordination, implementation, execution, and completion of survey projects assigned.

RELATIVE EXPERIENCE

Isla Blanca Park
(South Padre Island, TX)
As-built and improvement survey that included all sanitary sewer and overhead electric mapping for Isla Blanca Park improvements. Services included sanitary sewer inverts, overhead electric inventory, and CADD mapping.

Stenger Road
(San Benito, TX)
Surveying services for approximately 1.5 miles for new construction sidewalk project within Stenger Road right-of-way. Services included horizontal and vertical control, establishing existing road and easement right-of-ways, topography and improvement survey, utility coordination and hydro excavation, and 2D/3D mapping.

City of McAllen Public Utility Brackish Groundwater Treatment Facility Project (McAllen, TX)
Surveying services for a +/- 100 acre tract for water monitoring and detention. Services included aerial mapping by Lidar, as-built and topography survey, boundary survey, wetlands mapping, 2D/3D mapping, and project control for future construction.

La Lomita Project (McAllen, TX)
Surveying services for a +/- 20 acre tract for future water detention for the City of McAllen. Services included horizontal and vertical control, as-built topography survey, utility mapping, and 2D/3D mapping.

Russell Road: Ware Road to Mon Mack Road
(Edinburg, TX)
Surveying services of approximately three (3) miles for Russell Road expansion project. Services included horizontal and vertical control, utility coordination, right-of-entry coordination, 3D modeling, parcel exhibits and field notes for approximately twenty-nine (29) parcels for real estate/right-of-way acquisition.



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS

ALISHA ZAPATA

PROJECT COORDINATOR

CONTACT

Office: 956-917-4809
Cell: 956-680-3054
Alisha@kanelindsey.com

EDUCATION

Bachelor of Arts
Communication Studies
2018

Master of Arts
Communication
2020

Certificate in Training
and Consulting
2020

The University of Texas
Rio Grande Valley

ROLE EXPERIENCE

10 Years

AVAILABILITY

50 %

Alisha has ten (10) years of experience in the field of professional land surveying. As a detail-oriented and organized team player she is able to ensure all documentation is maintained appropriately for each project. With a strong background in communication and the ability to manage execution, Alisha is capable of providing a high level of adminsitrative support to the Project Manager with the goal of completing projects within signed off time, budget, and scope.

RELATIVE EXPERIENCE

Cameron County Drainage District #6
(Cameron County, TX)
Horizontal and vertical control, cross-sections, and topography along approximately thirteen (13) miles of drainage ditches, inventory of drain structures at roadway crossings, and right-of-way coordination for the various drains that make up the main Cameron County Drainage District No. 6 system.

SPI SH100 Project
(South Padre Island, TX)
600 acre drone flight, aerial imagery, LiDAR data processing and elevation extractions. Roadway realignment, parcel sketches and field notes for two (2) parcels for SH100 realignment.

SL480 Safety Barrier Project
(Eagle Pass, TX)
Recover and verify TxDOT horizontal & vertical control, survey cross-sections, 3D modeling, set 10 – 5/8" iron rods with plastic cap for future construction control, and create machine control files for construction excavation.

Russell Road - Rooth Road to MonMack Road
(Edinburg, TX)
Topographic survey of approximately two (2) miles for future Russell Road expansion, horizontal and vertical control, utility coordination, right-of-entry coordination, 3D modeling, and parcel sketches and field notes for approximately twenty-nine (29) parcels.

Moore Road - Jackson Road to I Road
(Pharr, TX)
Horizontal and vertical control, design surveys (cross-sections, structures, utility investigation, abstracting, field property recon, abstract map/basemap), right-of-entry coordination, and SUE level A test holes.



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS

EDGAR H. RODRIGUEZ

SENIOR CADD TECHINICIAN

CONTACT

Office: 956-917-4809
Edgar@kanelindsey.com

EDUCATION

Nikki Rowe High School
Class of 2020

CERTIFICATIONS

Certified Surveyor
Technician
Level 1
November 2023

ROLE EXPERIENCE

6 Years

AVAILABILITY

75 %

Edgar is a highly motivated Senior CADD technician with over six (6) years of experience collaborating with engineers/project managers and leading field crews to ensure survey precision. Edgar will work directly with the Project Manager and Project Coordinator to define project tasks, project schedule, and resouce requirements. Edgar will monitor operational effectiveness throughout assigned projects and conduct weekly team meetings with all field crews to evalute and coordinate workload, and provide day to day guidance and mentoring as needed.

RELATIVE EXPERIENCE

Nolana Loop - Ware Rd. to 23rd St.
(McAllen, TX)
Design and topography survey of approximately 1 mile (including 1,000 ft West of Ware Rd. & 1,000 ft East of 23rd St) for the future expansion/road widening of Nolana Loop. Deliverables included: 2D and 3D mapping in Microstation DGN format, 3D modeling for limits of project, subsurface utility excavation, and horizontal and vertical control sheets.

2nd St. & Wisconsin Rd. Roundabout
(McAllen, TX)
Topography survey at the intersection of 2nd St and Wisconsin Rd. (1,500 ft in every direction) for future road expansion. Edgar was responsible for abstracting and establishing the existing right-of-way. Deliverables included: 3D modeling for limits of the project in both surface and grid values, horizontal and vertical control data sheets, and all field notes.

Las Lomas Paving
(Laredo, TX)
Topography & boundary survey of approximately 2.3 miles for future road paving. Deliverables included: right-of-way retracement and abstracting to establish existing right-of-way, 2D and 3D mapping and modeling in Microstation DGN format, and horizontal and vertical control data sheets.

Magana Hein Expansion
(Laredo, TX)
Topography survey of approximately 3.8 miles (including an additional 2,400 ft North and 1,100 ft South along U.S. Hwy 83) for future road expansion. Edgar was responsible for abstracting and establishing the existing right-of-way.



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS

MIGUEL A. RICO, JR.

SMALL UNMANNED AIRCRAFT PILOT

CONTACT

Office: 956-917-4809
mricojr.kanelindsey@gmail.com

EDUCATION

Progreso High School
Class of 2017

ROLE EXPERIENCE

3 Years

AVAILABILITY

75 %

Miguel is a highly motivated, certified Small Unmanned Aircraft Pilot eager to contribute to team success through hard work, attention to detail, and excellent organizational skills. He has a clear understanding of operations, maintenance, emergency procedures, and training in small unmanned aerial vehicle platforms. Miguel's responsibilities will include, but not be limited to, the operation of the UAV during all phases of the ground and flight operations such as creating drone routes, monitoring weather to flight time, inspecting flight areas for potential safety hazards, manning UAV to perform the flight, aerial imagery processing and LiDAR data extraction to create Digital Terrain Model. Leica RTC360 LiDAR Scanner to be used in instances of Federal Funding Requirements.

RELATIVE EXPERIENCE

City of Los Fresnos Sidewalk - FM1847
(Los Fresnos, TX)
Topography survey of approximately one (1) mile for future sidewalk development for the City of Los Fresnos. Responsibilities included the operation of the UAV during all phases of the ground and flight operations, such as creating drone route, monitoring weather to flight time, inspecting area for potential safety hazards, manning UAV to perform the flight, and aerial imagery processing and LiDAR data extraction to create Digital Terrain Model.

Cameron County Drainage District #6
(Cameron County, TX)
Horizontal and vertical control, cross-sections, and topography along approximately thirteen (13) miles of drainage ditches, inventory of drain structures at roadway crossings, and right-of-way coordination for the various drains that make up the main Cameron County Drainage District No. 6 system.

Remote Pilot: Nolana Loop - Ware Rd. to 23rd St.
(McAllen, TX)
Design and topography survey of approximately 1 mile (including 1,000 ft West of Ware Rd. & 1,000 ft East of 23rd St) for the future expansion/road widening of Nolana Loop. Roadway centerline recovered and reestablished, aerial photogrammetry, established existing right-of-way, utility investigation SUE Level A, and horizontal and vertical control.



ROBERT MACHESKA, P.E., C.F.M.

UTILITY COORDINATOR

CONTACT

Office: 956-603-2025
Robert@gdjeng.com

EDUCATION

Bachelor of Science
Mechanical
Engineering

University of Texas -
Pan American

REGISTRATION

Professional Engineer
State of Texas
No. 93540

Certified Floodplain
Manager
No. 2196-11N

LICENSED

22 Years

ROLE EXPERIENCE

27 Years

AVAILABILITY

50 %

Robert has over 27 years of experience in the design and management of various public improvement projects. For the past 6 years Robert has served as Executive Vice President/COO for GDJ Engineering, LLC. He has previously worked for both the Texas Department of Transportation and L&G Engineering, which provided him with excellent hands on experience as to how multiple government entities function. Robert has worked on all aspects of public works projects, from planning and PS&E preparation, Hydrology & Hydraulics Design to construction phase services. His project management and design experience includes contract administration, supervision of production staff, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, design/PS&E preparation, and public involvement. Robert's management approach is very proactive, and he constantly maintains open and effective lines of communication.

RELATIVE EXPERIENCE

"I" Road (Rancho Blanco Road to US 281)
(Pharr, TX)
Project Manager responsible for overseeing schematic, environmental, utility coordination, and PS&E. The scope of the project included widening 4.5 miles of the existing rural roadway to accommodate a shared use path (SUP), continuous left turn lane, shoulders, and a sidewalk. The SUP is part of a city-wide plan to provide a continuous hike and bike trail system. Mr. Macheska oversaw the successful completion of the public involvement and NEPA clearance, IBWC coordination and licensing, utility coordination, and PS&E. He provided oversight on the bid documentation for the city. He provided QA/QC and ensured all proper procedures were followed.

Jackson Road Hike & Bike Phase II (Jackson Road to Auburn Road)
(McAllen, TX)
Lead Project Engineer for design, utility coordination, and PS&E. The scope of the project included providing a 10-foot-wide SUP and sidewalk along existing roadway and drainage ROW to improve multi-modal connectivity and access in the project area. The project included a pedestrian railroad crossing which required extensive coordination with Union Pacific Railroad. Mr. Macheska led coordination with both the City of McAllen and the City of Edinburg as the project spanned both jurisdictions. He provided project information and updates to all parties to ensure all persons were informed of the project process. In addition, due to the TASA funds involved, Mr. Macheska provided updates to the RGVMPO in coordination with the city, as needed. He provided QA/QC and ensured all proper procedures were followed. Mr. Macheska ensured the project remained on schedule and within budget to ensure TASA funds were not lost.



CHRIS RODRIGUEZ, P.E., C.F.M.

QUALITY ASSURANCE & QUALITY CONTROL

CONTACT
Office: 956-603-2025
Chris@gdjeng.com

EDUCATION
Bachelor of Science
Civil Engineering
University of Texas - A&M Kingsville

REGISTRATION
Professional Engineer
State of Texas
No. 107692

Certified Floodplain Manager
No. 2407-13N

LICENSED
15 Years

ROLE EXPERIENCE
21 Years

AVAILABILITY
50 %

Chris has over 21 years of experience in the design and management of various public improvement projects. For the past 6 years Chris has served as Vice President of Engineering for GDJ Engineering, LLC. He previously worked for both the Texas Department of Transportation (San Benito Area Office) and L&G Engineering which provided him with excellent hands on experience as to how multiple government entities function. He has worked on multiple aspects of transportation and drainage projects, from planning and PS&E preparation, Hydrology & Hydraulics Design to construction phase services. His project management and design experience includes supervision of production staff, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, design/PS&E preparation, and public involvement. Chris has managed multiple concurrent design projects and production staff with numerous design groups under his direction.

RELATIVE EXPERIENCE

"I" Road (Rancho Blanco Road to US 281)
(Pharr, TX)
Lead Project Engineer responsible for overseeing schematic, utility coordination, and PS&E. The scope of the project included widening 4.5 miles of the existing rural roadway to accommodate a shared use path (SUP), continuous left turn lane, shoulders, and a sidewalk. The SUP is part of a city-wide plan to provide a continuous hike and bike trail system. The proposed project included a crossing over the main floodway, which required extensive coordination and licensing with IBWC. The project also required coordination with the irrigation and drainage districts. Mr. Rodriguez oversaw the utility coordination team to ensure utilities were moved quickly and on schedule.

Jackson Road Hike & Bike Phase II (Jackson Road to Auburn Road)
(McAllen, TX)
Lead Project Engineer for design, utility coordination, and PS&E. The scope of the project included providing a 10-foot-wide SUP and sidewalk along existing roadway and drainage ROW to improve multi-modal connectivity and access in the project area. The project included a pedestrian railroad crossing which required extensive coordination with Union Pacific Railroad. Mr. Rodriguez ensured the design standards were met and successfully obtained a permit from the railroad. Unique design aspects included accommodations for high power transmission lines along the proposed route and incorporation of drainage.

LICENSES AND CERTIFICATIONS



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

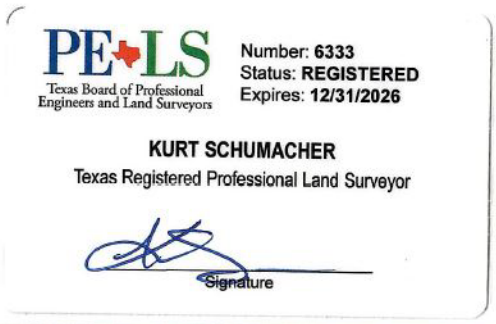
This acknowledges that

Kane Lindsey LLC

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

Registration Number
10194676

Expiration Date
12/31/2026

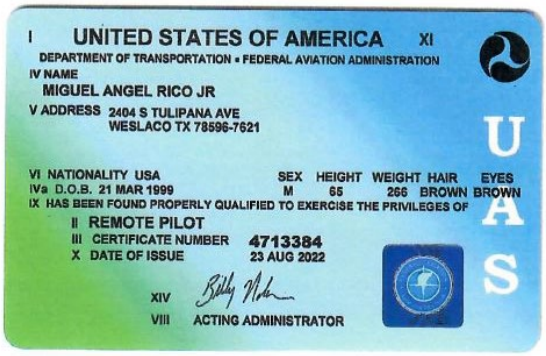


PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: 6333
Status: REGISTERED
Expires: 12/31/2026

KURT SCHUMACHER
Texas Registered Professional Land Surveyor

Signature



I UNITED STATES OF AMERICA XI
DEPARTMENT OF TRANSPORTATION • FEDERAL AVIATION ADMINISTRATION
IV NAME
MIGUEL ANGEL RICO JR
V ADDRESS 2404 S TULIPANA AVE
WESLACO TX 78596-7621

VI NATIONALITY USA SEX HEIGHT WEIGHT HAIR EYES
IVa D.O.B. 21 MAR 1999 M 65 266 BROWN BROWN
IX HAS BEEN FOUND PROPERLY QUALIFIED TO EXERCISE THE PRIVILEGES OF
II REMOTE PILOT
III CERTIFICATE NUMBER 4713384
X DATE OF ISSUE 23 AUG 2022

XIV
VIII ACTING ADMINISTRATOR

U
A
S



Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

LDG ENTERPRISES, LLC
dba GDJ Engineering

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

Registration Number
F-20061

Expiration Date
01/31/2028



PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: 93540
Status: ACTIVE
Expires: 7/31/2027

ROBERT JON MACHESKA
Texas Licensed Professional Engineer

Signature



PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: 107692
Status: ACTIVE
Expires: 9/30/2026

CHRISTOPHER REY RODRIGUEZ

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

TAB 4

REFERENCES

TAB 4 – REFERENCES

REFERENCE ONE

Government/Company Name: City of Mission / TEDSI Infrastructure Group, Inc.
Address: 1201 E Interstate Highway 2, Mission TX 78572
Contact Person and Title: Eric R. Dietrich, PE, PTOE, Project Manager
Phone: 956-424-7898
E-mail Address: edietrich@tedsi.com
Project Name: City of Mission HSIP Traffic Signals Project
Description of Goods/Services Provided: Topography surveys at six (6) intersections throughout the City of Mission (100 feet in every direction of each intersecting street) for the proposed upgrade to the overhead flashing beacon signals. Project deliverables included: final Microstation DGN files in surface and grid values, and all field book notes.

REFERENCE TWO

Government/Company Name: City of McAllen – Engineering Department
Address: 311 N 15th St., McAllen TX 78504
Contact Person and Title: Jose Perez, Jr., Designer/Subdivision Coordinator
Phone: 956-681-1151
E-mail Address: jperez@mcallen.net
Project Name: La Lomita Storm Water Detention Facility Project
Description of Goods/Services Provided: Improvement survey within approx. 25.2 acre tract of land and approx. 2.36 acre of road. Recover all improvements, utilities, and topography; provide three (3) project Benchmarks

REFERENCE THREE

Government/Company Name: Cameron County Department of Transportation
Address: 1100 E. Monroe St., Brownsville, TX 78520
Contact Person and Title: Benjamin Worsham, P.E., Director of Transportation/County Engineer
Phone: 956-247-3500
E-mail Address: Benjamin.Worsham@co.cameron.tx.us
Project Name: Isla Blanca Park Improvements Project
Description of Goods/Services Provided: Topography/Design survey of Isla Blanca Park for replacing of overhead and buried electrical lines, replacing of sanitary sewer lines, and a new 2-lane drive. Project deliverables included: 2D and 3D mapping in Microstation DGN format, horizontal and vertical control sheets, manhole inventory (including FL elevations, photographs, pipe type, size, and condition), and surveyor's report.

REFERENCE FOUR

Government/Company Name: Hidalgo County Precinct No. 2
Address: 300 West Hall Acres, Suite G Pharr TX 78577
Contact Person and Title: Roy Garcia, Assistant Director
Phone: 956-787-1891 Ext. 2013
E-mail Address: roy.garcia@co.hidalgo.tx.us
Project Name: Cemetery Road – PO#869749
Description of Goods/Services Provided: Right-of-way retracement; staking of Cemetery Road right-of-way; abstracting; 2D modeling

CITY OF EDINBURG PROJECTS

Kurt Schumacher, R.P.L.S. (Project Manager), Alisha Zapata (Project Coordinator), Miguel A. Rico, Jr. (Small Unmanned Aircraft Pilot), and Edgar H. Rodriguez (Senior CADD Technician) have no direct, past projects with the City of Edinburg, but past projects within the city limits of Edinburg include:

Russell Road (Rooth Rd. to Mon Mack Rd.)
Russell Road Realignment (Ware Rd. to Rooth Rd.)

Topography survey for engineering design, horizontal and vertical control for construction, utility coordination, and 28 parcel exhibits for real estate/right-of-way acquisition. Project Deliverables: 2D and 3D mapping in MicroStation DGN format, 3D modeling for limits of project, horizontal and vertical control sheets, parcel exhibits with descriptions for real estate acquisition, Surveyor's Report detailing project approach, survey datum, boundary conflicts, and utility matrix.

Carmen Avila & Mile 22 1/2 (Traffic Signal Light Project)

Topography survey for engineering design for the proposed addition of new traffic signal lights. Topography survey and utility coordination with the City of Edinburg. Final Microstation DGN file in surface value and DTM for intersection.

Hidalgo County Courthouse

Right-of-way mapping with parcel exhibit for a portion of Business Hwy-281 (Closner Boulevard) to be abandoned by TxDOT. Provided surveying services for engineering design, West from Courthouse Square, along SH-107 approximately 1.7 miles, for drainage outfall design.

Hidalgo County Pct. #4 HSIP Project

Design survey at the intersection of Canton Road & Cesar Chavez Road and at the intersection of Canton Road & Tower Road for the proposed addition of new traffic signal lights at both intersections. Topography survey and utility coordination. Final Microstation DGN in surface value and DTM for each intersection.

Freddy Gonzalez Roadway (Closner to I-69E)

Design Survey for engineering design for proposed road widening and pedestrian trail. Services included establishing existing road right-of-way, establishing horizontal and vertical control for future construction, Test Holes by hydro excavation at potential utility conflicts, and a digital terrain model for engineering design.

Trenton Road Subsurface Utility Engineering Project

Expose and locate 36 test holes by non-invasive hydro excavation methods for possible utility conflict. Inventoried exposed utility lines by detailing utility material, size, depth from natural ground, and condition.

FM1925 & Freddy Gonzalez (Traffic Signal Light Project)

Topography survey for engineering design, boundary recon, set two (2) project benchmarks, utility coordination, LiDAR and photogrammetry, and measure distances and angles to existing powerlines. Project Deliverables: 2D and 3D mapping in MicroStation DGN format, 3D modeling for limits of project.

Robert Macheska, P.E. (Utility Coordination) and Chris Rodrigues, P.E. (QA/QC) have worked on the following projects for the City of Edinburg:

Freddy Gonzalez Dr. Hike & Bike Trail (Closner Blvd. to Raul Longoria Rd.)
GDJ aided in the NEPA environmental analysis and document preparation. The project included providing a new shared-used path for pedestrians and bicyclists along the existing Freddy Gonzalez Dr. The purpose of the project is to improve multi-modal connectivity and access in the project area. The GDJ team coordinated the scheduling with TxDOT to ensure the project maintained its funding. Five environmental technical reports, along with a scoping document were prepared and submitted to TxDOT. The project was environmentally cleared in November 2024.

Freddy Gonzalez Dr., Intersection Improvement (9th St. to BUS 281)
GDJ team aided the city in the NEPA environmental analysis and document preparation. The scope of the project included providing an 8-foot-wide ADA-compliant sidewalk adjacent to the existing roadway, removal of an existing curb, and relocation of a power pole, curb inlet and traffic light. The GDJ team implemented an accelerated environmental schedule in coordination with TxDOT to ensure the project funding remained intact. The project successfully obtained environmental clearance in December 2025.

Freddy Gonzalez Dr. (BUS 281 to I-69C)
GDJ aided in project development, funding analysis, MPO coordination, design/schematic preparation, and environmental document preparation. The scope of the project included providing a continuous left turn lane, right turn lanes at intersections, an intersection improvement at Veterans Blvd., and incorporation of the Freddy Gonzalez Hike and Bike Trail. The GDJ team conducted a Notice and Opportunity to Comment as part of the environmental process for the project. The project was environmentally cleared in June 2026 and is currently in the PS&E stage.

Cano St. & Veterans Blvd. Trail (Cano St. from 13th Ave. to Veterans Blvd., then on Veterans Blvd. to 0.4 miles North of Canton Rd.)
GDJ aided the city with the NEPA environmental analysis and documentation preparation. The scope of the project included providing an 8-foot-wide shared use path and pedestrian poles along the existing roadways. The project required a section 4(f) analysis due to the presence of the Freddy Gonzalez Memorial Park, Freddy Gonzalez Hike & Bike Trail, and the Louisiana-Rio Grande Canal Company Irrigation District-National Historic District. The project was successfully environmentally cleared in March 2026.

TAB 5

INSURANCE

TAB 5 – INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ANCO Insurance 1515 S. Capital of TX Hwy, Ste 200 Austin TX 78746	CONTACT NAME: Austin Certificate Dept PHONE (A/C, No, Ext): 512-737-4966 FAX (A/C, No): E-MAIL ADDRESS: tex.anco.austincerts@hubinternational.com
INSURED KANELIN-01 Kane Lindsey LLC 2805 Fountain Plaza Blvd., Suite B Edinburg TX 78539	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : RLI Indemnity Co. INSURER B : Sentinel Insurance Company, Ltd. — 11000 INSURER C : Hartford Fire Insurance Company — 19682 INSURER D : Hartford Underwriters Insurance Company — 30104 INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 1560047951 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			61SBMAM8MBZ	8/5/2025	8/5/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			61UECDS0248	8/11/2025	8/5/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		61WBCBV0LXN	8/5/2025	8/5/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			RDP0059176	7/27/2025	8/5/2026	Per Claim/Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: RFQ 2026-6

CERTIFICATE HOLDER	CANCELLATION
City of Edinburg 415 W. University Drive Edinburg TX 78541	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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There have been no insurance claims against KANE LINDSEY, LLC within the past five (5) years.

TAB 6

PROFESSIONAL SERVICE AGREEMENT & CONTRACT INFORMATION

TAB 6 – PROFESSIONAL SERVICES AGREEMENT & CONTACT INFO.

KANE LINDSEY acknowledges that the Land Surveying Services Agreement has been read. KANE LINDSEY meets the prerequisite insurance requirements, and if selected, KANE LINDSEY agrees to enter into such agreement with the City of Edinburg.

PRIMARY CONTACT

Kurt Schumacher, R.P.L.S., President
2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
Office: (956) 917-4809
Cell: (956) 458-8391
Kurt@kanelindsey.com

SECONDARY CONTACT

Alisha Zapata, Project Coordinator
2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
Office: (956) 917-4809
Cell: (956) 371-4849
Alisha@kanelindsey.com

City of Edinburg

LAND SURVEYING SERVICES

RFQ 2026-6
JULY 14, 2026, 3:00 PM

KCI Technologies, Inc.
2610 N Shary Road
Mission, TX 78574

CONTACT
Cody Condron
E: cody.condron@kci.com
P: 832.975.1541 X7541

KCI

www.kci.com

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1. TRANSMITTAL/LETTER OF INTEREST

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Submitted electronically to https://secure.procurenow.com/portal/cityofedinburg

Re: RFQ #2026-6 | Land Surveying Services

Dear Mr. Hinojosa and Members of the Selection Committee:

We understand the City of Edinburg (City) is seeking qualified firms to provide boundary, topographic, and related surveying services on an as-needed, task order basis, supporting projects ranging from rapid-response assignments to multi-month efforts. KCI Technologies, Inc. (KCI) is pleased to submit our qualifications in response to RFQ #2026-6 for Land Surveying Services. With more than 43 years of experience supporting Texas municipalities, KCI is well positioned to deliver accurate, reliable, and timely surveying services that support the City's continued growth.

KCI's team is structured to meet aggressive schedules while maintaining a high standard of quality. Our proven QA/QC processes reduce review comments and minimize rework, allowing projects to advance efficiently. With dedicated field crews and experienced project managers available to respond quickly to City requests, we provide the flexibility and reliability required for on-call municipal contracts.

PRIMARY CONTACT

Cody Condron, RPLS, PLS, CP, CMS
2610 North Shary Road
Mission, TX 78574
Telephone: 832.975.1541 X7541
Fax: N/A
Cell phone: 832.954.7873
Email: cody.condron@kci.com

Our team's experience with municipal and joint-bid projects provides a strong foundation for navigating right-of-way coordination, utility conflicts, and multi-agency requirements, all of which are critical considerations for urban surveying assignments. We have a thorough understanding of the City's infrastructure initiatives and recognize the key role surveying plays in supporting informed planning, accurate design, efficient construction, and long-term asset management. In addition, our familiarity with the City's standards, procedures, and staff enables us to deliver coordinated, responsive services with minimal ramp-up time.

KCI is committed to supporting the City with responsive, high-quality surveying services and has the staff and resources available to immediately support this contract. We appreciate the opportunity to continue partnering with the City and are confident in our ability to deliver services that meet or exceed expectations.

KCI acknowledges there has not been any issued addendums for this RFQ.

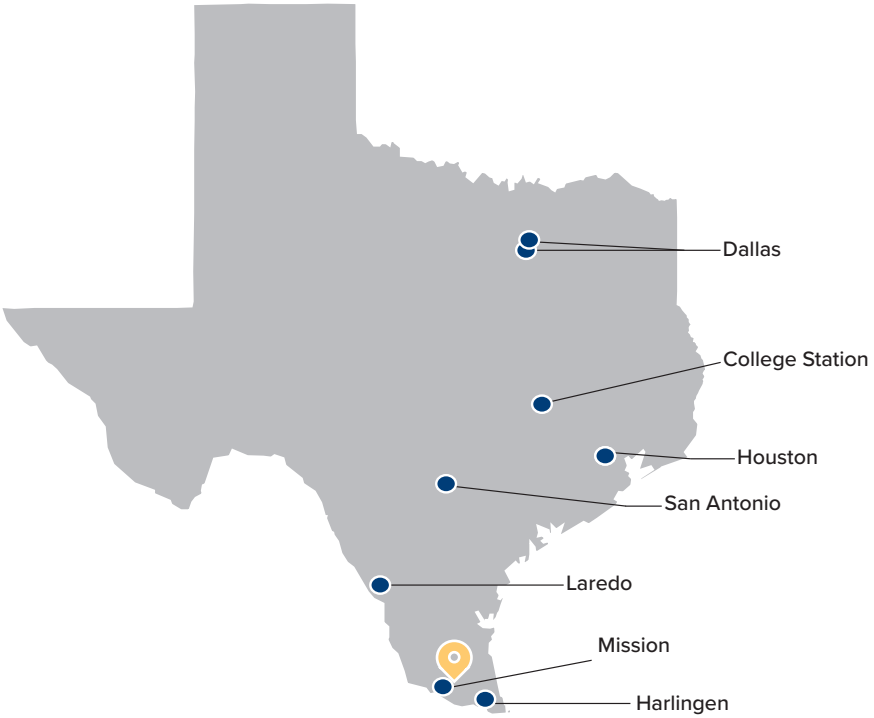
Sincerely,

Jim Gellenthin, PLS*
Vice President // 919.278.2552 // jim.gellenthin@kci.com
*Officer of the firm authorized to bind KCI to contract

2. FIRM QUALIFICATION AND EXPERIENCE

Survey Capabilities

KCI has expertise in all phases of surveying, from initial acquisition surveys to final as-built and ALTA surveys, with the depth and flexibility to support projects of varying size and complexity. Our team is built to meet the needs of the City's Capital Improvement Plan, including roadway, utility, drainage, and airport infrastructure improvements. We provide comprehensive surveying services for highways, bridges, utilities, waterways, property acquisitions, commercial and residential developments, and public facilities. Our experienced staff of land surveyors utilizes state-of-the-art equipment and practical innovation to reduce survey costs, expedite project delivery, and maintain a superior product for our clients.



We consistently apply unique approaches using the latest technologies to provide quality and timely services, no matter the size of the project. Our licensed professionals and skilled technicians serve a diverse client base, including state and federal agencies, transportation departments, local governments, utility companies, developers, private organizations, and contractors. With offices throughout the country, KCI offers clients a detailed understanding of regional regulatory requirements and market conditions. Field personnel frequently travel and are available for a wide range of project assignments. Please see Chart 1 on the following page for a partial list of our survey capabilities.

Boundary Surveys

Using either ALTA or Texas Society of Professional Surveyors standards, we have experience producing boundary surveys in South Texas and the rest of the state. Our process includes:

- Thorough research of current and historical deeds, record maps produced by the City and other municipalities, and general land office for any state, federal or patent boundaries. All our research is done in-house by our skilled staff with knowledge of the local area. Having a local understanding of the history and community is key for complete research.
- Field work is completed with both Trimble Robotic Total Stations and dual frequency Trimble GPS (either through VRS network or base/RTK). Field work and field data are reviewed daily for accuracy and coverage. Each crew chief completes a daily field production checklist prior to leaving the jobsite each day. Our crews are furnished laptops or tablets with a MiFi device so the field data can be transmitted to the survey technician while onsite or, for larger files, in the evenings from the teams' localized offices. The survey technician reviews and processes the data that day or the following morning to verify all planned work was completed.
- Under the supervision of an RPLS and in compliance with the "Precision and Accuracy Requirements" set forth by the latest Board Rules as promulgated by the Texas Board of Professional Engineering and Land Surveying, the property survey and legal description are prepared. The final drawings are produced in either AutoCAD Civil 3D and/or MicroStation at the discretion of the client.

Topographic Surveys

Using Texas Society of Professional Surveyors standards and the City's additional requirements, KCI will develop a project-specific scope that accounts for site conditions, historic features, public awareness, future City, utility district, and municipal utility plans discovered during routine information gathering, and the survey accuracy required for urban environments.

Our approach combines specialized technology with conventional survey methods to deliver accurate topographic mapping, utility documentation, legal exhibits, and 3D models efficiently. Depending on the project size, schedule, and budget, KCI will:

- Establish site control, including a minimum of one permanent benchmark on site for each ten or fewer acres, with description and elevation to the nearest 0.01 foot. Levels will be checked by separate check level

CHART 1: SERVICE CAPABILITIES (Partial List)

- **Boundary Surveys**
- **Topographic Surveys**
- **Control Surveys**
- **As-Built Surveys**
- **Construction Stakeout**
- **Hydrographic Surveys**
- **Elevation Certifications**
- **Aerial Photogrammetry**
- **LiDAR Terrestrial Scanning**
- **Mobile Scanning**
- **3D Modeling**
- **High-Rise Construction Stakeout**
- **3D Laser Scanning**
- **ALTA/ACSM Surveys**
- **Wetland Surveys**
- **Stream Restoration Surveys**
- **Utility Designation and Location**
- **Metes and Bounds Surveys**
- **Right-of-Way (ROW) Determination**
- **Legal Descriptions**
- **Subdivision Computations**
- **Record Plats**
- **Easement and ROW Plats**
- **Plan of Surveys Preparation**
- **Minor and Major Subdivisions**
- **Existing Conditions Plans**
- **Subsurface Utility Locating**

lines, previous turning points, or benchmarks. Contours will be shown at 1-foot intervals, with allowable error not exceeding one-half contour interval, and spot elevations will be collected on a 20-foot grid, with 5-foot grid intervals beyond the site where feasible.

- Collect detailed street, boundary, and site features, including traffic devices, signs, boundary streets, adjoining rights-of-way, sidewalks, curbs, gutters, drives, street intersections, curb, sidewalk, and edge-of-pavement elevations at 5-foot intervals, far-side paving elevations, established grades where applicable, property boundary dimensions and bearings, title exceptions, easements, encroachments, setbacks, zoning, planning and zoning overlays, area measurements, written legal descriptions, and recording exhibits.
- Locate plotted structures, man-made and natural features, floor elevations at each building entrance, trees and planting areas, tree canopies, wooded and shrub areas, test borings where ascertainable, excavation or nearby water elevations, flood levels, watershed limits, potential freshet impacts, FEMA 100-year and 500-year floodplain boundaries, record flood elevations, DNR protected areas, and elevation certificate information for FEMA flood insurance coordination where required.
- Document above-grade and underground utilities, including water, gas, sanitary sewer, storm drain, culvert, electric, telephone, cable, street lighting, communications, hydrants, valves, meters, manholes, catch basins, pipe sizes, depths, pressure where available, direction of flow, rim elevations, bottom of manholes, and inverts. Utility operating authorities and applicable utility company names, addresses, and phone numbers will be listed, and the nearest available service connection will be located when utilities do not exist within or directly adjacent to the survey area.
- Use aerial LiDAR and/or photogrammetry, including planes, high-resolution drone imagery, and KCI's RiCOPTER with Riegl LiDAR and photogrammetric camera, to collect certified 3D LiDAR data. KCI has more than 40 drones, 30+ FAA-licensed remote pilots, and an established pilot safety and maintenance program.
- Use mobile LiDAR scanning by backpack or vehicle to safely capture pavement elevations, storm drains, culverts, railings, illumination, signals, retaining walls, signs, and paving surfaces while minimizing traffic impacts.
- Use terrestrial LiDAR scanning for roadway corridors, facilities, elevated piping, insulated piping, conduit, pipe racks, supports, and other above-grade features, except above building roofs unless otherwise directed.
- Use KCI's Echoboat hydrographic survey system for underwater topographic data and conventional equipment, including Trimble Robotic Total Stations, Trimble GPS using Static, VRS, or RTK methods, and digital levels.
- Prepare final topographic maps, utility information, legal descriptions, easement exhibits, ROW exhibits, record-of-survey maps when required by City or state standards, and 3D models from aerial LiDAR, mobile LiDAR, terrestrial LiDAR, photogrammetry, hydrographic, and conventional survey data. Final deliverables can be produced in AutoCAD Civil 3D and/or OpenRoads with TopoDOT.

Survey Equipment

Our survey crews are outfitted with state-of-the-art equipment and led by experienced party chiefs. Our crews are experienced in surveying simple as well as complex projects. From boundary and topographic surveys to GPS surveys as well as 3D laser scanning, KCI's survey crews are equipped to handle any project. KCI's survey staff evaluates each project to determine the most innovative, cost-effective solutions. For projects of this nature, accurate and thorough survey work is essential for delivering a high-quality product. Establishing accurate property lines, easement locations and complete site topography is the critical first step all subsequent design and plan production will be based. Detailed field survey work using high-quality and certified calibrated equipment will be supplemented by office survey research to verify the accuracy of the important "nonvisible" base plan elements (right-of-way, property lines, easement lines, buffers, wetlands, critical areas, floodplains) that are crucial to account for during the design phase.

As evident below, KCI is committed to investing in cutting edge technology. In addition, we verify all technology is properly cared for including calibrating equipment yearly or per the manufacture's guidelines. KCI invests in the best technology we can provide for our clients with detailed and

accurate data in the required time frame. Below is a list of current technology we own within Texas:

- 14 Trimble R1O-GNSS (Dual Freq. W/RTK)
- 14 Trimble TSC3 (Data loggers)
- 16 Trimble TSC (Data loggers)
- 1 P40 Leica Terrestrial Scanners
- 1 RTC 360 Leica Scanners
- 3 UAVs of various models

Performing Land Surveying Services in a Timely Manner

KCI believes the key to delivering projects on time is preparation and adherence to the schedule. We understand that schedules are "lost" a day at a time; our monitoring program will prevent that from occurring. KCI will prepare a detailed critical path method schedule for all assigned projects and address schedule issues during the scoping meeting. As is normally the case with surveying projects, obtaining right-of-entry (ROE), ROW acquisition, and utility coordination are on the critical path to getting the project ready to let for construction. Adherence to the schedule is essential to evaluating performance and will be a main topic at KCI's internal production meetings. Typical delays will be scheduled early in project development. Should schedule slippage occur, Mr. Condron will redirect the necessary resources to maintain the agreed upon schedule. Any delays will be immediately communicated to the City's representative. KCI is committed to maintaining the project's schedule, including extended working hours or on weekends as needed. The below chart demonstrates KCI's past experience meeting project schedules.

Mr. Condron will be the point of contact with the City, allocate the firm's resources, and direct our survey teams. He has the foresight to anticipate potential delay issues and proactively adjust resources to maintain project schedules. He has a successful record of managing schedules and budgets, incorporating public stakeholder concerns, and leading project teams for similar on-call contracts. He will monitor project development using project controls to shift resources as needed to maintain project schedules. He will review monthly billing reports showing itemized work in progress, overall budget, dollars spent, and remaining budget for each project he manages. He will use these reports to assess immediate and future staffing needs and to develop client-specific progress reports. He will rely on his project management experience to lead the survey team through proactive communication and delegation.

Experience Meeting Project Schedules

PROJECT NAME	ORIGINAL SCHEDULE	FINAL SCHEDULE
Brennaaleen Drainage Improvements, Edinburg, TX	02/2023 to 01/2025	02/2023 to 01/2025
Bicentennial Boulevard, McAllen, TX	11/2025 to 12/2025	11/2025 to 01/2026
Hackberry Avenue Waterline, McAllen, TX	12/2024 to 01/2025	12/2024 to 01/2025
N. McColl Road & Nolana Avenue Right Turn Lane, Edinburg, TX	05/2023 to 06/2023	05/2023 to 06/2023
Land Surveying Services for the Cardenas Property, McAllen, TX	11/2024 to 12/2024	11/2024 to 12/2024
Mile 1 East, Mercedes, TX	03/2021 to 12/2022	03/2021 to 12/2022

Uniqueness to Perform these Services

KCI, our firm and our employees, embrace a set of guiding principles—our mission, vision, and values— that are a part of the way we do business every day. Those ideals are the basis of the way we interact with our clients, manage our projects and mentor our employees, and are fundamental to who we are as consulting engineers, surveyors, construction managers and scientists, but also as members of a thriving community and growing industry.

With this strong foundation in place, KCI strives to become an extension of our clients and their staffs. Guided by these founding principles, KCI's proposed key staff consists of technical experts with strong managerial and communication skills, who are committed to the success of any task assignment.

Our firm has a staff of 200 employees located in Texas including professional surveyors, engineers, technicians, utility coordinators and designers, GIS specialists, and support staff. Through this wealth of resources, KCI has the opportunity to provide professional surveying services for the City and will use this experience and knowledge gained to successfully execute any project awarded. You will discover throughout this response our ability to become a reliable partner to the City through our experience, qualifications, past performance, capacity, and resources.

Office Location that will be Providing the Services

Our Mission Office, located at 2610 North Shary Road, will be responsible for the services provided under this contract with support from staff in Harlingen, Laredo, San Antonio, Dallas, and Houston. We are confident that our intimate knowledge of the region and community will be an asset to the City.

Approach to Handling Part-time Staffing Needs for Smaller Assignments

KCI has the resources to adequately staff both large and smaller assignments. Staffing needs are addressed during our weekly scheduling meetings. Mr. Condron will meet with his team every Monday to discuss project schedules and staffing needs. During this meeting a two-week staffing plan is discussed and coordinated based on fluctuating project needs. Mr. Condron and his staff use P6 and Microsoft Project to track and monitor project schedules, budgets, and staffing. All project managers and project engineers are required to keep up-to-date individual project schedules for each of their assigned projects. During the staffing meeting, projects are discussed and schedules are updated individually. During the meetings, projects are prioritized and those projects requiring the most attention or with a rapidly approaching deadline will be staffed first. Essentially, these are working meetings where discussions are constantly flowing and evolving until a solid work plan is set in place and a framework developed for the two-week workload projection schedule.

During these meetings particular attention is also paid to individual staff utilization. With input from Mr. Condron, annual targets are established for each staff member's utilization percentage (project chargeable time vs. non-chargeable time). These target percentages are compared with actual efforts on a weekly basis and also discussed during the scheduling meetings. This is important because it ensures that staff members aren't being under- or over-utilized and also provides a solid foundation for determining future staffing needs within the group. Having the ability to review and compare targets that have been established using historical group data along with the actual workload and staffing usage provides the opportunity to react to staffing needs in a quicker and more proactive way.

Should one or more key personnel not be available to complete an assigned project, Mr. Condron will reallocate project responsibilities immediately within the survey team or pull from additional qualified personnel within the firm. Many of our surveyors have overlapping skill sets -including detailed knowledge of the local terrain and historical property records - that can be allocated based on project requirements. Each dedicated employee can work overtime to maintain project schedules. We will also hire additional part-time and/or full-time employees as needed to satisfy the project's goals. Biographic summaries of the assigned personnel are provided on the following pages.

KCI has over 40 years of delivering successful professional surveying services for Texas public and private sector clients. To provide exceptional survey services, the project team must prepare and deliver detailed work order plans, concisely communicate, gain the client's agreement on the deliverables, and be disciplined to monitor the progress of preparing and delivering the work product on time and within the agreed budget costs. Over many years of successful projects, KCI has realized that successful projects demand stringent controls to meet budgets, schedules, and deliverables.

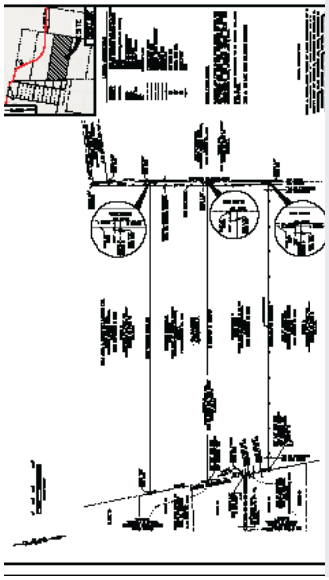


BRENNAALEEN DRAINAGE IMPROVEMENTS

City of Edinburg

This multi-phase drainage project aimed to alleviate flooding in Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions by creating additional detention volume. Phase I involved the construction of a 120 LF bore and a 36-inch storm sewer connection leading to the proposed detention pond. The pond will discharge into the drainage canal near Freddy Gonzalez Drive. To adequately convey stormwater from the Greenbriar Subdivision and mitigate flooding, a 15-foot drainage easement was obtained. Phase II included the replacement of the undersized storm sewer system of an older flood-prone neighborhood.

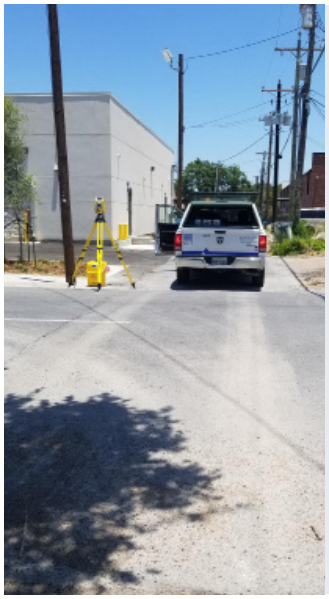
KCI provided survey support for the redesign effort, establishing horizontal and vertical project control, verifying topographic survey data previously prepared by others, and performing supplemental design surveys where additional field information was needed. This survey work was essential to confirming existing conditions, identifying discrepancies in the original data, and supporting informed design modifications throughout the Cedar Heights and Greenbriar subdivision drainage improvements. KCI's field verification and construction monitoring efforts also helped confirm that drainage infrastructure improvements were implemented in accordance with the revised design intent while maintaining consideration for adjacent residents' properties. Coordination with the City was essential to meeting design criteria, supporting constructability, and advancing the project toward completion.



LAND SURVEYING SERVICES OF THE CARDENAS PROPERTY

City of Edinburg

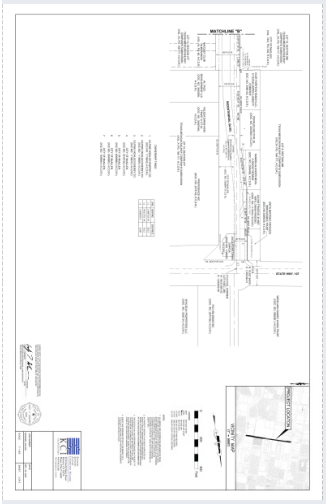
KCI conducted a comprehensive boundary survey for two adjacent tracts totaling 125.70 acres in the Del Tule Irrigation, consisting of the N1/2 Share 3 (62.5 acres) and S1/2 Share 3 (62.85 acres). KCI performed a Category 1B, Condition 4 boundary survey in accordance with the required specifications, with an emphasis on historical research to support the boundary determination. Our team reviewed available deeds, plats, subdivision records, prior survey documents, and other recorded instruments to trace the history of the boundary, evaluate record calls, and identify potential discrepancies or conflicts affecting the tracts. This research provided the foundation for the field survey, allowing KCI's survey crew to accurately locate property corners, fence lines, and evidence of occupation while establishing precise boundary lines for both tracts. Utilizing advanced surveying equipment and techniques, KCI conducted thorough measurements and data collection, then reconciled field evidence with the historical record information to confirm boundaries and document findings. KCI prepared a detailed survey report with maps and supporting documentation to assist the City of Edinburg Solid Waste Management with reliable boundary information and project decision-making.



ALLEY REHAB SECTION A&C

City of McAllen

The primary objective of this project was to rehabilitate alleys in subpar condition while mitigating utility conflicts, improving drainage efficiency, and supporting long-term constructability. KCI performed detailed right-of-way surveys for 26 historic alleyways within the City of McAllen, many of which had minimal existing monumentation and required careful research, field verification, and professional judgment to establish reliable limits for design. These survey efforts were critical to defining the available right-of-way, identifying existing constraints, and supporting the design of horizontal alignment, vertical alignment, pavement, and driveways using OpenRoads Designer software. KCI also completed detailed topographic surveys that captured terrain elevations, surface features, drainage conditions, and both overhead and underground utilities. This comprehensive survey information allowed the design team to develop an accurate digital terrain model, prepare a utility conflict matrix, and proactively identify and address potential utility conflicts before construction. By integrating precise right-of-way, topographic, and utility data into the design process, KCI enhanced the overall quality, accuracy, and constructability of the alley rehabilitation improvements.



BICENTENNIAL BOULEVARD

City of McAllen

This project was to establish and accurately document the public ROW along the north and west boundaries of Bicentennial Boulevard. The project's primary objective was to define property lines clearly and create reliable records essential for infrastructure planning, city development, and legal compliance. By focusing on these boundaries, the survey provided stakeholders, including city planners, developers, and property owners, with precise and up-to-date information.

The survey began at the Hidalgo County Irrigation District No.1 (HCDD1) Main Canal and extends south to the ROW of Freddy Gonzalez Boulevard. From there, the project continues north from the ROW of Freddy Gonzalez Boulevard to the south ROW of Sprague Road, and finally from the north ROW of Sprague Road to the southeast corner of the property owned by Frogoza Anita. The team systematically staked out the west public ROW boundary at 200-foot intervals, ensuring precise location and documentation of survey points and boundaries for development and legal records.



HACKBERRY AVENUE WATERLINE

City of McAllen

This project involved infrastructure improvements along Hackberry Avenue between 4th Street and 6th Street in McAllen, including adjacent alleys and connecting streets within the project limits. The project is within an urban residential corridor requiring accurate existing-conditions data for below- and above-ground features. KCI provided comprehensive surveying services to support project design, including a detailed utility and topographic survey of the project corridor. Services included locating visible and underground utilities within the street ROWs and alleys, collecting topographic features, and establishing project control tied to the Texas State Plane Coordinate System (NAD 83) with vertical datum NAVD 88. KCI delivered CAD files, ASCII surface data, and field documentation to the City of McAllen to support timely and accurate design development for the waterline improvements.



N. McCOLL ROAD & NOLANA AVE RIGHT TURN LANE

City of McAllen

This project involved a detailed topographic improvement survey to support the new design within the project boundaries, with particular emphasis on documenting existing roadway features and both overhead and underground utilities. The survey covered improvements along McColl Road, approximately 235 feet south and 90 feet north of the centerline of Nolana Avenue, and along Nolana Avenue, approximately 60 feet west and 215 feet east of the centerline of McColl Road. Survey control was established using the State Plane Coordinate System, Texas South Zone NAD 83 (Survey Feet), with elevations referenced to NAVD 88, and one project benchmark was established as part of the survey. KCI collected detailed topographic data, including grade breaks and cross-sections at maximum 50-foot intervals in all directions, along with centerlines, edges of pavement, gutters, back of curb, sidewalks, existing concrete areas, easements, ROW, driveways, fences, and existing pavement markings. A key component of the survey was the collection of overhead and underground utility information, which was essential to the development of the proposed right-turn lane on the south side of McColl Road at Nolana Avenue. Utility data included valves, hydrants, manholes, inlets, standpipes, pedestals, vaults, boxes, marker signs, power poles, underground electrical and communications lines, water and sewer lines, gas lines, appurtenances, manhole and inlet inverts, and pipe sizes. This detailed topographic and utility information provided the design team with a reliable basis for evaluating existing conditions, identifying potential conflicts, refining the roadway layout, and developing an accurate and constructible design.



MILE 1 EAST IMPROVEMENTS

City of Mercedes

This project included the reconstruction of Mile 1 East for the City of Mercedes. This 1.40-mile corridor extends from BUS 83 at the south end to Mile 8 North at the north end and consists of both urban and rural roadway conditions. Throughout the project, survey activities were prioritized to provide the foundation for both design and construction. KCI performed right-of-way mapping to determine precise property boundaries, completed detailed topographic surveys to capture existing terrain and infrastructure, and meticulously located utilities throughout the project corridor. A key component of the survey effort was KCI's aerial mapping approach, which utilized a low-altitude unmanned aerial vehicle equipped with a high-definition photogrammetric camera and operated by a licensed KCI pilot. This UAV data collection provided high-definition orthomosaic imagery of the route, along with a detailed 3D mesh that was processed and certified by a KCI-certified photogrammetrist. The resulting survey deliverables provided an accurate, high-resolution visual and spatial record of the corridor, helping the design team evaluate existing conditions, identify utility conflicts, inform the storm sewer system layout with strategically placed drainage inlets, and guide the roadway reconstruction and widening. Survey services included right-of-way mapping, topographic survey, aerial mapping, UAV photogrammetry, 3D mesh development, and utility location.



NORTH MAIN DRAIN III PHASE I STORMWATER

Hidalgo County Drainage District No. 1

KCI provided comprehensive design survey services for the PS&E drainage design for this project. The survey included research, field work, analysis, computations, and documentation for topographic, boundary, right-of-way, utility, easement, and site improvement mapping. KCI reviewed ROW maps, ROE documentation, deeds, plats, title searches, title reports, recorded easements, adjacent property ownership, and title exceptions, while reconciling discrepancies between field conditions and recorded legal descriptions. Field work included establishing site control and a permanent benchmark, collecting one-foot contours, locating fences, walls, party walls, trees, improvements, structures, cross-sections, and property boundary dimensions and bearings. KCI also located and documented above-grade and underground utilities, including storm, sanitary, water, gas, electrical, telephone, cable, valves, hydrants, manholes, catch basins, culverts, rim elevations, inverts, depths, pipe sizes, flow direction, and operating authorities where available. The survey incorporated FEMA 100- and 500-year floodplain information and relevant future plans from the City, utility districts, and municipal utilities discovered during routine research. This detailed survey provided the reliable boundary, topographic, utility, title, and floodplain information needed to support drainage design, identify conflicts, and improve constructability.



NEALE HOUSE RENOVATION

City of Brownsville

KCI provided professional services for the Neale House Rehabilitation Project, which involved relocating the Recorded Texas Historical Landmark known as the Neale House, an approximately 3,110-SF pier-and-beam wood-frame home, from 230 Neale Drive to Linear Park in Brownsville. KCI provided preliminary engineering and Phase 1 support services, including surveying, engineering design, and construction-phase support. Surveying was a component of the rehabilitation effort, requiring precise horizontal and vertical control to monitor the project throughout relocation and rehabilitation activities. KCI established two control points, used GPS observations to tie the control to state plane coordinates and the project vertical datum, and provided the survey framework needed to support ongoing construction monitoring. KCI also performed detailed topographic survey work at the proposed site to support design development, tying in streets, sidewalks, drainage structures, utilities, finish floor elevations, spot elevations, and other features. This survey information helped the design team evaluate existing conditions, coordinate site improvements, and develop a more accurate and constructible rehabilitation design.

3. TEAM QUALIFICATIONS & EXPERIENCE

Project Manager and Key Staff Qualifications

KCI has assembled a project team with the experience and qualifications to successfully deliver all services required under this contract to the City of Edinburg. Our assigned staff has prior experience working with the City, Hidalgo County, HCDD1, TxDOT Pharr District, adjoining cities like McAllen, and Pharr, and the stake holding utility companies that are sure to be affected by the proposed improvements, including Texas Gas Service, American Electric & Power, Time Warner Communications, Total E&P USA, Sprint, MCI, and SBC. For this contract, **Cody Condron, RPLS, PLS, CP, CMS**, will serve as Project Manager. Mr. Condron will be supported by our 16 employees in our Mission office and nine additional employees in Harlingen. In addition to our 16-person staff in Mission, Mr. Condron has direct access to additional staff located in our other seven offices in Texas.

We maintain a qualified staff of licensed Texas-registered professional land surveyors and professional engineers, 3D specialists, surveyors-in-training, and CADD technicians. KCI has a survey team of 34 in Texas, including seven licensed surveyors and 12 field crews as available resources.

KCI implements industry-leading tools such as a cloud-based File Management System and remote collaboration tools such as Microsoft Teams so we are not limited to onsite staffing for our projects. Please see the following pages for detailed resumes of our key staff.

The KCI team is dedicated to providing quality, responsive services to the City. At KCI, we feel that the best measure of our performance is client satisfaction and our relationship with our clients. The client references to the right can attest to the performance of KCI and our key personnel. We encourage the City to discuss with these clients the capabilities of our firm and proposed staff members.

Key Personnel Matrix

	Cody Condron Project Manager	**Baldomero Cervantes** Assistant Project Manager (KCI)	**Lewis Harrison** Property y Surveys	**Jose Galvan** Topographic Surveys	**Grant Martinez** QA/QC	**Cole Harrison** SUE
City of Edinburg | Brennaaleen Drainage Improvements	■	■			■	
City of Edinburg | Surveying Services of the Cardenas Property	■	■				
City of McAllen | Alley Rehab	■	■	■		■	
City of McAllen | Bicentennial Boulevard	■	■	■	■		
City of McAllen | Hackberry Avenue Waterline	■	■				
City of McAllen | N. McColl Road & Nolana Ave Right Turn Lane	■	■				
Hidalgo County | North Main Drain III Phase 1 Stormwater	■	■	■			
City of Mercedes | Mile 1 East	■	■			■	
City of Brownsville | Neale House Renovation	■	■				■



Cody Condron, RPLS, PLS, CP, CMS

Project Manager

7 Years with KCI

32 Total Years of Experience

25 % Availability

Overview

Mr. Condron is one of a handful of professionals to hold both a Registered Professional Land Surveyor and Certified Photogrammetrist license in Texas. He is also the first Certified Mapping Scientist UAS. He is responsible for overseeing all aspects of day-to-day survey operations. Mr. Condron possesses extensive experience and knowledge in control surveys, property descriptions, property conveyance documents, topographic and boundary surveys, GPS, construction staking, aerial mapping, bathymetric surveys, and land development. He has performed work with public and private entities, including Hidalgo County, cities of McAllen, Edinburg, Mercedes, and Brownsville, Port of Brownsville, and many more. The surveys produced for these entities vary from preconstruction design work through completion of projects, along with monitoring of projects after completion. Due to Mr. Condron's diverse and broad background, he has gained experience as an expert witness for numerous cases that require extensive knowledge relating to all aspects of surveying.

Certifications & Registrations

- RPLS / TX / 5899
- Certified Photogrammetrist / 1616
- Certified Mapping Scientist / UAS001
- FAA Part 107 UAS (Drone) Pilot / 3929273

Education

- Coursework / Geographic Information Science / Texas A&M University Corpus Christi

Project Experience

Brennaaleen Drainage Improvements, City of Edinburg. Survey Manager. The drainage project aims to alleviate flooding in Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions by creating additional detention volume. The project included multiple phases. Phase I will involve the construction of a 120 LF bore and a 36-inch storm sewer connection leading to the proposed detention pond.

Land Surveying Services of the Cardenas Property, City of Edinburg, Survey Manager. The team located property corners and fence lines, verified boundaries against site conditions and property records, and prepared survey maps and documentation to support the City's requirements.

Alley Rehabilitation, City of McAllen. Survey Manager. This project's primary objective was to rehabilitate 26 alleys in sub-par conditions while prioritizing the mitigation of utility conflicts and enhancing drainage efficiency. Mr. Condron oversaw a comprehensive topographic survey, which proved instrumental in facilitating the precise identification and resolution of utility conflicts through the development of a utility conflict matrix. This survey also provided terrain elevations from which we created a digital terrain model essential for the drainage design process.

Faysville Drain, Hidalgo County Drainage District No 1. Survey Manager. KCI was awarded a contract by the HCDD1 for engineering and surveying services of a proposed segment of the Faysville Drain. Topographic survey was required to show existing hydraulic and hydrologic conditions to be analyzed using WMS, HEC-HMS, and Rain on 2D Mesh component within HEC-RAS. KCI provided QA/QC over all survey deliverables verifying all State and HCDD1 standards were met.

SH 48, TxDOT Pharr District. Survey Manager. KCI provided schematic design for the rehabilitation of SH 48 from FM 511 to SH 4. There were four crossings to be analyzed, each included a report and coordination with drainage districts, the County, and the City. The first task was to define the drainage area in a flat area, then analyze the Resacas and irrigation ditches using HEC-RAS. The survey portion included horizontal and vertical control throughout the project, aerial mapping and topography by use of LiDAR, supplemental topographic work for water crossings including work upstream and downstream to assist in H&H analysis, and QL-B and -C subsurface engineering support.

Queens Park Commercial Development, International Weight Inspection Services, LLC. Survey Manager. This project is ~30-acre commercial development at the Southwest intersection of Las Milpas Road and South I Road. KCI prepared a boundary survey, Category 6 Design Topographic survey and performed subdivision platting no less than the minimum standards as described by the TBPELS.

Mile 1 East Improvements, City of Mercedes. Survey Manager. This project included S&E review and PS&E services for the reconstruction of Mile 1 East. This 1.4 mile corridor consists of urban and rural roadways. This project is a local let project in Hidalgo County funded by federal, state, and city monies. Survey items included ROW mapping, topographic survey, aerial mapping, and utility locations.



Baldomero Cervantes

Assistant Project Manager

9 Years with KCI

41 Total Years of Experience

50 % Availability

Overview

Mr. Cervantes serves as a senior CADD technician with KCI's Mission office. He has a total of 41 years of experience drafting and mapping documents for municipal, county, and state engineering and surveying projects. Mr. Cervantes is experienced in developing civil construction plan sets and survey deliverables in both MicroStation and AutoCAD. He is proficient with many third-party software systems including GEOPAK, Civil 3D, and Trimble Geosystems. Mr. Cervantes incorporates existing conditions tied to the required datum, performs calculations, and produces digital 2D and 3D data in the specified file type. He has assisted with the Port of Brownsville, City of Mercedes, and Hidalgo County Drainage District demonstrating the use of Drones for topographic surveys and 3D modeling.

Education

- AS / Drafting and Design / Texas State Technical College

Project Experience

Alley Rehab Section A&C, City of Mission, TX. Surveyor. The primary objective of this project was the rehabilitation of alleys in subpar conditions while prioritizing the mitigation of utility conflicts and enhancing drainage efficiency. KCI orchestrated the design of horizontal alignment, vertical alignment, pavement, and driveways for 26 alleys within the City utilizing OpenRoads Designer software. Conducting a comprehensive topographic survey proved instrumental, facilitating the precise identification and resolution of utility conflicts by developing a utility conflict matrix. This survey also provided terrain elevations from which we created a digital terrain model essential for the drainage design process.

Brennaaleen Drainage Improvements, City of Edinburg, TX. Surveyor. The drainage project aims to alleviate flooding in Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions by creating additional detention volume. The project included multiple phases. Phase I will involve the construction of a 120 LF bore and a 36-inch storm sewer connection leading to the proposed detention pond.

North Main Drain III Phase 1 Stormwater - Hidalgo County. Surveyor. KCI provided design survey services for the PS&E drainage design for the North Main Drain III Phase I Project.

Hidalgo County Drainage District No 1, Faysville Drain - Hidalgo County, TX. Survey Technician. KCI provided engineering services for a proposed segment of the Faysville Drain. The project, part of the 2018 Hidalgo County Drainage District Bond Program, specifically aimed to alleviate flooding in the community of Faysville and the surrounding vicinity by intercepting runoff from a 12 square-mile watershed and providing the improved hydraulic performance of an existing system by improving hydraulic cross-section and incorporating pump and gate structures. We performed a hydrologic analysis of the hydraulic design, authored a drainage report, performed the final preliminary and final design, produced the final PS&E, and provided construction phase services.

City of Mercedes Mile 1 East Improvements, City of Mercedes. Survey Technician. This project included S&E review and PS&E services for the reconstruction of Mile 1 East for the City of Mercedes. This 1.4 mile corridor runs from BUS 83 (south end) to the Mile 8 North (north end) and consists of urban and rural roadways. This project is a local let project in Hidalgo County funded by federal, state, and city monies. KCI is involved in developing the Advanced Funding Agreement between the RGV MPO, TxDOT, City of Mercedes, and Hidalgo County. Mr. Cervantes provided survey coordination for the ROW mapping, topographic survey, aerial mapping, and utility locations.

Queens Park Commercial Development, International Weight Inspection Services, LLC. Survey Coordinator. This project is an approximately 30-acre commercial development at the Southwest intersection of Las Milpas Road and South I Road. KCI prepared a boundary survey, Category 6 Design Topographic survey, and performed Subdivision Platting no less than the minimum standards as described by the TBPELS.



Lewis Harrison, RPLS

Property Surveys

4 Years with KCI **40%** Availability

15 Total Years of Experience

Overview

Mr. Harrison has more than 15 years of experience performing boundary surveys of various certifications (board minimum standard, CAT-1A, ALTA/NSPS), and the specifications required to meet survey standards. He works with engineers, architects, and project managers to put together design survey scopes and budgets to meet the project's needs and deliverables, meeting municipal requirements. His experience includes reviewing construction drawing sets and creating construction staking survey scopes for projects ranging from apartment complexes to +/- 20,000 feet of railroad spur extensions. He works with clients to meet their surveying needs on long term projects, utilizing and incorporating geospatial data from LiDAR, photogrammetry, and bathymetric data to fulfill survey requirements.

Education

- BS / GIS / Texas A&M University Corpus Christi

Certifications and Registrations

- RPLS / TX / 6788

Project Experience

Alley Rehab, City of McAllen. Surveyor. The primary objective of this project was the rehabilitation of alleys in subpar conditions while prioritizing the mitigation of utility conflicts and enhancing drainage efficiency. Conducting a comprehensive topographic survey proved instrumental, facilitating the precise identification and resolution of utility conflicts by developing a utility conflict matrix. This survey also provided terrain elevations from which we created a digital terrain model essential for the drainage design process.

World Trade Bridge Expansion, City of Laredo. Surveyor. KCI is providing civil engineering, surveying, design and plan development for the expansion of the World Trade Bridge Port of Entry. Surveying includes the US and Mexico sides of the Rio Grande River, along with survey measurements of the river itself.

TxDOT IH35: MM16 to MM30, TxDOT Laredo District. Surveyor. KCI is providing surveying and utility coordination services for the widening of IH 35 from 2.68 miles north of the Uniroyal Interchange to 1.2 miles north of the US 83 Interchange. Surveying includes tying all existing utilities and improvements found along the corridor, along with ROW acquisition.



Grant Martinez, PE, LGPP

QA/QC

8 Years with KCI **60%** Availability

8 Total Years of Experience

Overview

Mr. Martinez has over eight years of experience in managing a diverse array of infrastructure projects, demonstrating a commitment to delivering high-quality results. He is well-versed in designing stormwater management systems and detention facilities, contributing to environmentally sustainable practices in infrastructure development. He has conducted detailed hydrologic analyses, which are critical for understanding water flow and managing stormwater effectively. Additionally, Mr. Martinez's expertise encompasses extensive coordination in roadway design and the supervision of utility coordination and design, facilitating the seamless integration of utilities within infrastructure projects.

Education

- BS / Civil Engineering / University of Texas at Rio Grande Valley

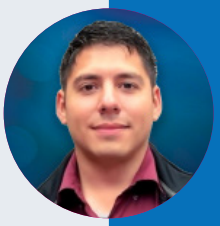
Certifications and Registrations

- PE / TX / 146525

Project Experience

Alley Rehab, City of McAllen. Project Engineer. The primary objective of this project was the rehabilitation of alleys in subpar conditions while prioritizing the mitigation of utility conflicts and enhancing drainage efficiency. Conducting a comprehensive topographic survey proved instrumental, facilitating the precise identification and resolution of utility conflicts by developing a utility conflict matrix. This survey also provided terrain elevations from which we created a digital terrain model essential for the drainage design process.

Mile 1 East Improvements, City of Mercedes. Project Engineer. This project included S&E review and PS&E services for the reconstruction of Mile 1 East for the City of Mercedes. This 1.4 mile corridor runs from BUS 83 (south end) to the Mile 8 North (north end) and consists of urban and rural roadways. This project is a local let project in Hidalgo County funded by federal, state, and city monies. KCI is involved in developing the Advanced Funding Agreement between the RGV MPO, TxDOT, City of Mercedes, and Hidalgo County.



Jose Galvan, III, SIT, CFM, GISP

Topographic Surveys

1 Year with KCI **50%** Availability

7 Total Years of Experience

Overview

Mr. Galvan is a Surveyor-in-Training with experience supporting public and private-sector projects. His expertise spans land surveying principles, AutoCAD and civil design, GIS development and database management, and advanced drone and LiDAR operations. Mr. Galvan provides comprehensive surveying support in both field and office settings, including plat development, surface modeling, and elevation analysis. He has led drone mission planning and LiDAR data acquisition and processing to produce Digital Elevation Models and has played a key role in the successful preparation and submission of MT-1, MT-2, and Elevation Certificates to FEMA in support of land development and permitting efforts.

Education

- MS / Environmental and Water Resources / University of Texas at Rio Grande Valley
- BS / Geographic Information Science and Technology / Texas A&M University

Certifications and Registrations

- SIT / TX / 110725; Certified Floodplain Manager (CFM) / 4294-22N; Geographic Information Systems Professional (GISP) / 162398; FAA Part 107 UAS (Drone) Pilot / 4433806

Project Experience

Sprague Road, City of Edinburg. Senior Survey Specialist. This project involved a comprehensive topographic survey to ensure a smooth and efficient design process for the rehabilitation of Sprague Bridge. A detailed survey was conducted to establish control and set monumentation, allowing for accurate horizontal and vertical control sheets. The project included creating roadway cross-sections at 50-foot intervals to thoroughly assess the existing conditions. Additionally, the survey examined the current bridge structure and adjacent roadway, identified existing utilities, and located property corners to accurately determine ROW.

FM 102, TxDOT Yoakum District. Senior Survey Specialist. KCI provided surveying services in support of the PS&E needed for the realignment of FM 102 in Colorado County from IH 10 to 0.66 miles south of FM 949 (6.4 miles) for design to help flatten existing curves. The survey team provided ROW mapping, parcel taking, design surveys, and horizontal and vertical control for the project.



Cole Preston, PE

SUE and Utility Coordination

8 Years with KCI

8 Total Years of Experience

Overview

Mr. Preston brings experience in UC and engineering on large and small municipal, state, and private projects. He has demonstrated expertise in utilizing TxDOT's Utility Cooperative Management Process. Mr. Preston has performed quality reviews of both NAASCO PACP and MACP inspections and made recommendations for continuous maintenance on a consent decree-driven sewer rehabilitation program. He has utilized communication skills to keep various stakeholders aligned with the goals of each individual project.

Education

- BS / Civil Engineering / University of Memphis

Certifications and Registrations

- PE / TX / 144595

Project Experience

Veterans Boulevard, City of Edinburg. Project Engineer. The Veterans Detention Pond Phase II is part of Edinburg's ongoing flood management and infrastructure improvement program. KCI provided SUE Quality Level A as per ASCE/UESI/CI 38-22, Standard Guideline for Investigating and Documenting Existing Utilities. Locations were determined by City of Edinburg and KCI. KCI provided Utility Adjustment Coordination with individual utility companies, Local Public Agencies, City of Edinburg Program Manager, City of Edinburg Utility Staff, Hidalgo County Drainage District, Design Engineer, and maintenance staff.

Mile 1 East Improvements, City of Mercedes. Project Engineer. This project included S&E review and PS&E services for the reconstruction of Mile 1 East for the City of Mercedes. This 1.4 mile corridor runs from BUS 83 (south end) to the Mile 8 North (north end) and consists of urban and rural roadways. This project is a local let project in Hidalgo County funded by federal, state, and city monies. KCI is involved in developing the Advanced Funding Agreement between the RGV MPO, TxDOT, City of Mercedes, and Hidalgo County.

4. REFERENCES

The KCI team is dedicated to providing quality, responsive services to the City. At KCI, we feel that the best measure of our performance is client satisfaction and our relationship with our clients. The client references below can attest to the performance of KCI and our key personnel. We encourage the City to discuss with these clients the capabilities of our firm and proposed staff members.

Eduardo Mendoza, PE, PTOE

City of McAllen
P: 956.681.1151
E: edmendoza@mcallen.net

Alley Rehab Section A&C description - The primary objective of this project was to rehabilitate alleys in subpar condition while mitigating utility conflicts, improving drainage efficiency, and supporting long-term constructability. KCI performed detailed ROW surveys for 26 historic alleyways within the City of McAllen, many of which had minimal existing monumentation and required careful research, field verification, and professional judgment to establish reliable limits for design. These survey efforts were critical to defining the available ROW, identifying existing constraints, and supporting the design of horizontal alignment, vertical alignment, pavement, and driveways using OpenRoads Designer software. KCI also completed detailed topographic surveys that captured terrain elevations, surface features, drainage conditions, and both overhead and underground utilities. This comprehensive survey information allowed the design team to develop an accurate digital terrain model, prepare a utility conflict matrix, and proactively identify and address potential utility conflicts before construction. By integrating precise ROW, topographic, and utility data into the design process, KCI enhanced the overall quality, accuracy, and constructability of the alley rehabilitation improvements.

Staff Involved:
- Cody Condron / Survey Manager
- Baldomero Cervantes / Senior Survey Technician
- Esequiel Salazar / Survey Technician

Omar Cano, PE, CFM, PMP, CCM

Hidalgo County Drainage District No. 1
P: 956.292.7080
E: omar.cano@hcdd1.org

Faysville Drain - A topographic survey was required to show existing H&H conditions to be analyzed using WMS, HEC-HMS, and Rain on 2D Mesh components within HEC-RAS. The final design of the Faysville Drain segment subject to the contract was determined iteratively by producing proposed hydraulic models in HEC-RAS and comparing the hydraulic performance of each. R.O.W., one of four preferred HUB surveyors in the Lower Rio Grande Valley, provided the surveying for this contract. KCI provided QA/QC overall survey deliverables, verifying all state and HCDD1 standards were met.

Staff Involved:
- Cody Condron / Survey Manager
- Baldomero Cervantes / Survey Technician
- Grant Martinez, PE / Project Engineer

Dalinda Cardenas

City of Edinburg
P: 956.381.5635
E: dcardenas@cityofedinburg.com

Cardenas Property Survey - KCI conducted a boundary survey for two adjacent tracts totaling 125.70 acres in the Del Tule Irrigation, consisting of the N1/2 Share 3 (62.5 acres net) and S1/2 Share 3 (62.85 acres net). KCI performed a Category 1B, Condition 4 boundary survey in accordance with the required specifications, with a strong emphasis on historical research of recorded records to support the boundary determination. Our team reviewed available deeds, plats, subdivision records, prior survey documents, and other recorded instruments to trace the history of the boundary, evaluate record calls, and identify potential discrepancies or conflicts affecting the tracts.

This research provided the foundation for the field survey, allowing KCI's survey crew to accurately locate property corners, existing fence lines, and evidence of occupation while establishing precise boundary lines for both tracts. Utilizing advanced surveying equipment and techniques, KCI conducted thorough measurements and data collection, then reconciled field evidence with the historical record information to confirm boundaries and document findings. KCI prepared a detailed survey report with maps and supporting documentation to assist the City of Edinburg Solid Waste Management with reliable boundary information and project decision-making.

Staff Involved:
- Cody Condron / Survey Manager
- Baldomero Cervantes / Senior Survey Technician

The table below summarizes experience for the City of Edinburg.

City of Edinburg Project	Staff Involved
Brennaaleen Drainage Improvements	Cody Condron, Baldomero Cervantes, Esequiel Salazar
Del Tule An Irr Boundary Survey 2 Tracts	Cody Condron, Baldomero Cervantes, Esequiel Salazar
Veterans Boulevard	Cole Preston
Sprague Road Bridge Replacement	Baldomero Cervantes, Esequiel Salazar, Jose Galvan, III
Land Surveying Services of the Cardenas Property	Cody Condron, Baldomero Cervantes

5. INSURANCE

Insurance Summary

KCI certifies it carries the following insurance at the noted limits:

General Liability: $2M each occurrence / $4M aggregate;

Automobile Liability: $2M combined single limit for bodily injury and property damage;

Workers' Compensation: An amount not less than that required by State law and to include Employer's Liability of $1M;

Umbrella: $15M each occurrence / $15M aggregate over General Liability, Auto Liability, and Workers' Compensation; and

Professional Liability: $10M per claim / $15M aggregate.

Litigation Summary

Jennifer Nicole Moon, Individually and as Administrator of the Estate of Gregory Moon, Deceased, et al vs. Pittman Construction Company / Middle Georgia Paving, Inc / KCI Technologies, Inc. / Georgia Department of Transportation

Case No: 20CV0399

Jurisdiction: Superior Court of Jackson County, Georgia

Opened: June 2020

Closed: November 2021 – Settled

The claim alleged wrongful death of Gregory Moon who was driving his motorcycle through a construction zone in the early morning of June 7, 2018. When attempting to change lanes, Mr. Moon's motorcycle allegedly hit steep uneven pavement causing him to lose control. Mr. Moon later succumbed to his injuries. KCI was hired by GDOT to perform inspection and supervisory work on this paving project.

George Powell vs. City of San Marcos / 2202 Hunter Road Inv. LP / Don Durden, Inc., DBA Civil Engineering Consultants (CEC)

Case No: 19-3078

Jurisdiction: San Marcos, Texas

Opened: April 2020

Closed: December 2022 – Settled

This claim alleged negligence on the part of CEC as well as the other defendants. Plaintiff claimed the design of a detention pond caused flooding and damage to his property.

Susan Galloway, Personal Representative of the Estate of William Andrew Galloway, Deceased vs. Blythe Construction, Inc. / Stay Alert Safety Services, Inc. / South Carolina Department of Transportation / KCI Technologies, Inc. / Infrastructure Consulting & Engineering

Case No: 2019-CP-42-04336

Jurisdiction: State of South Carolina, County of Spartanburg

Opened: December 2020

Closed: January 2023 – Dismissed

The claim was based on a fatal car accident that occurred on December 14, 2017, whereby Mr. Galloway was allegedly unaware that traffic was stopped ahead and unable to avoid colliding with a vehicle stopped directly ahead of him. KCI was performing inspection services under a contract with South Carolina Department of Transportation. *KCI acquired (i) Don Durden, Inc., DBA Civil Engineering Consultants in November 2021, and (ii) McLaren Engineering Group in October 2024.

Richard A. Brinkley v. Sheldon Miner / KCI Technologies, Inc.

Case No: N21C-11-115 VLM

Jurisdiction: In the Superior Court of the State of Delaware

Opened: April 2022

Closed: June 2023 – Dismissed

Plaintiff was an employee of Mumford and Miller Concrete, Inc., working at a project site when he was allegedly struck by a vehicle driven by Sheldon Miner on December 17, 2019. KCI was hired by DelDOT to perform inspection services.

Shelton Powell v. Sheldon Miner / Mumford and Miller Concrete, Inc. / KCI Technologies, Inc.

Case No: N20C-12-149 MMJ

Jurisdiction: In the Superior Court of the State of Delaware

Opened: November 2021

Closed: July 2023 – Motion for Summary Judgment granted

Plaintiff was a passenger in a vehicle traveling through a construction zone on December 17, 2019. The vehicle allegedly drove through mud on the road causing the vehicle to crash, thereby, injuring the passenger. KCI was hired by DelDOT to perform inspection services.

Edward Zambito and Linda Zambito, both Individually and as the Co-Executors of the Estate of Allie Rose Zambito, Deceased vs. A-Del Construction Co, Inc. / Jonas Stoltzfus t/a Stoltzfus Meats & Deli / Neal Toros / KCI Technologies, Inc.

Case No: 210600429

Jurisdiction: Court of Common Pleas Philadelphia County

Opened: November 2021

Closed: August 2023 – Dismissed

The claim was based on a fatal accident that occurred when a pedestrian was attempting to cross at an intersection under construction in the evening on June 21, 2019. The intersection did not have a sidewalk and construction barriers were in place. KCI was hired by DelDOT to perform inspection services.

1000 Avenue at Port Imperial Condominium Association, Inc. v. UST Lennar PIS 10 / McLaren Engineering Group / et al. (over 60 defendants)

Case No: HUD-L-002206-18

Jurisdiction: New Jersey Superior Court, Hudson County

Opened: November 2018

Closed: November 2023 – Stipulated Dismissal

Plaintiff alleged the defendants were negligent in the planning, design, construction, ownership, and maintenance of a newly constructed residential building, which resulted in settlement and cracks throughout the building.

Michael Wilz and Lorraine Wilz v. Stadium Casino RE, LLC / Bower Lewis Thrower Architects, Ltd. / Gilbane Building Company / JPC Group, Inc. / McLaren Technical Services, Inc. / Synterra Ltd. / Stadium Casino, LLC

Case No: 21-CV-4663

Jurisdiction: U.S. District Court, Eastern District of Pennsylvania

Opened: September 2022

Closed: November 2023 - Settled

Plaintiff alleged that the sidewalk curb at Stadium Casino was improperly designed, constructed and maintained by the various defendants, which caused Mr. Wilz to trip and fall.

Victor Hans Santillana v. State of Florida Department of Transportation / Asphalt Group, Inc. / KCI Technologies, Inc.

Case No: 2023-CA-000688-0001-XX

Jurisdiction: Circuit Court of the 20th Judicial Circuit, Collier County, Florida

Opened: September 2023

Closed: March 2024 – Settled

Plaintiff crashed his motorcycle as he changed lanes from one lane that had been milled for repaving and the other lane that had not yet been milled. KCI was performing inspection services on behalf of the Florida Department of Transportation for the repaving project.

Jennifer Ferrante v. Live Hotel Casino Philadelphia / McLaren Technical Services, Inc. / et al. (over 25 defendants)

Case No: 220602221

Jurisdiction: Court of Common Pleas, Philadelphia County

Opened: June 2022

Closed: April 2024 - Settled

Plaintiff alleged that she slipped and fell on a sidewalk curb which was caused by the various defendants' failure to design, construct and maintain the subject sidewalk curb.

Arthur Lee Adams, Jr. as Personal Representative of the Estate of Pamela Adams Powell v. SC DOT / Zachary Construction Corp. / Michael Baker International, Inc. / KCI / et al.

Case No: C.A. No: 2022-CP-32-00121

Jurisdiction: State of South Carolina, County of Lexington

Opened: February 2023

Closed: April 2024 - Settled

This litigation involves a fatality on I-20 when a car was traveling on the shoulder of the highway as part of the maintenance of traffic pattern and a tree fell on the car during a high wind event. The accident occurred within the limits of the I-20 widening project and KCI was providing construction engineering and inspection services.

Alexander D. Kunkel vs. Alexander D. Kunkel vs. J.D. Eckman, Inc. / Ford Motor Company / Meaghan Peltier / Robert Talia / Established Traffic Control, Inc. / KCI Technologies, Inc. / Brian Leslie Watkins, PE / Pennsylvania Department of Transportation (PENNDOT) / Bridgestone Americas, Inc.

Case No: 2020-00200

Jurisdiction: Court of Common of Bucks County, Pennsylvania

Opened: November 2018

Closed: July 2024 – Settled

Plaintiff was a passenger in a car with six other occupants and half of the passengers were not wearing seatbelts. The driver wrecked the vehicle within a construction zone and the vehicle overturned and landed on the roof. KCI designed the maintenance of traffic for the work zone. In the criminal case, the driver plead guilty to recklessly endangering another person in addition to other related offenses.

17-25 North Main Street, LLC v. G&S Port Chester Unit 2B, LLC / RMC Development Company, LLC / Kings Capital Construction Group, Inc. / D.S. Meyer Enterprises, LLC / Sullivan Architectural Group, P.C. / Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C / M.G. McLaren, P.C. d/b/a McLaren Engineering Group / Boswell Engineering, Inc.

Case No: 72055/2023

Jurisdiction: Supreme Court of the State of New York, Westchester County

Opened: January 2024

Closed: February 2025 – Settled

Plaintiff alleged that its building sustained damage as a result of the negligent design, oversight, and construction on the lot adjacent to Plaintiff's building.

Crystal City Independent School District ("School District") v. Pfluger Architects, Inc. d/b/a Pfluger Associates, L.P. / Persyn Engineering, Inc., d/b/a Persyn Engineering / Don Durden, Inc. d/b/a Civil Engineering Consultants ("CEC") / Bartlett Cocke General Contractors, LLC d/b/a Bartlett Cocke General Contractors

Case No: 24-12-15531-ZCV

Jurisdiction: State of Texas, District Court, 365th Judicial District

Opened: December 2024

Closed: February 2025 – Settled

The defendants are the construction and design teams contracted by the School District to design and then construct additions to Crystal City High School, Sterling Fly Junior High School, and Benito Juarez Middle School, located in Crystal City, Texas. CEC was contracted to prepare civil engineering drawings and specifications and to perform construction administration services for site grading and site drainage. The School District alleges the CEC is responsible for water seepage and draining water flowing into buildings and resulting damage to the interior finishes and contents of the buildings.

Richard Gleason and Mary Gleason v. The County of Putnam / McLaren Engineering Group / Town of Carmel / John & Jane Does 1-20

Case No: 7:23-cv-04464-NSR-VR

Jurisdiction: U.S. District Court, Southern District of New York

Opened: May 2023

Closed: March 2025 – Voluntary Dismissal

A temporary detour was required as part of a bridge replacement project and the detour went through Plaintiffs' neighborhood. Plaintiffs allege that as octogenarians their rights were violated under the Americans with Disabilities Act by the County of Putnam and McLaren Engineering Group, because the increased traffic caused by the temporary detour through their street restricted their ability to enter/exit their driveway. In addition, Plaintiffs are claiming they could not walk on their street, because they could have been injured by the increased traffic.

UC Athletic, LLC v. McMillan Pazdan Smith, LLC / KCI Associates of North Carolina, P.A.

Case No: 2021-CP-46-02683

Jurisdiction: State of South Carolina, County of York

Opened: September 2022

Closed: July 2025 - Settled

Plaintiff is a developer who hired the architect to design a new a multipurpose building and athletic center. The architect contracted with KCI for certain structural design services. Plaintiff alleges a breach of duty of care and implied warranty against KCI.

Matthew P. Pinckney v. Tommy W. Welch dba Tommy Welch Livestock / Tommy Bradley Welch dba TBW Cattle / Cary A. Fields / South Carolina Department of Transportation / Blythe Construction, Inc. / Zachry Construction Corporation / Blythe Construction Inc. - Zachry Construction Corporation, a Joint Venture / KCI Technologies, Inc. / Infrastructure, Consulting & Engineering, PLLC / Johnson, Mirmiran and Thompson, Inc.

Case No: 2023-CP-11-00031

Jurisdiction: State of South Carolina, Court of Common Pleas for the Seventh Judicial Circuit

Opened: February 2024

Closed: July 2025 – Settled

The litigation is based on a car crash that occurred on March 3, 2021, whereby Plaintiff was stopped in traffic and struck from behind by a tractor trailer within the construction zone of the I-85 widening project. KCI was performing inspection services under a contract with South Carolina Department of Transportation.

Barbara Foley v. The City of New York / The New York City department of Parks and Recreation / Site Specialists Ltd. / M.G. McLaren Engineering and Land Surveying, P.C.

Case No: 704065/2022

Jurisdiction: Supreme Court of the State of New York, Queens County

Opened: February 2022

Closed: October 2025 – Stipulated Dismissal

Plaintiff alleges she was injured at a NYC public park located at 107-10 Shore Front Parkway, Queens, NY as a result of the failure to design, construct and maintain the park.

Estate of Widmann, Jr. and David J. Widmann, Sr. v. Rondell Bradley / PennDOT / Bristol Township / URS Corporation / AECOM Technical Services, Inc. / KCI Technologies, Inc.

Case No: 2022-05562

Jurisdiction: Court of Common Pleas of Buck County, Pennsylvania

Opened: December 2023

Closed: March 2026 - Settled

This litigation involves a 2022 motorcycle crash on Bristol Pike in Bristol, PA. The crash occurred when the driver of an SUV turned left and struck the motorcycle traveling toward him. Bristol Pike underwent reconstruction in the vicinity of the accident between 2013 and 2016, and KCI was a subconsultant to URS Corporation (now AECOM) as part of the design of the project.

City of Tampa v. Vasi & Associates, Inc. / KCI Technologies, Inc.

Case No: 23-CA-013513

Jurisdiction: Circuit Court of the Thirteenth Judicial Circuit

Opened: August 2025

Closed: May 2026 - Settled

On or about February 24, 2022, during horizontal directional drilling, Vasi & Associates, Inc. is reported to have struck and penetrated a 4-inch reclaimed water main and an 8-inch City sewer line. KCI had a contract with the City of Tampa for the location and marking of underground reclaimed water facilities, and the City asserts KCI did not adequately perform these services.

KCI Technologies, Inc. v. Townsend Acres, LLC / Raymond Petkevis / Michael Seidenburg

Case No: N23C-01-083 JRJ

Jurisdiction: Superior Court of the State of Delaware

Opened: April 2024

Closed: Ongoing

KCI provided professional design services for Townsend Acres, LLC in connection with the development of a proposed subdivision. As a counterclaim to a payment dispute, Defendants allege that KCI failed to identify significant cost issues related to sewer service, rendering the subdivision plans commercially unviable.

Avora at Port Imperial Condominium Association, Inc. v. LS-NJ Port Imperial, LLC / McLaren Engineering Group / et al. (over 30 defendants)

Case No: HUD-L-2172-23

Jurisdiction: New Jersey Superior Court, Hudson County

Opened: June 2023

Closed: Ongoing

Plaintiff alleges defects in design and construction of the condominium complex in New Jersey.

Novanetto, LLC dba Prose Nails Riverwalk / Dolores Novak / Andrea Fascinetto v. R Jordan Design Group, LLC dba The Jordan Group / KCI Technologies, Inc. / Jack Laurence Corporation

Case No: 2023CI21293

Jurisdiction: 57th District Court, Bexar County, Texas

Opened: October 2023

Closed: Ongoing

Plaintiff is a tenant of a building and hired an interior design firm for the design of the leased space where a nail salon was to be located. The interior design firm subcontracted with KCI for certain mechanical engineering and design services. Plaintiff alleges negligence in the provision of mechanical engineering duties.

Steven Pisani v. The City of New York / South Street Seaport Limited Partnership / The Howard Hughes Corporation / Hunter Roberts Construction Group, LLC / M.G. McLaren Engineering and Land Surveying, P.C.

Case No: 156735/2022

Jurisdiction: Supreme Court of the State of New York, County of New York

Opened: March 2024

Closed: Ongoing

Plaintiff alleges that he was injured descending an interior staircase in the building located in New York, New York ("Building"). Plaintiff alleges that while he was performing work on behalf of New York City Economic Development the subject staircase gave way and Plaintiff stepped through a tread of the staircase and fell. The Building was condemned, not habitable and in the process of being demolished. McLaren had surveyed the Building and had identified that the building was not habitable and was in a hazardous condition and in danger of collapsing. Both Pisani and his employer were aware of the condition.

Kyle Rabon / Aleah Rabon v. Blythe Construction Inc. / Zachry Construction Corporation /South Carolina Department of Transportation / Parrish and Partners, LLC / Johnson, Mirmiran and Thompson, Inc. / Stay Alert Safety Services, LLC / Sloan Construction Company, Inc. / Reeves Construction Company / KCI Technologies, Inc. / Infrastructure, Consulting & Engineering, LLC

Case No: 2025-CP-42-04019

Jurisdiction: State of South Carolina, Court of Common Pleas for the Seventh Judicial Circuit

Opened: September 2025

Closed: Ongoing

The litigation is based on a motorcycle crash that occurred on January 31, 2024 within the construction zone of the I-85 widening project. KCI was performing inspection services under a contract with South Carolina Department of Transportation.

Luis Garcia v. KCI Technologies, Inc. et al.

Case No: 11-2025-Ca-002858-0001-01

Jurisdiction: State of Florida, Circuit Court Of The 20Th Judicial Circuit In And For Collier County

Opened: December 2025

Closed: Ongoing

This litigation is based on a vehicle accident on or around January 2024 resulting from an unspecified negligent condition on I-75, in the vicinity of mile marker 7. KCI performed various inspection services under a contract with Florida Department of Transportation.

Eric Coles v. Ian Kelly Enterprises LLC / Ian Kelly / The Live Dept. / Jean Paul Firmin / Ross Zapin / Roger Vennewald / M.G. Mclaren Engineering and Land Surveying, P.C. / Guardian Barrier Services, LLC

Case No: 150852/2026

Jurisdiction: Supreme Court of the State of New York, County of New York

Opened: January 2026

Closed: Ongoing

Plaintiff alleges that defendants caused a theater to “go dark,” and caused Plaintiff to fall off the stage from a height and sustaining alleged serious and permanent injuries.

Varo Villalobos v. Brandywine Construction Co., Inc. / Delaware Transportation Authority / State of Delaware / Delaware Department of Transportation / KCI Technologies, Inc.

Case No: Jurisdiction:

Opened: March 2026

Closed: Ongoing

Plaintiff was partially trapped at a worksite when a trench wall collapsed, resulting in multiple injuries. KCI provided construction inspection services on the project.

6. PROFESSIONAL SERVICES AGREEMENT

Professional Services Agreement

KCI has reviewed the Land Surveying Services Agreement included with the RFQ. KCI confirms that it will meet the prerequisite insurance requirements and, if selected, agrees to enter into the Land Surveying Services Agreement with the City of Edinburg.

7. CONTACT INFORMATION

Contact Information

Contact information for our Project Manager and Assistant Project Manager is provided below.

CONTACT INFORMATION

Name: Cody Condron, RPLS, PLS, CP, CMS

Title: Regional Practice Leader

Address: 3 Riverway Drive, Suite 1500
Houston, TX 77056

Phone Number: 832.975.1541 X7541

Mobile Number: 832.954.7873

Email Address: cody.condron@kci.com

CONTACT INFORMATION

Name: Baldomero Cervantes

Title: Project Manager

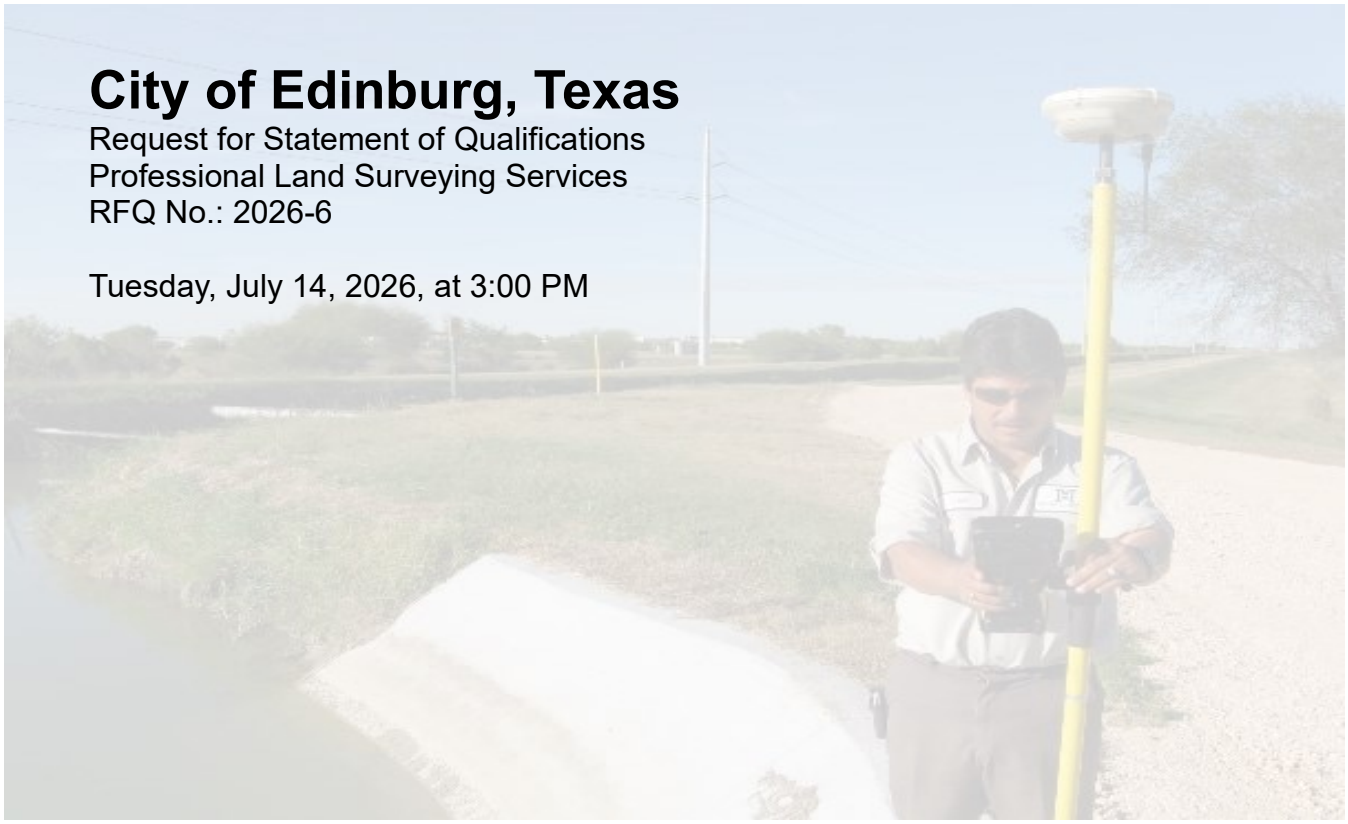
Address: 2610 N Shary Road,
Mission, TX 78574

Phone Number: 956.271.6692

Mobile Number: 956.292.5715

Email Address: baldomero.cervantes@kci.com

STATEMENT OF
QUALIFICATIONS



City of Edinburg, Texas

Request for Statement of Qualifications
Professional Land Surveying Services
RFQ No.: 2026-6

Tuesday, July 14, 2026, at 3:00 PM

Melden & Hunt, Inc.
Consultants·Engineers·Surveyors

Headquarters
115 West McIntyre Street
Edinburg, Texas 78541
P: 956.381.0981
F: 956.381.1839

PE Firm Registration No. F-1435
RPLS Firm Registration No. F-10096900

www.meldenandhunt.com

Civil Engineering | Water & Wastewater | Land Development | Irrigation | Environmental
Transportation | Surveying & Mapping | Construction Management & Inspection

TRANSMITTAL LETTER

Tuesday, July 14, 2026

Mr. Mardoqueo Hinojosa, P.E.
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

RE: Statement of Qualifications
RFQ No. 2026-6 – Land Surveying Services

Dear Mr. Hinojosa:

On behalf of Melden & Hunt, Inc., I am pleased to submit our Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ No. 2026-6) for Land Surveying Services. We appreciate the opportunity to be considered for inclusion on the City's rotation list of qualified land surveying firms and are committed to providing the responsive, accurate, and professional surveying services needed to support the City's Engineering Department over the term of the contract.

For nearly eight decades, Melden & Hunt has provided professional land surveying services to municipalities, counties, utility districts, state agencies, and private clients throughout South Texas. Our Edinburg office has served the Rio Grande Valley for many years, giving us a thorough understanding of the City's development patterns, infrastructure, property records, and local regulatory requirements. This local presence allows our team to respond quickly to routine assignments, time-sensitive requests, and emergency surveying needs while maintaining close coordination with City staff.

We understand that the City is seeking a consultant capable of providing a broad range of on-call surveying services for commercial and residential properties, including boundary and topographic surveys, subdivision platting, legal descriptions, easement and right-of-way surveys, ALTA/NSPS Land Title Surveys, construction staking, utility surveys, elevation certificates, and other surveying services necessary to support capital improvement projects and municipal operations. Our experienced surveyors possess the technical expertise, modern equipment, and professional resources necessary to successfully perform these services in accordance with applicable Texas laws, standards, and the City's requirements.

At Melden & Hunt, responsiveness is one of our greatest strengths. We recognize that on-call surveying contracts require more than technical capability—they require dependable communication, flexibility, and the ability to meet demanding schedules. Our survey crews, project managers, and licensed professionals work collaboratively to ensure assignments are completed efficiently, accurately, and on time. Whether supporting a one-day field investigation or a multi-phase capital improvement project, our team is committed to providing the City with exceptional service and reliable survey deliverables.

Our professionals routinely coordinate with the Texas Department of Transportation, Hidalgo County, utility providers, drainage districts, irrigation districts, developers, title companies, and regulatory agencies to facilitate efficient project delivery. This experience enables us to anticipate potential issues, minimize delays,

and provide survey products that support sound engineering decisions and successful project implementation.

Melden & Hunt has established a reputation for technical excellence, integrity, and dependable client service by consistently delivering high-quality surveying services throughout South Texas. We understand that accurate survey information is the foundation of every successful infrastructure project, and we are committed to providing the City of Edinburg with precise, defensible, and timely surveying solutions that protect the City's interests and support its continued growth.

Melden & Hunt has carefully reviewed the Request for Qualifications and fully understands the scope of services, submission requirements, and contractual obligations associated with this solicitation. We are prepared to provide the qualified personnel, equipment, and technical resources necessary to successfully perform the requested services. Furthermore, I am authorized to submit this Statement of Qualifications and to bind Melden & Hunt, Inc. contractually. Should our firm be selected, we are prepared to promptly enter into the City's Professional Services Agreement and begin providing surveying services immediately upon authorization.

Thank you for your consideration of our qualifications. We value the opportunity to continue serving the City of Edinburg and look forward to establishing a long-term partnership that provides accurate, responsive, and cost-effective land surveying services in support of the City's infrastructure, development, and public improvement initiatives.

Sincerely,

Ruben James De Jesus

Ruben James De Jesus, P.E., R.P.L.S
Vice President

Contact Information
Ruben James De Jesus, P.E., R.P.L.S.
Vice President
Melden & Hunt, Inc.
115 West McIntyre Street
Edinburg, Texas 78541
P: 956.381.0981
M: 956.381.2820
F: 956.381.1839
E: ruben@meldenandhunt.com

FIRM INFORMATION

Since its founding in 1947, Melden & Hunt, Inc. has been a trusted leader in civil engineering and land surveying throughout South Texas, delivering innovative, practical, and reliable solutions that have supported the growth and development of communities across the region. For nearly eight decades, our firm has successfully adapted to changing technologies, evolving regulations, and the increasing complexity of public infrastructure projects while maintaining the highest standards of professional service.

Our land surveying practice has evolved alongside the profession, integrating advanced GPS technology, robotic total stations, unmanned aerial systems (UAS), GIS applications, and state-of-the-art surveying software to produce accurate, dependable, and defensible survey data. Whether performing boundary surveys, topographic surveys, right-of-way mapping, subdivision platting, ALTA/NSPS land title surveys, or construction staking, our team delivers the precise information necessary to support sound planning, engineering design, property acquisition, and successful project implementation.

While technology and industry standards have evolved significantly over the years, our commitment to our clients has remained constant. We pride ourselves on building lasting relationships through responsiveness, technical excellence, integrity, and personalized service. Every project receives the attention of experienced professionals who understand that accuracy, communication, and timely delivery are essential to our clients' success.

Today, Melden & Hunt continues to serve municipalities, counties, utility districts, state agencies, and private clients as a trusted partner in engineering and land surveying. Our long-standing reputation is built upon delivering high-quality professional services, providing practical solutions to complex challenges, and consistently exceeding client expectations. This commitment to excellence has made Melden & Hunt one of South Texas' most respected and enduring engineering and land surveying firms.

Address & Phone Number:
Corporate Office Location
115 West McIntyre Street
Edinburg, Texas 78541
P: 956.381.0981
F: 956.381.1839

Firm Structure:
Melden & Hunt, Inc. is structured as an "S" Corporation in the State of Texas with a TIN# 74-1737959.

Melden & Hunt, Inc. Principals	Titles
Mario Reyna, P.E.	President

Allan F. Booe, P.E.	Vice-President
Robert Tamez, P.E, R.P.L.S.	Vice-President
Ruben James De Jesus, P.E., R.P.L.S.	Vice-President
Michael L. Hernandez	Vice-President

Firm's Licensing & Certification:
Texas Board of Professional Engineers & Land Surveyors;
Engineering: No. F-1435 / Surveying: No. 100969-00
Dunn's Registration No. 036611403 (Active Status thru 08/2026)
Texas Historically Underutilized Business (HUB) No. 1741737959500 (Active Status thru 12/2027)
Minority Business Enterprise (MBE) No. AU06618 (Active Status thru 11/2026)
HUBZone No. P1009285 (Active Status thru 12/2027)

Melden & Hunt, Inc. TXDOT Survey Certification:
Pre-certification Firm Sequence Number: 945
Pre-certification Employee Sequence Number: 19231 (Robert N. Tamez, R.P.L.S.)

Texas Department of Transportation Pre-certification Work Category Numbers:
15.1.1 Survey
15.1.2 Parcel Plats
15.1.3 Legal Descriptions
15.1.4 Right of Maps
15.2.1 Design & Construction Survey
15.4.1 Horizontal & Vertical Control for Aerial Mapping

Melden & Hunt, Inc. has assembled a highly qualified team of surveying professionals with the experience, technical expertise, and local knowledge necessary to successfully provide the land surveying services requested by the City of Edinburg. Our team consists entirely of full-time Melden & Hunt employees who have extensive experience supporting municipalities, counties, utility districts, state agencies, and private clients throughout South Texas. Together, they possess the technical capabilities, responsiveness, and familiarity with local conditions needed to efficiently complete assignments ranging from routine boundary surveys to complex topographic, right-of-way, and subdivision surveying projects.

Operating from our Edinburg office, our team is strategically positioned to provide rapid response for field investigations, surveying assignments, construction support, and other time-sensitive requests. Our local presence allows us to work closely with City staff, utility providers, developers, and regulatory agencies while providing dependable service and timely project delivery.

Mario Reyna, P.E., Principal-in-Charge, will provide executive oversight for the contract and serve as Melden & Hunt's primary representative to the City. Mr. Reyna will oversee contract administration, monitor project performance, allocate the appropriate personnel and resources for each assignment, and ensure all work is completed in accordance with the City's expectations.

His leadership and decades of municipal infrastructure experience will help ensure that every task is delivered on schedule, within budget, and in accordance with the highest professional standards. Mr. Reyna will remain actively involved throughout the duration of the contract and will be available to participate in meetings, provide technical guidance, and respond to the City's needs whenever requested.

Ruben James De Jesus, P.E., R.P.L.S., Lead Land Surveyor, will oversee all land surveying services performed under this contract and serve as the City's primary technical contact for surveying assignments. As a licensed Professional Engineer and Registered Professional Land Surveyor, Mr. De Jesus brings extensive experience in boundary surveys, topographic surveys, ALTA/NSPS land title surveys, right-of-way and easement surveys, legal descriptions, subdivision platting, construction staking, and municipal mapping. He will direct field operations, supervise survey crews, review survey data and deliverables, ensure compliance with applicable Texas Board of Professional Engineers and Land Surveyors (TBPELS) standards, and maintain the highest level of accuracy and quality on every assignment.

Supporting Mr. Reyna and Mr. De Jesus is a team of experienced survey technicians, field crews, CAD specialists, and administrative personnel who are committed to providing responsive, accurate, and dependable surveying services. Melden & Hunt's collaborative approach ensures that each assignment receives the technical expertise, resources, and attention necessary to meet the City of Edinburg's schedules, project objectives, and long-term infrastructure needs.

Our organizational structure provides the City with direct access to senior leadership while ensuring every project benefits from experienced technical oversight, efficient communication, and the full resources of one of South Texas' most respected engineering and land surveying firms. We are committed to serving as a trusted extension of the City of Edinburg's Engineering Department and delivering the high-quality land surveying services the City expects and deserves.

Mario Reyna, P.E.
Office Number: 956.381.0981 **Mobile Number:** 956.500.2734
Fax Number: 956.381.1839 **E-Mail:** mario@meldenandhunt.com

Ruben James De Jesus, P.E., R.P.L.S.
Office Number: 956.381.0981 **Mobile Number:** 956.381.2820
Fax Number: 956.381.1839 **E-Mail:** ruben@meldenandhunt.com

Melden & Hunt, Inc. maintains a highly experienced and versatile team of licensed professionals, survey crews, CAD technicians, and technical support staff, providing the depth and flexibility necessary to successfully perform multiple assignments simultaneously. Our organizational structure allows us to quickly allocate qualified personnel and specialized resources based on the scope, complexity, and schedule of each project, ensuring timely completion without compromising quality or accuracy.

Our team includes Registered Professional Land Surveyors, Professional Engineers, experienced field crews, GIS specialists, and survey technicians who work collaboratively to deliver precise, reliable, and cost-effective surveying services. This multidisciplinary approach allows us to efficiently respond to the City's on-call needs, whether performing boundary and topographic surveys, right-of-way and easement mapping, subdivision platting, construction staking, or other municipal surveying assignments.

At Melden & Hunt, we believe that responsive communication is just as important as technical expertise. Our clients have direct access to our project leadership and technical staff, ensuring prompt responses, proactive coordination, and informed decision-making throughout every assignment. By combining experienced personnel, advanced surveying technology, and proven quality control procedures, we consistently deliver accurate work products on schedule, within budget, and in accordance with the highest professional standards.

Melden has the following in house professionals:

Description	No. of Staff
Registered Civil Engineer	6
Licensed Professional Land Surveyors	3
Licensed Water and Wastewater Plant Operators	2
Project Manager	1
Engineering CADD Designers	11
Survey CADD & Field Technicians	17
Construction Inspectors	3
GIS Technician	1
Project Administrators	4
Office Management Administrators	7

Organizational Chart

Project organization, combined with the assignment of qualified, responsive, and experienced professionals, is essential to the successful delivery of on-call land surveying services. Melden & Hunt, Inc. has assembled a team with the technical expertise, local knowledge, and resources necessary to provide the City of Edinburg with accurate, timely, and dependable surveying services. Our organizational structure is designed to ensure clear communication, efficient project management, and prompt response to assignments of all sizes.

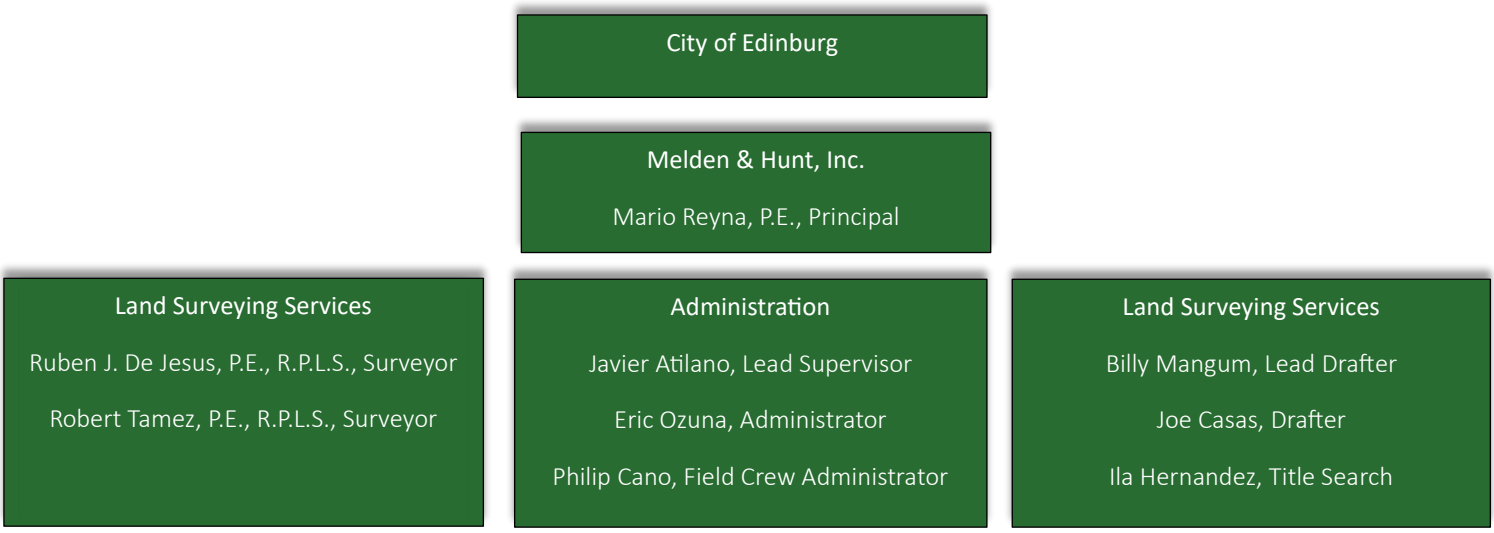
Mr. Mario Reyna, P.E., Principal-in-Charge, will provide executive oversight for the contract and serve as Melden & Hunt's primary management representative. He will be responsible for overall contract administration, strategic direction, resource allocation, quality assurance, and ensuring that all services are delivered in accordance with the City's expectations. Mr. Reyna will maintain direct communication with City staff, monitor project progress, and ensure the appropriate personnel are assigned to each task to meet project schedules and objectives.

Mr. Ruben James De Jesus, P.E., R.P.L.S., Lead Land Surveyor, will be responsible for the day-to-day management and technical oversight of all surveying assignments. As the City's primary technical contact, he will oversee field operations, supervise survey crews, review survey data and deliverables, coordinate

project schedules, and ensure compliance with all applicable Texas Board of Professional Engineers and Land Surveyors (TBPELS) standards. His extensive experience in municipal land surveying, including boundary surveys, topographic surveys, ALTA/NSPS land title surveys, subdivision platting, easement and right-of-way surveys, legal descriptions, and construction staking, ensures the City will receive accurate and dependable survey products on every assignment.

Supporting Mr. Reyna and Mr. De Jesus is a team of experienced survey technicians, field personnel, CAD specialists, and administrative staff who provide the technical depth and flexibility necessary to respond quickly to multiple concurrent assignments. This collaborative approach allows Melden & Hunt to efficiently deliver high-quality surveying services while maintaining responsiveness, accuracy, and adherence to project schedules.

The core management team is as follows:



Assigned Project Team Leads – All Located in the Edinburg, Texas Corporate Office Location:

Name	Project Role
Mario Reyna, P.E.	Principal In Charge
Ruben J. De Jesus, P.E., R.P.L.S.	Land Surveyor
Robert Tamez, P.E., R.P.L.S.	Land Sruveyor

Melden & Hunt, Inc. recognizes that continuity, responsiveness, and reliability are essential to the successful delivery of on-call land surveying services for the City of Edinburg. To ensure uninterrupted service throughout the contract term, our firm has established a comprehensive succession and staffing plan that allows us to effectively manage unforeseen personnel changes while maintaining project schedules, technical quality, and client communication.

Our Edinburg office is staffed by an experienced team of licensed professionals, survey crews, CAD technicians, and technical support personnel who routinely collaborate on municipal surveying assignments. This depth of staff enables us to seamlessly reassign responsibilities whenever

necessary, ensuring that field operations, data processing, quality control, and project management continue without disruption. Because our personnel are cross-trained in our surveying procedures, quality assurance protocols, and project management systems, transitions can occur efficiently while preserving consistency across all deliverables.

Mario Reyna, P.E., Principal-in-Charge, provides executive oversight of the contract and ensures that the appropriate personnel and resources are available to meet the City's needs. Ruben James De Jesus, P.E., R.P.L.S., Lead Land Surveyor, directs the technical execution of all surveying assignments and oversees daily operations, field activities, and quality control. Should either individual become temporarily unavailable, Melden & Hunt has experienced licensed professionals and technical staff who are fully capable of assuming their responsibilities, ensuring uninterrupted service and continued compliance with all applicable surveying standards.

Our firm maintains comprehensive project documentation, digital field data, survey records, CAD files, quality control checklists, and project schedules within a centralized project management system. This approach provides authorized team members with immediate access to critical project information, allowing work to continue efficiently and minimizing any potential impact on the City.

With nearly 80 years of experience serving municipalities throughout South Texas, Melden & Hunt has developed the organizational depth, technical resources, and management practices necessary to consistently deliver responsive, accurate, and dependable land surveying services. The City of Edinburg can be confident that our team will provide uninterrupted support, maintain open communication, and successfully complete every assignment regardless of unforeseen circumstances or staffing changes.

Personnel
Mario Reyna, P.E.



Present Position
Principal In Charge

Professional Registration
Licensed Professional Engineer
Texas No. 117368

Education
University of Texas at San Antonio
BS Civil Engineering, 2009

Areas of Expertise
Wastewater Treatment Design
Water Treatment Design
Collection System Design
Distribution System Design
Lift Stations
Permitting
Construction Administration
Hydraulic Modeling
Project Funding
Pump Selection
Grading
Drainage
Paving
Roads
Site Planning
Land Development

Government Agency Experience
Texas Water Development Board
USDA Rural Development
North American Development Bank
TCEQ
US Environmental Protection Agency
US Fish and Wildlife
US Army Corp of Engineers
Texas Parks and Wildlife
Texas Historical Commission

As Principal-in-Charge, Mr. Mario Reyna, P.E., provides executive leadership, strategic direction, and quality oversight for all land surveying services performed under this contract. With decades of experience serving municipalities and public agencies throughout South Texas, Mr. Reyna understands the critical role that accurate, timely, and defensible survey information plays in the successful planning, design, construction, and maintenance of public infrastructure.

Mr. Reyna is responsible for the overall management of the contract, ensuring that every assignment receives the appropriate personnel, technical resources, and executive oversight necessary to meet the City of Edinburg's expectations. He works closely with the Lead Land Surveyor and project staff to monitor schedules, oversee quality assurance and quality control, allocate resources, and ensure that all surveying services are completed in accordance with applicable Texas laws, professional standards, and the City's requirements.

His extensive experience with municipal infrastructure projects provides valuable insight into the coordination required between surveyors, engineers, utility providers, developers, contractors, and regulatory agencies. This collaborative approach allows potential issues to be identified early, minimizing delays and ensuring that survey deliverables support efficient project planning and execution.

Mr. Reyna is committed to maintaining open communication and building strong working relationships with City staff. He believes that responsiveness, accessibility, and accountability are essential components of successful on-call professional services. Throughout the duration of the contract, he will remain actively engaged by providing executive oversight, participating in project meetings when needed, and ensuring Melden & Hunt consistently delivers accurate, reliable, and high-quality surveying services.

Under Mr. Reyna's leadership, the City of Edinburg will receive the full benefit of Melden & Hunt's nearly 80 years of experience, technical excellence, and unwavering commitment to client service. His leadership ensures that every assignment is managed with professionalism, integrity, and a focus on delivering dependable surveying solutions that support the City's continued growth, infrastructure investment, and long-term success.

Personnel
Ruben James De Jesus, P.E., R.P.L.S.



Present Position
Design Engineer and Land Surveyor

Professional Registration
Licensed Professional Engineer
Texas No. 126282

Licensed Professional Land Surveyor
Texas No. 6813

Education
University of Texas Pan American
BS Civil Engineering, 2011

Areas of Expertise
Wastewater Treatment Design
Water Treatment Design
Collection System Design
Distribution System Design
Lift Stations
Permitting
Construction Administration
Hydraulic Modeling
Project Funding
Pump Selection
Grading
Drainage
Paving
Roads
Site Planning
Land Development

Government Agency Experience
Texas Water Development Board
USDA Rural Development
North American Development Bank
TCEA
US Environmental Protection Agency
US Fish and Wildlife
US Army Corp of Engineers
Texas Parks and Wildlife
Texas Historical Commission

Mr. Ruben James De Jesus has dedicated his professional career to Melden & Hunt, Inc., joining the firm after earning his engineering degree from The University of Texas–Pan American. Throughout his career, he has developed extensive expertise in both professional land surveying and municipal engineering, successfully managing surveying assignments for municipalities, counties, utility districts, developers, and public agencies throughout South Texas. His unique qualifications as both a Professional Engineer and Registered Professional Land Surveyor provide the City of Edinburg with the benefit of an integrated understanding of surveying, infrastructure, and municipal development.

As Lead Land Surveyor, Mr. De Jesus will be responsible for the day-to-day management and technical execution of all surveying services performed under this contract. He will oversee project planning, field operations, scheduling, survey crews, quality control, and the preparation of all survey deliverables, ensuring that each assignment is completed accurately, efficiently, and in accordance with the standards of the Texas Board of Professional Engineers and Land Surveyors (TBPELS) and the City's requirements.

Mr. De Jesus has extensive experience performing and supervising boundary surveys, topographic surveys, ALTA/NSPS Land Title Surveys, right-of-way and easement surveys, subdivision platting, legal descriptions, construction staking, utility mapping, and municipal surveying services. His thorough understanding of property boundaries, title information, easement rights, and topographic conditions enables him to identify potential issues early in the project, reducing conflicts, minimizing delays, and providing reliable survey information that supports sound engineering decisions and successful project delivery.

Working from Melden & Hunt's Edinburg office, Mr. De Jesus will remain readily accessible to City staff and will serve as the primary technical contact for surveying assignments. He is committed to maintaining open communication, responding promptly to requests, and providing the City with dependable, high-quality surveying services on projects ranging from small boundary surveys to complex municipal infrastructure and right-of-way mapping efforts.

Mr. De Jesus is recognized for his attention to detail, technical proficiency, and commitment to delivering accurate and defensible survey products. His collaborative approach, combined with his extensive municipal surveying experience, ensures that every assignment is completed with professionalism, efficiency, and the highest standards of quality. Under his technical leadership, the City of Edinburg can be confident that Melden & Hunt will consistently deliver the responsive, reliable, and accurate land surveying services necessary to support the City's ongoing infrastructure improvements, development initiatives, and long-term growth.

PROJECT UNDERSTANDING

Melden & Hunt, Inc. recognizes that accurate, timely, and dependable land surveying services are fundamental to the successful planning, design, construction, operation, and maintenance of the City of Edinburg's public infrastructure. We understand that the City is seeking qualified land surveying firms to provide commercial and residential land and topographical surveying services on an as-needed basis in support of municipal operations, capital improvement projects, property acquisitions, utility improvements, and future development initiatives.

With nearly 80 years of experience serving municipalities and public agencies throughout South Texas, Melden & Hunt possesses the technical expertise, local knowledge, and professional resources necessary to provide responsive, high-quality surveying services that meet the City's expectations. Our Edinburg office allows us to respond quickly to assignments while maintaining close coordination with City staff throughout every phase of a project.

Understanding of the Scope of Services

We understand that the City requires a surveying consultant capable of performing a wide variety of land surveying services on projects ranging from small property surveys to large municipal infrastructure improvements. The requested services include, but are not limited to, boundary surveys, topographic surveys, subdivision platting, legal descriptions, easement preparation, right-of-way acquisition support, title research, elevation certificates, and other professional surveying services necessary to support City operations and capital projects.

Our experienced surveying team is fully prepared to provide these services accurately, efficiently, and in accordance with the standards established by the Texas Board of Professional Engineers and Land Surveyors (TBPELS).

Boundary and Right-of-Way Surveys

Accurate property boundaries are essential to the successful delivery of municipal infrastructure projects. Melden & Hunt provides comprehensive boundary surveys that identify property lines, monuments, easements, encroachments, adjoining ownership, and rights-of-way. Our team also prepares legal descriptions, exhibits, and supporting documentation for property acquisitions, utility easements, roadway improvements, drainage projects, and public facilities.

Whether supporting roadway widening projects, utility extensions, park improvements, or municipal facility construction, we ensure boundary information is accurate, defensible, and fully documented.

Topographic Surveys

Comprehensive topographic information is the foundation of sound engineering design. Our survey crews collect detailed field data identifying existing grades, contours, structures, utilities, drainage features, pavement, sidewalks, vegetation, floodplain information, and other site characteristics required for engineering analysis and design.

Using advanced GPS/GNSS equipment, robotic total stations, UAV technology, and modern surveying software, we develop highly accurate digital terrain models and topographic mapping that support roadway, drainage, utility, and site development projects.

Easement, Platting and Legal Description Services

Melden & Hunt has extensive experience preparing subdivision plats, re-plats, metes and bounds descriptions, easement exhibits, utility easements, right-of-way documents, and other legal instruments necessary for municipal projects.

Our surveyors work closely with City staff, title companies, developers, attorneys, and regulatory agencies to prepare documents that facilitate property acquisition, utility installation, and land development while ensuring compliance with applicable local and state requirements.

Utility and Infrastructure Surveys

Successful infrastructure improvements depend upon accurate information regarding existing utilities and site conditions. Our survey teams locate above-ground and observable underground utilities, drainage structures, storm sewer systems, sanitary sewer systems, water distribution facilities, hydrants, valves, electrical facilities, communication infrastructure, and other improvements needed for engineering design and construction.

This information reduces conflicts during construction and provides engineers with dependable data for preparing accurate plans and specifications.

Construction Staking and Post-Construction Surveys

Melden & Hunt provides construction staking services that accurately transfer design information from plans to the field. Upon project completion, we perform as-built surveys and record documentation to verify improvements have been constructed in accordance with approved plans and applicable standards.

These services provide valuable documentation for future maintenance, operations, asset management, and GIS integration.

Responsive On-Call Surveying Services

We understand that many assignments under this contract will require prompt response and varying completion schedules, ranging from single-day field investigations to larger surveying projects extending over several months. Our experienced staff, dedicated survey crews, and Edinburg office enable us to quickly mobilize personnel and equipment while maintaining consistent communication with City staff throughout each assignment.

Our project management approach emphasizes responsiveness, schedule adherence, quality control, and proactive communication, ensuring every assignment is completed efficiently and accurately.

Quality Assurance and Technology

Melden & Hunt employs rigorous quality assurance and quality control procedures on every surveying assignment. All field data, calculations, plats, legal descriptions, CAD files, and survey deliverables undergo multiple levels of technical review before being submitted to the City.

Our survey professionals utilize state-of-the-art technology, including:

GPS/GNSS Survey Systems
Robotic Total Stations
Unmanned Aerial Systems (UAS)
Digital Levels
CAD and GIS Software
Digital Data Collection Systems

These technologies improve efficiency while providing the City with accurate, reliable, and defensible survey deliverables.

Commitment to the City of Edinburg

Melden & Hunt understands that successful municipal surveying requires more than technical expertise—it requires responsiveness, accuracy, communication, and a commitment to client service. Our experienced professionals are prepared to serve as an extension of the City of Edinburg's Engineering Department by providing dependable land surveying services that support capital improvement projects, property management, infrastructure planning, and future community development.

Our combination of local presence, experienced personnel, advanced technology, and nearly eight decades of municipal surveying experience enables us to deliver timely, accurate, and cost-effective surveying solutions for assignments of every size and complexity. We look forward to the opportunity to partner with the City of Edinburg and contribute to the continued growth, development, and success of the community.

FIRM EXPERIENCE

For nearly 80 years, Melden & Hunt, Inc. has provided professional land surveying services that support the planning, design, construction, and maintenance of public infrastructure throughout South Texas. Our surveying professionals have successfully completed thousands of assignments for municipalities, counties, utility districts, state agencies, and private clients, establishing a reputation for accuracy, responsiveness, and technical excellence.

Our Edinburg office provides the City with the advantage of experienced local professionals who understand the region's development patterns, property records, regulatory requirements, and municipal infrastructure. This local presence allows us to respond quickly to assignments while providing dependable surveying services that support the City's Engineering Department and Capital Improvement Program.

Our comprehensive surveying capabilities include:

- Boundary Surveys
- Topographic Surveys
- ALTA/NSPS Land Title Surveys
- Right-of-Way Surveys and Mapping
- Easement Preparation and Exhibits
- Legal Descriptions
- Subdivision Platting and Replats
- Construction Staking
- Utility Surveys
- FEMA Elevation Certificates
- Title Research
- Right-of-Way Acquisition Support
- As-Built Surveys
- GPS Control Surveys
- GIS Mapping Support

These services directly support the scope of services requested by the City of Edinburg for commercial and residential land surveying assignments.

Boundary Surveys

Accurate property boundaries are the cornerstone of every successful municipal project. Melden & Hunt has extensive experience performing boundary surveys for roadway improvements, utility corridors, drainage facilities, parks, municipal buildings, and public infrastructure.

Our surveyors perform comprehensive research of deed records, subdivision plats, easements, rights-of-way, and adjoining property ownership before conducting detailed field investigations.

We establish or recover monuments, identify encroachments, verify property ownership, and prepare accurate legal descriptions and exhibits that meet all applicable professional standards.

Topographic Surveys

Reliable topographic information provides engineers and planners with the data necessary to make informed design decisions.

Our survey crews collect detailed information including:

- Existing ground elevations
- Contours
- Structures
- Pavement
- Sidewalks
- Curbs and gutters
- Drainage features
- Utilities
- Trees and vegetation
- Floodplain information
- Surface improvements

Using advanced GPS/GNSS equipment, robotic total stations, digital levels, UAV technology, and modern CAD software, we develop highly accurate topographic mapping for roadway, drainage, utility, parks, and municipal facility projects.

Right-of-Way, Easement and Legal Description Services

Municipal infrastructure projects frequently require property acquisition, utility easements, and right-of-way dedication.

Melden & Hunt provides complete surveying services including:

- Right-of-way mapping
- Easement preparation
- Utility easements
- Temporary construction easements
- Permanent easements
- Metes and bounds descriptions
- Exhibit preparation
- Parcel mapping
- Property ownership research

Our team works closely with City staff, title companies, attorneys, developers, and regulatory agencies to facilitate efficient property acquisition and project delivery.

Platting and Land Development Support

Melden & Hunt has extensive experience preparing subdivision plats, replats, lot consolidations, abandonments, and other land development documents required for municipal review and approval.

Our surveyors understand local subdivision regulations and coordinate with municipal staff to prepare documents that facilitate orderly community growth while protecting the City's long-term infrastructure interests.

Utility Surveys

Successful infrastructure improvements depend upon accurate utility information.

Our survey teams identify and locate:

- Water mains
- Sanitary sewer systems
- Storm sewer systems
- Drainage structures
- Fire hydrants
- Valves
- Electric facilities
- Telephone and communications infrastructure
- Gas utilities
- Other above-ground and observable underground facilities

This information provides engineers with dependable base mapping while reducing utility conflicts during construction.

Construction Staking and As-Built Surveys

Melden & Hunt provides construction staking services that accurately transfer engineering plans to the field.

Our services include:

- Horizontal and vertical control
- Utility layout
- Roadway layout
- Drainage improvements
- Building layout
- Earthwork control
- Final as-built surveys

These services help contractors construct projects accurately while providing the City with reliable documentation for future maintenance and asset management.

Advanced Survey Technology

Melden & Hunt continually invests in modern surveying technology to improve efficiency and accuracy.

Our equipment includes:

- GPS/GNSS Survey Systems
- Robotic Total Stations
- Digital Levels
- Unmanned Aerial Systems (UAS)
- GIS Software
- CAD Mapping Software
- Digital Data Collection Systems

These technologies allow us to provide accurate survey deliverables while reducing field time and improving overall project efficiency.

Commitment to the City of Edinburg

Melden & Hunt understands that the City requires more than a surveying consultant—it requires a responsive partner capable of delivering accurate information, meeting demanding schedules, and supporting a wide variety of municipal projects.

Our experienced surveyors are committed to providing dependable, timely, and cost-effective surveying services that assist the City with infrastructure improvements, property management, land development, and capital improvement planning. Whether performing a one-day boundary survey or supporting a complex, multi-phase municipal project, our team is prepared to deliver the professional service, technical expertise, and responsiveness the City of Edinburg expects.

With nearly eight decades of experience, an office located in Edinburg, advanced surveying technology, and a team of highly qualified professionals led by Mario Reyna, P.E., Principal-in-Charge, and Ruben James De Jesus, P.E., R.P.L.S., Lead Land Surveyor, Melden & Hunt is uniquely qualified to provide the comprehensive land surveying services requested by the City. We look forward to the opportunity to serve as a trusted extension of the City's Engineering Department and contribute to the successful implementation of its infrastructure and development initiatives.

Below are successful projects that included land surveying services:

Project No. 1

Client's Name: Hidalgo County Drainage District No. 1
Type of Organization: Special District
Address: 902 N. Doolittle Road, Edinburg, Texas 78542

Contact Person: Raul E. Sesin, PE, CFM Title: General Manager
Telephone: 956.292.7080 E-mail: raul.sesin@hcdd1.org

Project Information
Name of Project: HCDD No. 1 East Mercedes Drainage Ditch Improvement Project (2018 Bid Bond Project No. Area 10A)
Scope of Work: Expansion of existing drainage ditch, topographical surveying, right of way acquisition, plans and specifications, cost estimating, bid phase services, construction inspection and construction management.

Contract Period: From 2018 to 2025
Cost: Projected $: 4.2M Actual $: TBD
Timeframe (Include Unit Measure) Projected TBD Actual TBD
Status as of 03/2025 (Circle One) Complete (In Progress) Canceled
Date

Project No. 2

Client's Name: City of McAllen
Type of Organization: Political Subdivision-Municipality
Address: 1300 Houston Avenue, McAllen, Texas 78501

Contact Person: Edwardo Mendoza, P.E. Title: Director of Engineering
Telephone: 95.681.1150 E-mail: edmendoza@mcallen.net

Project Information
Name of Project: Boeye Reservoir Mass Grading Project
Scope of Work: Proposed regional detention facility and reclaim of existing raw water reservoir. Preparation of plans and specifications, grading plan, cost estimates, topographical surveying, bid phase services, construction inspection, construction management, construction staking.

Contract Period: From 03/2024 to 12/2025
Cost: Projected $: 2.9M Actual $: TBD
Timeframe (Include Unit Measure) Projected 225 Calendar Days Actual TBD
Status as of 03/2025 (Circle One) Complete (In Progress) Canceled
Date

Project No. 3

Client's Name: City of Edinburg
Type of Organization: Political Subdivision-Municipality
Address: 415 W. University Drive, Edinburg, Texas 78539

Contact Person: Mardoqueo Hinojosa, P.E. Title: City Engineer
Telephone: 956.388.8211 E-mail: mhinojosa@cityofedinburg.com

Project Information
Name of Project: South Central Original Townsite Drainage Improvement Project
Scope of Work: Drainage Improvements along Sprauge Road from 8th Street to 18th Street. Preparation of plans and specifications, grading plan, cost estimates, topographical surveying, bid phase services, construction inspection, construction management, construction staking.
Contract Period: From 03/2019 to 03/2020
Cost: Projected $: 2.6M Actual $: 2.8M
Timeframe (Include Unit Measure) Projected 210 calendar days Actual 267 calendar days
Status as of _____ (Circle One) (Complete) In Progress Canceled
Date

Project No. 4

Client's Name: City of Mission
Type of Organization: Political Subdivision-Municipality
Address: 1201 E. 8th Street, Mission, Texas 78572

Contact Person: JP Terrazas, PE Title: Assistant City Manager
Telephone: 956.580.8650 E-mail: jpterrazas@missiontexas.us

Project Information
Name of Project: Walsh Road Paving and Drainage Improvement Project
Scope of Work: Extension of Walsh Road to Frontage Road of US Highway 83/Interstate 2. Proposed detention pond outfall and paving improvements. Preparation of plans and specifications, grading plan, topographical surveying, construction staking, plan and profiles, cost estimates, bid phase services, construction inspection, construction management.
Contract Period: From 05/2024 to 12/2025
Cost: Projected $: 1.8M Actual $: TBD
Timeframe (Include Unit Measure) Projected 330 calendar days Actual TBD
Status as of 03/2025 (Circle One) Complete (In Progress) Canceled
Date

REFERENCES

Melden & Hunt, Inc. has built long-standing relationships with municipalities, water supply corporations, irrigation districts, counties, and state and federal agencies throughout South Texas by consistently delivering responsive, high-quality engineering services. Our clients rely on us for our technical expertise, timely project delivery, proactive communication, and commitment to providing practical, cost-effective solutions.

Our references represent a diverse portfolio of municipal engineering assignments, including capital improvement programs, roadway and drainage improvements, water and wastewater infrastructure, utility relocations, subdivision development, grant-funded projects, construction administration, and on-call engineering services. These clients can attest to our ability to meet schedules and deadlines, provide responsive service, effectively coordinate with regulatory agencies and stakeholders, and successfully manage projects from planning through construction.

The references included in this Statement of Qualifications have first-hand knowledge of our firm's performance and can speak to our professionalism, technical competence, reliability, and dedication to serving the needs of local governments. We are proud of the long-term relationships we have developed and believe they reflect Melden & Hunt's commitment to delivering exceptional engineering services and becoming a trusted extension of our clients' staff.

Melden & Hunt welcomes the opportunity for the City of Edinburg to contact any of the listed references regarding our qualifications, project experience, responsiveness, and overall performance. We are confident they will confirm our reputation for delivering quality engineering services on time, within budget, and in a manner that consistently exceeds client expectations.

LISTING OF REFERENCES			
Client	Contact	Phone	Project
North Alamo WSC	Steve Sanchez	(956) 383-1618	Various Utility Projects
North Alamo WSC	Robert Rodriguez	(956) 383-1618	Various Utility Projects
City of Mission	JP Terrazas, P.E.	(956) 585-3275	Various Municipal Projects
City of Pharr	Ruben Rosales	(956) 402-4300	Various Utility Projects
City of Edinburg	Mardoqueo Hinojosa, P.E.	(956) 388-8204	Various Municipal Projects
City of Edinburg	Gerado Carmona, P.E.	(956) 388-8204	Various Utility Projects

INSURANCE

Melden & Hunt, Inc. fully understands the insurance requirements outlined in the City of Edinburg's Request for Qualifications and maintains insurance coverage that meets or exceeds the required limits for professional engineering services. We carry comprehensive General Liability, Professional Liability (Errors and Omissions), Automobile Liability, and Workers' Compensation insurance through financially sound and reputable insurance carriers.

Our firm has successfully maintained the insurance requirements necessary to perform engineering services for municipalities, counties, state agencies, and federally funded projects throughout Texas. Upon selection, Melden & Hunt will provide certificates of insurance naming the City of Edinburg as an Additional Insured, where required, and will comply with all insurance provisions contained in the Professional Services Agreement.

Melden & Hunt has an excellent risk management program and a strong history of safe project delivery, allowing us to maintain continuous insurance coverage while protecting the interests of our clients, employees, and project stakeholders. We are fully prepared to satisfy all insurance requirements for the duration of the contract and any subsequent task orders issued by the City of Edinburg.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Ins. Svc. LLC
1325 4th Ave, Suite 2100
Seattle WA 98101

License#: 6003745

CONTACT NAME: Jim Ledbetter
PHONE (A/C, No, Ext): 360-626-2019 **FAX (A/C, No):** 360-626-2019
E-MAIL ADDRESS: certsdesignpro@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pacific Insurance Company, Limited	10046
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Melden & Hunt, Inc.
115 W McIntyre St
Edinburg TX 78541

MELD&HU-01

COVERAGES **CERTIFICATE NUMBER:** 2027451956 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			13OH050577726	2/15/2026	2/15/2027	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured Status is not available on Professional Liability Policy.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

State Farm

STATE FARM INSURANCE
ROBERT ELIZALDE
5107 S MCCOLL RD
EDINBURG, TX 78539

CONTACT NAME: Nereida Rivera
PHONE (A/C, No, Ext): (956) 683-9800 **FAX (A/C, No):** (956) 683-9810
E-MAIL ADDRESS: INFO@ROBERTELIZALDE.COM

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B : State Farm Fire and Casualty Company	25143
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

MELDEN & HUNT, INC
115 W MCINTYRE ST
EDINBURG, TX 78541

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	☒ UMBRELLA LIAB ☒ OCCUR						EACH OCCURRENCE	$ 5,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$ 5,000,000
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nereida Rivera

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Leena Smith	
Valley Insurance Services Co 508 S 12th Ave Edinburg, TX 78539	PHONE (A/C, No, Ext): 956-383-1696	FAX (A/C, No): 956-383-6195
	E-MAIL ADDRESS: leena@vis-co.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Transportation Insurance Company	
INSURED Melden and Hunt 115 W. McIntyre Edinburg, TX 78539	INSURER B : Texas Mutual Insurance Companies	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y				EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Leena Smith

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Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1741737959500**
Approval Date: **December 14, 2023**
Scheduled Expiration Date: **December 14, 2027**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

MELDEN & HUNT, INC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **December 14, 2023**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

PROFESSIONAL SERVICE AGREEMENT

Melden & Hunt, Inc. has reviewed the City of Edinburg's Professional Services Agreement and fully understands the contractual requirements, responsibilities, and obligations associated with providing on-call professional engineering services. We acknowledge the terms and conditions outlined in the Agreement and are prepared to execute the contract upon selection, subject to the successful negotiation of project-specific scopes of work and compensation in accordance with the Texas Professional Services Procurement Act.

Our firm has extensive experience entering into professional services agreements with municipalities, counties, water districts, state agencies, and federal funding agencies throughout Texas. We understand the importance of complying with contractual requirements related to insurance, indemnification, record retention, project documentation, regulatory compliance, and professional standards of care.

Melden & Hunt confirms that we are capable of meeting the insurance requirements identified in the Agreement and will provide all required certificates of insurance and supporting documentation prior to the commencement of services. We are committed to maintaining open communication, delivering responsive service, and performing all engineering services in accordance with applicable federal, state, and local regulations, as well as the highest standards of professional practice.

Should Melden & Hunt be selected, we are prepared to promptly execute the Professional Services Agreement and begin providing engineering services as an extension of the City of Edinburg's Engineering Department. We look forward to establishing a collaborative, long-term partnership focused on delivering quality infrastructure improvements that support the City's continued growth and success.

CONTACT INFORMATION

Melden & Hunt, Inc. has designated experienced professionals to serve as the City's primary points of contact throughout the duration of this contract. Our management approach emphasizes accessibility, responsiveness, and timely communication to ensure the City of Edinburg receives prompt attention for every assignment, regardless of size or complexity.

Our designated contacts are authorized to coordinate engineering services, assign qualified personnel, monitor project schedules, respond to City requests, and provide the leadership necessary to successfully deliver projects in accordance with the City's expectations. Together, they provide the technical expertise, management experience, and continuity needed to support the City of Edinburg's Engineering Department.

The contact information for Melden & Hunt, Inc. is provided below:

Primary Contact
Mario Reyna, P.E.
Principal-in-Charge
Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541
Office: (956) 381-0981
Email: mario@meldenandhunt.com

Secondary Contact
Ruben James De Jesus, P.E., R.P.L.S.
Project Engineer & Registered Professional Land Surveyor
Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541
Office: (956) 381-0981
Email: ruben@meldenandhunt.com

Melden & Hunt is committed to maintaining open communication and providing responsive, dependable engineering services throughout the term of the agreement. With our office conveniently located in Edinburg, our team is readily available to attend meetings, conduct site visits, respond to project needs, coordinate with City staff, and provide timely technical support. Our local presence enables us to serve as a true extension of the City of Edinburg's Engineering Department by delivering accessible, reliable, and high-quality engineering services whenever they are needed.

WE LISTEN. WE ENGINEER. WE DELIVER.

At Melden & Hunt, Inc., we bring accuracy, responsiveness, and professionalism to every land surveying assignment. For nearly 80 years, our firm has provided dependable surveying services to municipalities, counties, utility districts, developers, and public agencies throughout South Texas. We understand that accurate survey information is the foundation of successful infrastructure projects, land development, and public improvements, and we are committed to delivering precise, timely, and reliable surveying services that support the City of Edinburg's operational and capital improvement needs.

Our experienced surveying professionals provide a full range of services, including boundary surveys, topographic surveys, ALTA/NSPS land title surveys, right-of-way and easement surveys, platting, construction staking, utility surveys, elevation certificates, legal descriptions, and subdivision mapping. Utilizing advanced GPS, robotic total stations, drone technology, and state-of-the-art CAD software, we deliver accurate data that enables informed decision-making and facilitates efficient project delivery.

As an established Edinburg-based firm, Melden & Hunt offers the advantage of local knowledge, rapid response, and familiarity with the City's development patterns, infrastructure, and regulatory requirements. Our surveyors work closely with engineers, architects, utility providers, developers, and City staff to ensure every assignment is completed efficiently, accurately, and in accordance with applicable state and local standards.

When the City of Edinburg selects Melden & Hunt, it gains more than a surveying consultant—it gains a trusted local partner dedicated to protecting public interests through responsive service, technical excellence, and dependable results. We are committed to providing high-quality land surveying services that support the City's continued growth, facilitate successful capital improvement projects, and provide the accurate geospatial information necessary for sound planning and development for years to come.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

July 10, 2026

City Engineer
City of Edinburg
415 W University Drive
Edinburg TX 78539

RE: RFQ No 2026-6 LAND SURVEYING SERVICES

Dear City Engineer:

Quintanilla, Headley and Associates, Inc. appreciates the opportunity to submit our Statement of Qualifications for the above mentioned project.

Quintanilla, Headley & Associates, Inc. realizes the City requires a strong project team that is ready to meet the demands associated with its' projects. Our firm provides engineering and land surveying services to both public works and private developers and is ready and willing to commence work for the City of Edinburg. We look forward to working with you.

In order to ensure the success of every project, the firm will

- Conduct business with respect and integrity
- Follow the ethics of our profession
- Strive to meet and exceed the expectations of the County

Should you have any questions, please feel free to call me at (956) 381-6480 or email me at alfonsoq@qha-eng.com.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

Firm Information

Quintanilla, Headley & Associates, Inc.
Consulting Engineers and Land Surveyors
124 E. Stubbs St.
Edinburg, Texas 78539
Phone #: (956) 381-6480
Fax #: (956) 381-0527
Website: www.qha-eng.com
Email: alfonsoq@qha-eng.com
Texas Board of Professional Engineers Firm #: F-1513
Texas Board of Professional Land Surveying Firm #: 10041100

Principals

Alfonso Quintanilla, P.E., R.P.L.S.
President

Norma Quintanilla
Vice President

Lilia Quintanilla
Secretary

Eulalio Ramirez, P.E.
Director

Jaime Gomez
Director

Alejandro Rios
Director

Firm Philosophy

Our firm provides cost effective land surveying and engineering services based on our resources, experience and knowledge. We offer the best of technical performance, high standard of professionalism and integrity to the project.

Firm History

Quintanilla, Headley & Associates, Inc.

Founded in 1986, QHA provides a wide range of engineering and land surveying services throughout the Rio Grande Valley. QHA specializes in land surveying projects for right of way mapping, survey parcels, metes, and bounds descriptions, and topographic surveying. QHA uses the latest equipment and software to ensure we provide the most accurate field data.

QHA is managed by professional individuals who are registered with the Texas Board of Professional Engineers and the Texas Board of Professional Land Surveying. QHA is a certified as a Historically Underutilized Business (HUB).

Firm Capabilities

Our project management objectives are to deliver a final plan on schedule, on budget and one that fits the needs of our clients.

Boundary Survey	Survey Plats	Property Legal Descriptions	Right of Way Mapping	Topographic Survey
Utility Location Survey	Construction Survey	Roadway Design	Water Distribution System Design	Wastewater Collection System Design
	Storm Sewer Design	Land Development Design	Utility Coordination	

Staff by Discipline

Project Manager & Designer
Alfonso Quintanilla, P.E., R.P.L.S.
Eulalio Ramirez, P.E.
Marco Gonzalez, P.E.

Drafting Team
Jaime Gomez, Designer/Senior CADD Technician
Guadalupe Garza, Drafting Technician

Field Inspector
Reynaldo Corpus

Surveying Crew
Alejandro Rios Sr., Field Crew Leader
Alejandro Rios, Jr., Field Crew Assistant
Antonio Villalpando, Field Crew Assistant

Administrative
Norma Quintanilla, Administrative Manager
Clarissa Quintanilla, Administrative Support
Lilia Quintanilla, Administrative Secretary
Daniela Quintanilla, Administrative Secretary

References

Hidalgo County Drainage District No 1
Raul Sesin, P.E.
902 N. Doolittle Rd
Edinburg, TX 78539
956-292-7080

Red Rock Real Estate Development
Eduardo (Eddie) Cantu
2912 S. Jackson Rd
McAllen Tx 78503
956-800-1333

Management and Organizational Approach

Our firm is located in the heart of Hidalgo County. We are very familiar with the geographies of this area. We have a long and successful relationship with the Hidalgo County staff as we have provided them with professional engineering services for a large number of developments throughout the city for the past 25 years. We have a great amount of records and data of the County's existing infrastructure.

QHA understands the County's need to constantly improve on the existing infrastructure for the people of Hidalgo County. We will provide the County with alternatives of the most cost effective systems and design. We understand the requirements of the utility companies and drainage and irrigation districts and we will design all projects in compliance.

Our firm provides full professional engineering, surveying, management, and inspection services. We use the latest equipment for field data collection and engineering design. This gives us the ability to expedite the design of the project and provide an efficient design.

Our principal, Mr. Alfonso Quintanilla is a Licensed Professional Engineer and a Registered Professional Land Surveyor. He will be the principal assigned to this project. Should the project require the acquisition of easements, Mr. Quintanilla has prepared hundreds of survey parcels with metes and bounds descriptions. This is a unique qualification that our firm provides.

Our firm ensures a successful partnership that will meet and exceed the County of Hidalgo's expectations. We will specifically become familiarized with a project by conducting field visits and gathering all information needed to properly design and execute all phases. Our project management objectives are to deliver a final plan on schedule, on budget, and personalized to meet the County's needs.

Additional Information

Ability to Commence Services

Quintanilla, Headley and Associates, Inc. is immediately able to commence services after successfully negotiating a contract for services.

Professional Insurance

Liberty Insurance Underwriters Inc.
Medallion Insurance
Phyllis Constantino
(212) 208-2824

Worker's Compensation Insurance

The Hartford Insurance
Medallion Insurance
Phyllis Constantino
(212) 208-2824

Auto Coverage
General Liability

State Farm Insurance
Juan Cazares, Agent
1408 S. Closner Blvd.
Edinburg, Texas 78539
(956) 381-0928

Affirmative Action Statement

Quintanilla, Headley and Associates, Inc. is a minority-owned corporation that does not discriminate on the basis of race, color, gender, religion, age, sexual orientation, national or ethnic origin, disability, marital status, veteran status, or any other occupationally irrelevant criteria.

Alfonso Quintanilla, P.E. R.P.L.S.

President

Summary

Mr. Quintanilla has been a licensed professional land surveyor since 1990. Since then, he has managed and performed numerous surveys in the areas of land title surveying, commercial surveying, subdivision platting, environmental and remediation project, drainage studies, aerial photogrammetry, engineering/architectural design project, GPS and geodetic control surveying.

Mr. Quintanilla has performed the boundary surveying of approximately 20 miles of right of way for drainage and roadway projects, as well as numerous land developments. He has supervised the preparation of survey parcels, right of way maps, signed and sealed final survey parcels and metes and bounds descriptions.

Relevant Experience

Regional Mobility Authority SH 365:

Topographic surveying of void areas, performed boundary survey parcels of right of way Mapping. Size: 50 Parcels, 7.0 miles in length

Hidalgo County Precinct No 2:

Cesar Chavez from Business 83 to E. Nolana
Design survey and right of way Mapping

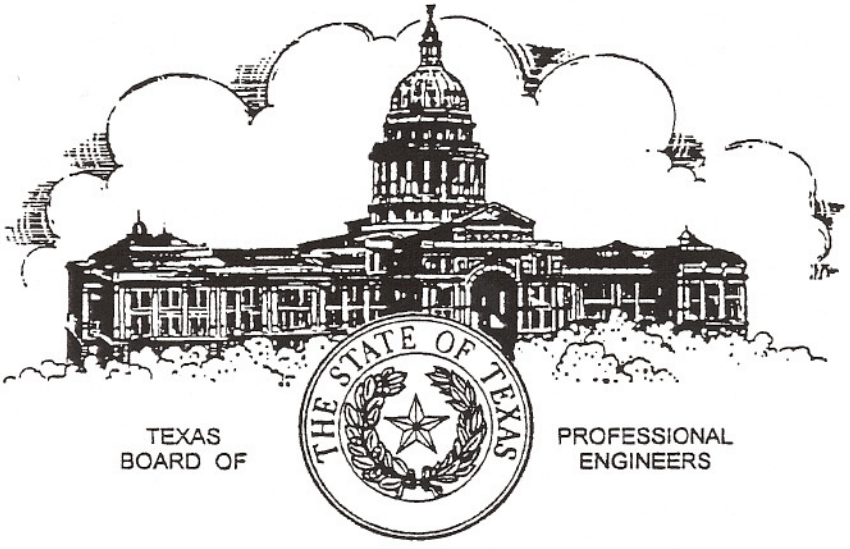
Hidalgo County Precinct No. 1:

Surveying parcel plats, metes and bounds description, right of way Mapping.
Size: 158 Parcels.

Instituto Tecnologico de Estudios Superiores, Monterrey, N.L. Mexico

- Bachelor of Science in Civil Engineering, 1984

Licensed Professional Engineer, Texas - No. 95534
Registered Professional Land Surveyor, Texas - No. 4856



BE IT KNOWN THAT

ALFONSO QUINTANILLA

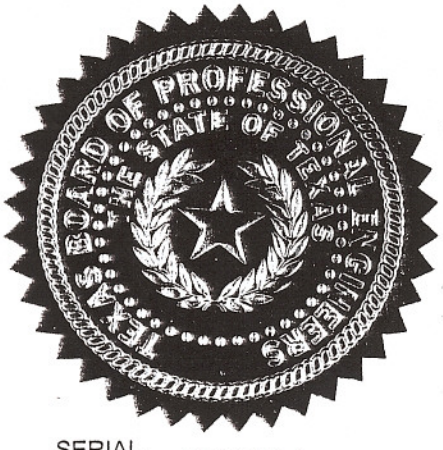
HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS REQUIRED UNDER THE TEXAS ENGINEERING PRACTICE ACT, TEXAS CIVIL STATUTES, ARTICLE 3271a, IS GRANTED THIS

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS

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



SERIAL NUMBER **95534**

TEXAS BOARD OF
PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 20TH DAY OF MAY, 2005

James R. Nichols
BOARD CHAIR

Vicki L. Radeburg
BOARD SECRETARY

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1742648167100**
Approval Date: **June 27, 2024**
Scheduled Expiration Date: **June 27, 2028**

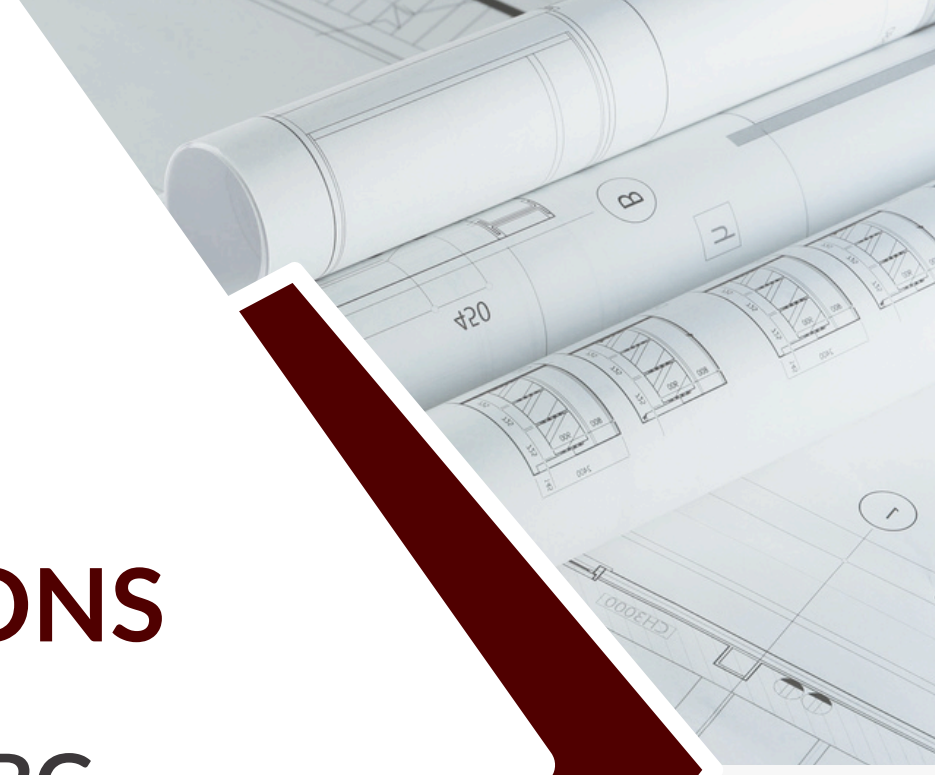
The Texas Comptroller of Public Accounts (CPA), hereby certifies that

QUINTANILLA, HEADLEY AND ASSOCIATES, INC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **June 27, 2024**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.



STATEMENT OF

QUALIFICATIONS

for

CITY OF EDINBURG

REQUEST FOR QUALIFICATIONS FOR

LAND SURVEYING SERVICES

RFQ Number: 2026-6

DEADLINE DATE:
JULY 14, 2026
AT 3:00 PM



Prepared By:

RIO DELTA ENGINEERING

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS ENGINEERING FIRM # F-7628 • TEXAS SURVEYING FIRM #10194027

CIVIL ENGINEERING | LAND SURVEYING | PROJECT MANAGEMENT | LAND DEVELOPMENT

921 S. 10TH AVE.
EDINBURG, TX 78539
PH: (956) 380-5152
FAX: (956) 380-508

117 RIO VISTA BOULEVARD
RIO GRANDE CITY, TX 78582
PH: (956) 263-1041
FAX: (956) 263-1112

www.riodeltaengineering.com

SERVING THE RIO GRANDE VALLEY SINCE 2004

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SECTION I. Firm Response- Understanding the Project

July 14th, 2026

Mardoqueo Hinojosa, P.E.
Engineering Director / City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Re: RFQ 2026-6 – Request for Qualifications – Land Surveying Services

Dear Mr. Hinojosa,

Rio Delta Engineering is pleased to submit our Statement of Qualifications for consideration in response to RFQ 2026-6 – Request for Qualifications – Land Surveying Services. We appreciate the opportunity to be considered for inclusion on the City of Edinburg's rotation list of qualified surveying firms and look forward to continuing to serve the City of Edinburg.

Our main office is located at 921 S. 10th Avenue, Edinburg, Texas 78539. As a locally owned and operated engineering and land surveying firm, we are committed to providing responsive, accurate, and high-quality professional surveying services that support the City's continued growth and infrastructure improvements. Our local presence allows us to respond quickly, maintain close communication, and provide the level of service our clients have come to expect.

Rio Delta Engineering has successfully completed numerous surveying and infrastructure-related projects for the City of Edinburg and throughout Hidalgo and Starr Counties. Our experienced staff, led by an in-house Registered Professional Land Surveyor (RPLS), provides a comprehensive range of surveying services, including boundary surveys, topographic surveys, ALTA/NSPS Land Title Surveys, right-of-way and easement surveys, parcel surveys, legal descriptions, construction staking, control surveys, subdivision plat support, drone aerial mapping, and other surveying services necessary to support public infrastructure and development projects. We possess the personnel, technology, and experience necessary to successfully deliver projects of varying size and complexity while meeting aggressive schedules and project deadlines.

Our philosophy is centered on collaboration, communication, and exceptional client service. We strive to become a trusted extension of our clients' teams by providing accurate surveying solutions, maintaining open communication throughout every phase of a project, and delivering quality work on time and within budget. We remain committed to utilizing the latest surveying technology and industry best practices to achieve successful project outcomes for the City and its residents.

We sincerely appreciate your consideration of our qualifications and welcome the opportunity to continue serving the City of Edinburg. Should you have any questions regarding our Statement of Qualifications or require additional information, please do not hesitate to contact me at (956) 380-5152, by cell at (956) 263-0934, or by email at ivan@riodeltaengineering.com.

Thank you for your time and consideration. We look forward to the opportunity to continue partnering with the City of Edinburg.

Sincerely,

Ivan Garcia, P.E., RPLS, C.F.M.
Principal
Rio Delta Engineering

SECTION II: Firm Information

a. Firm History:

Firm Name:

Gilbert J Guerra Engineering, LLC dba Rio Delta Engineering
Texas Engineering Firm #F-7628 • Texas Surveying Firm #10194027
Legal Business Description: Limited Liability Company

Address:

Main Office
921 S. 10th Ave.
Edinburg, Tx 78539
Ph: (956) 380-5152
Fax: (956) 380-5083

Branch Office #1
117 Rio Vista Boulevard
Rio Grande City, TX 78582
Ph: (956) 263-1041
Fax: (956) 263-1112

Submittal for: Main Office

Rio Delta Engineering is an engineering firm offering general civil engineering and surveying services in the Lower Rio Grande Valley and South Texas. Our staff has a variety of background experiences ranging from structural adhesives sales to general contracting and oilfield fracking. This varied experience, coupled with our education in Agricultural and Civil Engineering, allows us to apply common sense and a practical approach to our civil engineering services. We've all heard a contractor say" Sure, everything fits fine on paper, but…" when they encounter a design issue that just doesn't work as well in the ground as it does on the plan. At Rio Delta Engineering, our objective is to deliver a civil engineering project to our client that is practical, cost effective, and buildable within the allotted budget and time frame. Our experience on both sides of the project "table" allows us to communicate clearly to everyone involved with a project the objectives of our plans and designs, from the contractor to the system operator, to the Board or Council member, and on up to the funding agencies.

Names, Position, Phone and Fax Numbers of Contact Person:

The Edinburg office will lead this assignment under the direction of **Ivan Garcia, P.E., R.P.L.S.,** who will serve as Project Manager and Lead Surveyor. Mr. Garcia will oversee all surveying services, coordinate project activities, conduct on-site inspections as needed, and serve as the primary point of contact with the City.

Office Number: (956) 380-5152
Mobile Number: (956) 263-0934
Fax Number: (956) 380-5083
E-mail: ivan@riodeltaengineering.com

At Rio Delta Engineering, our objective is to provide quality engineering and surveying services to our client in a timely, professional manner. Our experience in working with a variety of clients, including private developers, municipalities, county agencies, and state agencies has shown us that listening to the client and understanding his needs is the most important step in the completion of a successful

project. To this end, we make it a practice to establish clear and open channels of communication with our clients.

Our firm has completed a variety of different types of projects in South Texas since the company's inception in 2005. The projects range from land development and roadway design, to site-civil for educational institutions, commercial development, sanitary sewer treatment and collection systems, and water treatment and distribution systems. Rio Delta Engineering has completed and is currently working on, numerous Federally and State funded projects for Starr County, Rio Grande City, Union Water Supply Corporation, North Alamo Water Supply Corporation, the City of Escobares, and the City of Roma. These projects include projects funded by the Texas Department of Rural Affairs (TDRA), the Texas Department of Agriculture (TDA), the Texas Department of Transportation (TxDOT), the Texas Water Development Board (TWDB), The Border Environment Cooperation Commission (BECC, EPA-NADBANK), the US Economic Development Agency (EDA), and the United States Department of Agriculture (USDA). The projects include roadway paving projects, extension of sanitary sewer, water distribution system improvements, wastewater treatment plant rehabilitation and new construction, and storm drainage improvements.

Rio Delta Engineering offers professional land surveying services using state-of-the-art technology and equipment. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed. Some of our deliverables are ALTA, title and boundary surveys, parcel/right-of-way maps for acquisition, appraisals, and condemnation proceedings, metes and bounds/legal descriptions, construction staking for survey alignments of roadways and/or utilities including the establishments of rights-of-way, easements, baselines and legal descriptions, as-built survey, design and construction survey, topographical survey, drone-surveying for aerial photogrammetry and mapping, horizontal and vertical control points (benchmarks) and maps, construction staking, and virtually any surveying and mapping applications our clients have required for their projects.

We also coordinate and perform all surveying activities related to utility conflicts, easement/right-of-way issues, permits, and have experience working with the Hidalgo County Drainage District No. 1, TxDOT, Texas Gas Service, AEP, Spectrum, AT&T, Irrigation Districts, and Magic Valley Electric Coop.

In addition, we have an in-house GIS specialist who plans, develops, and implements systems and databases for storing and accessing geospatial data. We have the capability to create maps and graphs using GIS software and related equipment.

During our 20-year existence, Rio Delta Engineering has dealt with City, County, and State agencies to complete our projects. We can work with any person or entity necessary to move projects forward to successful completion in a timely manner.

Capacity to Perform

We are very familiar with the Hidalgo County design standards and guidelines, as well as County, State, and Federal regulations, policies and procedures to bring projects to completion while complying with any applicable regulations.

We are a local firm with offices in Edinburg and Rio Grande City. We offer our clients the whole range of surveying services while maintaining the local everyday type of availability and service required by our clients. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed.

We are confident that, if given the opportunity, we can provide a broad scope of expert surveying services, and with the help of our qualified staff we are sure we can become a valuable resource to the City of Edinburg.

Familiarity with the Geographical Area

In this instance, the Edinburg's local office has taken the lead on the project. We are very familiar with the issues at hand and have worked on similar projects within Hidalgo and Starr Counties.

Current Workload

Rio Delta Engineering has the capacity to take on any project, large or small. Our current workload is such that we can begin work on any project immediately. We have the equipment and office space available with which to expand our personnel and operations as may be required.

Affirmative Action Program/Equal Employment Opportunity Affirmative Action/Program Statement of Policy:

It is the policy of Rio Delta Engineering to provide equal employment opportunity in full compliance with the Civil Rights Act of 1964, as amended, the Age Discrimination in Employment Act of 1973, the Veterans Readjustment Act of 1974, and the Presidential Executive Orders of Federal Contract Compliance Programs. This provides for equal employment without regard to race, color, religion, sex, national origin, marital status, age, disability, or veterans status.

b. Personnel and Staffing

Names of Principals in The Firm:

Rio Delta Engineering Principals	Titles
Jose Ivan Garcia, P.E., R.P.L.S., CFM	Principal
Julio A. González, Graduate Engineer, CFM	Principal

Key Personnel's Professional Background, Caliber and Availability

One of our key personnel is **Ivan Garcia, P.E., R.P.L.S., C.F.M.**, who has more than 15 years of experience in civil engineering and land surveying. His experience includes the planning, design, surveying, construction oversight, and project management of municipal utilities, drainage, roadway, and land development projects for the City of Edinburg, the City of Rio Grande City, Hidalgo County, Starr County, Edinburg CISD, Rio Grande CISD, Union Water Supply Corporation, North Alamo Water Supply Corporation, and numerous private clients.

As Project Manager and Lead Surveyor, Mr. Garcia will oversee all surveying services, coordinate field and office operations, provide quality control, and serve as Rio Delta Engineering's primary point of contact with the City throughout the duration of each assignment.

Rio Delta Engineering maintains relationships with qualified local surveying professionals to ensure uninterrupted service in the unlikely event that additional personnel or specialized resources are required. This approach provides the flexibility and capacity necessary to meet project schedules and maintain our commitment to timely, high-quality service.

Organizational Chart and Summary of Work to be Performed by each Staff Member

- Ivan Garcia, P.E., RPLS, CFM – Principal
  As the lead surveyor, Ivan would provide primary project management and surveying services coordination and supervision. He would also be primarily responsible for on-site inspections and would be the direct contact with the Owner.

- Julio Gonzalez, Graduate Engineer, CFM – Principal
  Julio would provide survey supervision and inspection and construction management support from the Rio Grande City office and Edinburg office. He would also coordinate survey support for the project

- Gilbert J. Guerra, P.E. -Senior Project Manager
  Gilbert would provide surveying, construction supervision and management support. He would be the secondary contact with the Owner.

- Edwin Pena, Graduate Engineer
  Edwin would provide surveying supervision and inspection support from the Edinburg office.

- Norberto Lopez III, Graduate Engineer
  Norberto would provide inspection support.

- Rusbel Peña, E.I.T.
  Rusbel would also provide design, surveying and construction supervision and inspection support from the Edinburg office.

- Roberto Salinas and David Rodriguez, Survey Crew
  As field data collection specialists, Roberto and David would provide field data collection services and construction staking services, for design and construction phases, respectively.

Staff:

Civil Engineer (P.E.)	1
Civil Engineer/Surveyor (P.E./R.P.L.S.)	1
Surveyor-In-Training (S.I.T.)	1
Graduate Engineer	6
ACAD Technician/Designer/GIS	6
Field Data Collection	6
Administrative Staff	3
Total Personnel	**23**

Team Member Qualifications and Experience (Resumes)

Jose Ivan Garcia, P.E., R.P.L.S.
Principal, Rio Delta Engineering

Education:

Texas A&M University Kingsville, TX, BS Civil Engineering, December 2008

Licensure & Certifications:

Licensed Texas Board of Professional Engineers, December 2013, P.E.#115662

Texas Board of Professional Land Surveying, May 2014, R.P.L.S. #6496

American Institute of Constructors, March 2012, Associate Contractor (AC)

Work Experience:

May 2009 – Present — **Rio Delta Engineering**
Duties: Partner, Civil Engineer, RPLS, Project Manager

- Manages the day-to-day operations of the Edinburg office and oversees engineering and land surveying services.
- Directs engineering and surveying staff while ensuring quality control and timely project delivery.
- Plans, manages, and oversees the design and execution of municipal, infrastructure, and land development projects.
- Provides project management, client coordination, and technical oversight throughout all phases of a project.
- Represents clients at public meetings and presentations, providing project updates and supporting the approval process.
- Coordinates with municipal, county, state, and regulatory agencies to facilitate project permitting, approvals, and successful project completion.

Summer 2008 — **Texas Department of Transportation, Pharr, TX 78577**
Duties: Engineering Technician Internship

- Assisted Civil Engineer in application of principles, methods, and techniques of civil engineering technology on the planning and construction of US 83 “Arroyo Roma” bridge, FM 650 “Los Negros Creek” bridge and Garcia St. relocation of utilities in the city of Roma, Texas.

Feb 2006 – Dec 2006 — **CRC Engineering, Inc., McAllen, TX 78504**

Duties: CADD Technician

- Designed and prepared detailed electronic (CAD) working plans for complex projects from observation, measurements, sketches, specifications, and standard layouts provided by customers, consultants, and/or departmental contacts.
- Revised computer-aided designs and plans to comply with modified specifications made during actual construction.

Gilbert J. Guerra, P.E.
Senior Project Manager, Rio Delta Engineering

Education:
Texas A&M University, College Station, TX, BS Agricultural Engineering, May 1985

Licensure & Certifications:
Licensed by the Texas Board of Professional Engineers, July 2002, P.E. #90156
Licensed by the Alabama Board of Professional Engineers, February 2008, P.E. #29229

Military Service:
United States Marine Corps, 1976-1982, Honorable Discharge, E-5

Work Experience:

Jul 2005 – Present — **Gilbert J. Guerra Engineering, LLC dba Rio Delta Engineering**
Duties: Owner, President, Civil Engineer, Project Manager

- Supervises the engineering and drafting staff and all engineering design.
- Coordinates with City, County, and State agencies on behalf of the client throughout the course of completing a project.
- Consultant for Rio Grande City (8yrs)
- Consultant for Union Water Supply Corporation (7yrs)

Feb 2004 – Jun 2005 — **Rio Delta Engineering & Surveying**
Duties: Vice President, Resident Engineer

- Supervised the engineering and drafting staff and all engineering design.
- Coordinated with City, County, and State agencies on behalf of the client throughout the course of completing a project.

Aug 1996 – Feb 2004: — **J.E. Saenz & Associates, Inc., Edinburg, TX**
Duties: Director of Engineering

- Supervised the engineering and drafting staff and all engineering design.
- Coordinated with City, County, and State agencies on behalf of the client throughout the course of completing a project.
- Provided construction management and supervision on City construction projects.
- Provided field engineering services for the City on projects undertaken by City utility and street paving crews.
- Conducted weekly construction progress meetings for City construction projects on behalf of the City.
- Provided engineering reports, certifications, design and permitting services to the City for City construction projects.
- Provided engineering liaison services for TxDOT paving projects, School District projects, and UTPA projects on behalf of the

Julio A. Gonzalez, Graduate Engineer,CFM
Principal, Rio Delta Engineering

Education:

Texas A & M University Kingsville, BS Civil Engineering, December 2010

South Texas College, Associate of Mathematics and Science, May 2008

Work Experience:

July 2011 – Present
Duties:

Rio Delta Engineering
Graduate Engineer, Partner, Project Manager

- Manages day-to-day operations of the Rio Grande City office.
- Supervises the engineering and surveying staff and all engineering
  design and survey services in the Rio Grande City office.
- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management for clients, as may be required.
- Attend public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Coordinates with City, County, and State agencies on behalf of client throughout the course of completing a project.

Jan 2005 – Dec 2008
Duties:

Construcciones en General, Camargo, Tamaulipas
Project Manager

- Supervised site work for paving as well as sewer build outs.
- Prepared bid proposal for project bidding.
- Managed budget and expenses.

Jun 2004 – Dec 2004
Duties:

COMAPA, Camargo, Tamaulipas
Technician

- Performed analysis of potable system and wrote reports on improvements.
- Developed a computerized tracking system to keep records of gage pressures and water pH.

Norberto Lopez, Graduate Engineer, Surveyor -In-Training

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2017

Work Experience:

March 2018 – Present — Rio Delta Engineering

Duties: **Graduate Engineer**

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management and inspection for clients, as may be required.
- Attend public meetings in order to present projects for consideration and approval when required and to provide project updates when necessary.

Edwin Pena, Graduate Engineer

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2020

Work Experience:

January 2017 – Present — Rio Delta Engineering

Duties: **Graduate Engineer**

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project inspection for clients, as may be required.
- Attend public meetings in order to present projects for consideration and approval when required and to provide project updates when necessary.

Rusbel Peña, E.I.T.

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2017

Work Experience:

April 2026 – Present
Duties:

Rio Delta Engineering
E.I.T.

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management and inspection for clients, as may be required.
- Attends public meetings to present projects for consideration and approval when required and to provide project updates when necessary.

November 2020 – March 2026
Duties:

SAMES, INC
Assistant Project Manager

- Provides project management and inspection for clients, as may be required.
- Attends public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Meets with clients to plan, manage, design, and supervise the construction of projects.

c.Proof of Licenses and Certifications



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Gilbert J. Guerra Engineering, LLC
Rio Delta Engineering

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

Registration Number
F-7628

Expiration Date
1/31/2027



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Gilbert J. Guerra Engineering, LLC

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

Registration Number
10194027

Expiration Date
12/31/2026

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **115662**
Status: **ACTIVE**
Expires: **9/30/2026**

JOSE IVAN GARCIA

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

Texas Historically Underutilized Business (HUB) Certificate

HUB
Statewide Historically Underutilized Business Program

Certificate/VID Number: **1830430819200**
Approval Date: **September 27, 2021**
Scheduled Expiration Date: **September 27, 2025**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

GILBERT J. GUERRA ENGINEERING, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 27, 2021**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

SECTION III: Firms Experience and Qualifications

a.Competency

Rio Delta Engineering offers professional land surveying services using state of the art technology and equipment. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed. Some of our deliverables are ALTA, title and boundary surveys, parcel/right-of-way maps for acquisition, appraisals, and condemnation proceedings, metes and bounds/legal descriptions, construction staking for survey alignments of roadways and/or utilities including the establishments of right-of-ways, easements, baselines and legal descriptions, as-built survey, design and construction survey, topographical survey, drone-surveying for aerial photogrammetry and mapping, horizontal and vertical control points (benchmarks) and maps, construction staking, and virtually any surveying and mapping applications our clients have required for their projects.

In addition, we have an in-house GIS specialist who plans, develops, and implements systems and databases for storing and accessing geospatial data. We have the capability to create maps and graphs using GIS software and related equipment.

Capacity to Perform

We are very familiar with the Hidalgo County design standards and guidelines, as well as County, State, and Federal regulations, policies and procedures to bring projects to completion while complying with any applicable regulations.

We are a local firm with offices in Edinburg and Rio Grande City. We offer our clients the whole range of surveying services while maintaining the local everyday type of availability and service required by our clients. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed.

We are confident that, if given the opportunity, we can provide a broad scope of expert surveying services, and with the help of our qualified staff we are sure we can become a valuable resource to the City of Edinburg.

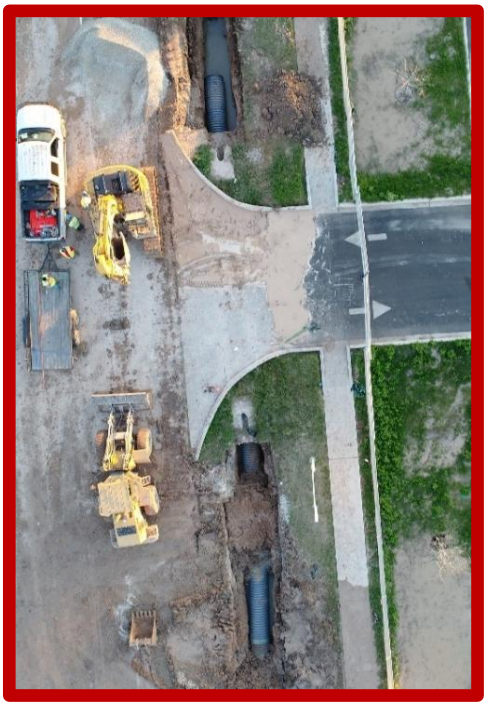
Familiarity with the Geographical Area

Rio Delta Engineering's Edinburg office will lead this assignment, providing the City with experienced local professionals who understand the region's unique needs. As a locally owned and operated firm, we have successfully completed numerous surveying and infrastructure projects throughout Hidalgo and Starr Counties and are familiar with local regulations, permitting requirements, utility coordination, and municipal standards.

We are committed to providing accurate, responsive, and professional surveying services while maintaining open communication and strong collaboration throughout every phase of the project.

b. Experience and Recent Projects

1. City of Edinburg – Northeast Doolittle Road Area Drainage - 2019



This project consisted of the construction of various drainage improvements, including, but not limited to, approximately 2,200 L.F. of 36" and 24" storm drain gravity lines, 2,800 L.F. of excavation/fill and re-grading of roadside ditch, and related improvements to alleviate flooding along Doolittle Road between Rogers Road and Russell Road. The improvements were completed at a cost of approximately $387,000 and have been fully operational since March 2019. Rio Delta Engineering was responsible for all design and construction surveying services required for this project.

Contact: **Mardoqueo Hinojosa, P.E., CFM, CPM**
City of Edinburg
(956) 388-8211
415 W. University Dr.
Edinburg, Texas 78541

2. City of Roma, Efren Ramirez Paving and Drainage Paving Improvements – 2018

This project consists of widening and paving approximately 2,315 lf of Efren Ramirez Street in Roma, Texas. The work involved includes installing approximately 5,630 lf of drainage improvements and constructing a new 37' B-B street section with curb and gutter. The total cost of this project is estimated to be approximately $1,921,769.00 including environmental assessment, R.O.W. acquisition, engineering, testing, inspection, and construction management. The funding for this project will be
provided by the United States Department of Agriculture. All funding applications, environmental investigations, and engineering design have been completed. The R.O.W. acquisition is also in the final phases of completion. The project is scheduled to be put out for bid within the next few months. Rio Delta Engineering was responsible for preliminary engineering reports, environmental investigation, engineering design, and surveying services for design and R.O.W. acquisition. We will also be responsible for bidding, construction inspection, testing, and project management.

City Manager, City of Roma
(956) 849-1411
P.O. Box 947
Roma, Texas 78584-0947

3. North Alamo Regional Wastewater Treatment Plant and Collection System -2018



This project consisted of constructing a new 0.5 mgd activated sludge wastewater treatment plant for North Alamo WSC. The plant is the first phase of what will ultimately be a 20-mgd plant located at the intersection of Minnesota and Goolie roads in Hidalgo County. This initial phase cost $13 million, including planning, acquisition, design, testing, permitting, and construction management. This project was funded jointly by the Texas Water Development Board (TWDB), the Border Environmental Cooperation Commission (BECC/NADBANK), and the Texas Department of Agriculture (TDA). The collection system consisted of approximately 32,000 linear feet of gravity sanitary sewer lines, approximately 15,000 linear feet of force main lines, and four sanitary sewer lift stations. This project provides sanitary sewer service to 471 families in six Colonias and will establish the backbone for future expansion and connections within the projected 50 square-mile service area. On this project we coordinated and performed all surveying activities related to utility design, construction staking, as-builts, horizontal and vertical control establishment and verification, conflicts, easement/right-of-way issues, permits, with TxDOT, Hidalgo County Irrigation District #2, Donna Irrigation District, Hidalgo County Drainage District No. 1, Texas Gas Service, AEP, Spectrum, and AT&T.

Steven Sanchez
General Manager, North Alamo WSC
(956) 383-1618
420 S. Doolittle Road
Edinburg, Texas 78542

4. Starr County, Disaster Recovery 2.2, General Land Office (GLO) Paving and Drainage Improvements - 2018

This project consisted of providing paving and drainage improvements at various locations in Starr County. The work included constructing paving and drainage improvements for one street in Pct #4, constructing paving and drainage improvements including a 1.5-acre detention pond in Pct #3, and constructing a pilot channel for approximately 1.5 miles of Los Morenos Creek in Pcts #1 and 2. The total cost of this project was approximately $1,100,000.00, including R.O.W. acquisition, engineering, testing, inspection, and construction management. The funding for this project was provided by the Disaster Recovery Fund 2.2 administered by the Texas General Land Office. All work has been completed except for the pilot channel for Los Morenos Creek. Negotiations for the acquisition of R.O.W. for these proposed improvements have been onerous due to the lack of clear title for most of the properties in this area. This area is in “undivided” Porciones. The project will have to be closed out by the end of the year with whatever progress has been accomplished at that time. Rio Delta Engineering was responsible for all design, bidding, testing, surveying services for appraisal and acquisition activities, and construction management.

Contact: **Eloy Vera**
County Judge, Starr County
(956) 716-4880
100 N. FM 3167
Rio Grande City, Texas 78582



5. Union Water Supply Corporation (UWSC) Water System Improvements - 2017



This project was split up into two contracts. The first consisted of the installation of approximately 27,000 linear feet of new water distribution lines ranging in size from eight inches to sixteen inches, the installation of two altitude valves for two existing elevated water storage tanks, and approximately 240 service reconnections. This project provided an upgrade to a distribution system that consisted mainly of six-inch lines. The water line improvements have been completed at a cost of approximately $1,527,000.00 and is fully operational. The second contract consisted of replacing approximately 1,900 old meters with new electronic meters and a remote read system at a cost of approximately $937,889.00. The total cost of this project is approximately $2,950,000.00, including engineering, testing, inspection, and construction management. This system is in place and working and has enabled UWSC to read all the meters from the office. Meter reading used to take two people two weeks to complete because of interruptions to the process during service calls. Water loss has been greatly reduced, and labor costs associated with the meter reading have decreased markedly since the new system has been in place. Both projects were funded by TWDB. Rio Delta Engineering was responsible for all planning, funding applications, design, permitting, land surveying for easement, right-of-way and parcel acquisition, bidding, and construction management.



Contact: **Jorge Bazan**
General Manager, Union WSC
(956) 487- 3744
P.O. Box 31
Garciasville, Texas 78547

c.References

1. Eloy Vera, Jr.
   County Judge
   Starr County
   100 N. FM 3167
   Rio Grande City, TX 78582
   (956) 716-4800

2. Mardoqueo Hinojosa, P.E., CFM, CPM
   City of Edinburg
   415 W. University Dr.
   Edinburg, Texas 78541
   (956) 388-8955

3. Alberto Perez
   City Manager
   City of Mercedes
   400 S. Ohio Ave.
   Mercedes TX 78570
   (956) 565-3114

4. Robert Estrada, AIA
   Former District Architect
   Edinburg Consolidated Independent School District (ECISD)

   Back in 2019 our firm completed surveys, design, plans and specifications for a new band practice field, which included the installation of artificial turf and site drainage improvements within Robert Vela Highschool. This project was bid out but never awarded and canceled due to insufficiency of funds to complete the project and start of the COVID pandemic. Mr. Estrada was the District Architect at the time.

SECTION IV: Scope of Services

Rio Delta Engineering provides comprehensive professional land surveying services utilizing state-of-the-art technology, advanced surveying equipment, and industry-leading software. Our experienced team, led by an in-house Registered Professional Land Surveyor (RPLS), is committed to delivering accurate, timely, and cost-effective surveying solutions for public agencies, municipalities, developers, utility providers, and private clients.

Our surveying capabilities include, but are not limited to:

- ALTA/NSPS Land Title Surveys
- Boundary and Title Surveys
- Topographic Surveys
- Parcel and Right-of-Way Surveys
- Easement and Right-of-Way Mapping
- Metes and Bounds Descriptions
- Legal Descriptions
- Construction Layout and Staking
- Horizontal and Vertical Control Surveys (Benchmarks)
- As-Built Surveys
- Design and Construction Surveys
- Subdivision and Platting Support
- Drone Surveying and Aerial Photogrammetry
- GIS Mapping and Spatial Data Collection
- Surveying Services for Utility Coordination, Acquisition, Appraisal, and Condemnation Proceedings
- Other specialized surveying and mapping services as required to support public infrastructure and land development projects.

In addition to our surveying capabilities, Rio Delta Engineering maintains an in-house Geographic Information Systems (GIS) specialist who develops, manages, and maintains geospatial databases and mapping systems. Our team utilizes GIS technology to analyze, manage, and present spatial data through high-quality maps, exhibits, and digital datasets, providing clients with valuable information to support planning, design, asset management, and decision-making.

By combining experienced personnel, advanced technology, and a commitment to responsive client service, Rio Delta Engineering provides dependable surveying solutions that support projects from initial planning and design through construction and final project completion.

a.Narrative

For more than 20 years, Rio Delta Engineering has partnered with municipalities, counties, state agencies, utility providers, and private clients to successfully complete projects throughout South Texas. Our experience and collaborative approach enable us to efficiently coordinate with all stakeholders and deliver projects on time and within scope.

Project Approach

Rio Delta Engineering approaches every assignment with a commitment to accuracy, responsiveness, and open communication. Our team works closely with the City throughout each phase of a project to ensure surveying services are completed efficiently, meet project objectives, and comply with all applicable local, state, and federal requirements. Depending on the scope of each task order, our services may include the following:

Planning and Preliminary Surveying

- Attend coordination meetings with the City of Edinburg, utility providers, irrigation districts, TxDOT, Hidalgo County, and other agencies as required.
- Establish horizontal and vertical control points (benchmarks).
- Perform topographic, boundary, and existing conditions surveys.
- Prepare right-of-way, easement, and parcel surveys for acquisition and project development.
- Prepare metes and bounds descriptions, exhibits, and survey maps.
- Coordinate with utility providers and other stakeholders to identify existing facilities and potential conflicts.

Design and Construction Support

- Provide construction layout and staking for public infrastructure improvements.
- Perform as-built surveys to document completed improvements.
- Provide additional surveying services and field support throughout construction as requested by the City.
- Deliver survey data, mapping, and exhibits in formats compatible with the City's project requirements.

Rio Delta Engineering utilizes **AutoCAD Civil 3D** as its primary surveying and drafting platform and can provide deliverables in a variety of electronic formats to meet client requirements. Drafting and quality control are supported collaboratively by our Edinburg and Rio Grande City offices, ensuring timely project delivery and efficient allocation of resources. Our goal is to provide the City of Edinburg with responsive, accurate, and dependable surveying services while delivering practical, cost-effective solutions that support successful project planning, design, and construction.

Ability to Commence Services

Rio Delta Engineering has the capacity and resources to undertake projects of any size or complexity. Our current workload allows us to respond promptly to task orders and begin work immediately upon successful contract negotiations. With experienced personnel, in-house surveying capabilities, advanced technology, and dedicated field crews, we are prepared to provide timely, high-quality surveying services while meeting project schedules and exceeding client expectations.

Familiarity with the Geographical Area

Rio Delta Engineering's Edinburg office will lead this assignment, providing the City with immediate access to experienced local professionals. Our team has extensive knowledge of the City of Edinburg and the surrounding Rio Grande Valley, having successfully completed numerous surveying and infrastructure projects throughout Hidalgo and Starr Counties. This local experience provides us with a thorough understanding of regional conditions, municipal standards, regulatory requirements, utility coordination, and permitting processes, allowing us to efficiently deliver projects while minimizing delays.

Legal Documents

Insurance: General Liability ($2,000,000.00)
Professional Liability ($2,000,000.00)
Umbrella/Excess Liability ($1,000,000.00)
Commercial Auto ($1,000,000.00)
Workers Compensation ($500,000.00)

Pending Litigation:
Rio Delta Engineering is not currently under any type of legal litigation related to any professional services rendered by the firm.

Professional Services Agreement:
The Professional Services agreement has been read, and we will meet the pre-requisite insurance requirements. If selected, we agree to enter into such agreement.

Statement of Conflicts:
No potential conflicts of interest are identified.

Contact Information Regarding this SOQ:

Ivan Garcia, P.E., R.P.L.S., C.F.M, Vice-President
Rio Delta Engineering

SECTION V: Miscellaneous

Statement of Qualifications for RFQ No. 2026-6 Land Surveying Services



Prepared for:

City of Edinburg

415 W. University Drive, Edinburg, Texas 78539

Prepared by:

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 424-3132
TBPLS REG. FIRM# 10193886

Submittal Date: July 14, 2026

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July 8, 2026

City of Edinburg
Attn: Mr. Mardoqueo Hinojosa,
City Engineer
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ No. 2026-6 Land Surveying Services

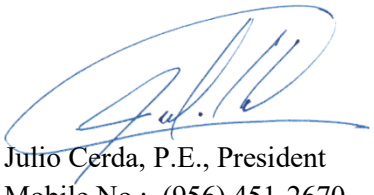
Dear Mr. Hinojosa:

R.O.W. Surveying Services, L.L.C. is pleased to present our qualifications and offer our Professional Land Surveying services in response to the City of Edinburg's Request for Statement of Qualifications for Land Surveying Services, RFQ No. 2026-6. **R.O.W. Surveying Services, L.L.C.** is a Rio Grande Valley Surveying firm, who has the experience, knowledge, and resources to provide a professional solution for the City of Edinburg's request for professional surveying services. As president of **R.O.W. Surveying Services, L.L.C.,** I have 27 plus years of experience in the public sector, where I have the awareness to work with yearly budgeted funding accountability. I have a Registered Professional Land Surveyor, Victor Trevino, on staff who has over 11 years in land surveying service experience. Our commitment to client service and excellent communication has allowed our company to maintain a constant client base throughout the Rio Grande Valley.

Our goal is to provide the City of Edinburg with surveying services in a timely manner within the appropriated project budget and resources provided. We can satisfy project requirements with our comprehensive team experience and our innovative approach to project design and delivery. The **R.O.W. Surveying Services, L.L.C.** program is structured to match the staffing needs to the project size. We are readily available to augment any surveying services. It is our mission to offer a strong pro-active Surveying firm that will successfully complete the upcoming surveying project. We appreciate the opportunity to submit this Statement of Qualifications.

We are eager and committed to provide professional services to the City of Edinburg with any Land Surveying Services needed for two (2) years. We thank you for the opportunity to provide you with our professional services. We did not receive any addendums or viewed any posted on the City of Edinburg's procurement portal. We acknowledge that this Statement of Qualifications has been prepared as per the requirements of the posted Request for Statement of Qualifications for Land Surveying Services, RFQ No. 2026-6.

Sincerely,



Julio Cerda, P.E., President
Mobile No.: (956) 451-2670
Email: julio@southtexasig.com

FIRM QUALIFICATIONS AND EXPERIENCE:

R.O.W. Surveying Services, L.L.C. (ROWSS) was incorporated on March 11, 2013. ROWSS has only one location at 900 S. Stewart Road, Suite #13, Hidalgo County, Mission, Texas 78572 where all services are provided to our clients. ROWSS offers a full range of custom surveying and mapping products to meet your project specifications. ROWSS combines its experience, qualifications, and resources to solve the most challenging problems to deliver the best value to our clients. ROWSS is dedicated to providing professional land surveying services to a diverse clientele, including government agencies, private land owners, real estate attorneys and agents, contractors and other design professionals throughout the Rio Grande Valley. Our primary goal is to provide surveying services in a timely manner within the appropriated project budget and resources provided. ROWSS has extensive experience in but not limited to:

- control surveys
- property acquisition plats
- preparing right-of-way maps
- design cross sections
- topographic surveys
- producing digital terrain models for engineering design
- horizontal and vertical control for aerial mapping
- construction and right-of-way staking
- miscellaneous surveys

Our staff includes professional land surveyors, survey technicians, CAD operators and administrative personnel. Each staff member brings a strong sense of teamwork along with excellent communication skills and proven expertise in the multifaceted field of land surveying. The ROWSS team has experience working on numerous projects throughout the Rio Grande Valley for the past 27 years. Our team members are also natives of Hidalgo County, making them very knowledgeable of the geographical area. We have worked in all terrain within Hidalgo, Cameron and Starr County. We have the resources and expertise to adapt to any environment. Hidalgo, Cameron, and Starr County are unique to the rest of Texas when it comes to the original establishment of Lot and Boundary lines. We have faced challenges in boundary reconstruction such as the 10th St. Road expansion project that cut through Las Alamedas Subdivision, performed control and design survey for the Mission Inlet Pilot channel from Conway to the Main Flood Way East of Jackson Road, and retraced Irrigation District Canal Right of Way in the City of Peñitas, Texas.



The ROWSS team currently has 90% availability to begin working on projects for the City of Edinburg immediately. ROWSS's Registered Professional Land Surveyor is always available for consultation or surveying services. Our Team has access to four (4) survey field crews that can easily be engaged to begin any given assignment and can commence work on simultaneous projects as required. We currently have four (4) computer Workstations with Bentley Powercivil Select Series 2 software to accommodate DGN or DWG format deliverables. ROWSS is structured to match the staffing needs to the project size. We are readily available to augment any surveying services. It is our mission to offer a strong pro-active Surveying firm that will successfully complete the upcoming surveying project.

Understanding of the Project:

R.O.W. Surveying Services, L.L.C. (ROWSS) understands that City of Edinburg is seeking to contract with a Licensed Professional Land Surveying Firm on an "as needed" basis with experience in, but not limited to, the following areas: topographic, boundary, platting preliminary, and all other necessary land surveying tasks, as specified by the City. The services may be requested by City on a project-to-project basis, which may require from one (1) day to several months to complete. As Surveyors, will be expected to perform the services in accordance with the Scope of Services and in accordance with the requirements of this solicitation and perform at a minimum the following tasks:

1. Boundary lines, giving length and bearing on each straight line; interior angles; radius, point of tangency, and length of curved lines. Set iron pin (monument at property corners where none exists); drive pin 18" into ground, mark with wood stake; state on drawing whether corners were found or set and describe each.
2. Legal description, including measurements in recorded deeds for comparison with observed.
3. Area in square feet if less than one acre, in acres (to 0.001 acre) if over one acre.
4. Identify, jurisdiction and width of adjoining street and highways, width and how paved. Identity of landmarks.
5. Plotted location of structures on the property and on adjacent property within 30 feet. Dimension perimeters in feet and inches to nearest ½. State character and number of stories. Dimension to property lines and other buildings. Vacant parcels shall be noted "Vacant".
6. Encroachments, including cornices, belt courses, etc., either way across property lines.
7. Fences and walls; describe. Identify party walls and locate with respect to property lines.
8. Recorded or otherwise known easements and right-of-way; state owner of right.
9. Possibilities of prescriptive right-of-way and nature of each.
10. Anticipated street widening.
11. Individual lot lines and lot and block numbers. Street numbers of buildings.
12. Sidewalks, curbs, gutters & drives on the block and extend to include the same across boundary streets.
13. Building line and setback requirements, if any.
14. Names of owners of adjacent property.
15. Reconciliation or explanation of any discrepancies between survey and recorded legal description.
16. Title searches and title reports.
17. Right-of-way acquisitions.

Topographical Survey Requirements:

1. All lines of levels shall be checked by separate check level lines or on previous turning points or benchmarks.
2. Traffic devices, signs, in connection with boundary streets.
3. Future plans of City, Utility Districts, and Municipal Utilities when such information is discovered in routine information gatherings.
4. Minimum of one permanent benchmark on site for each ten or less acres; description and elevation to nearest 0.01'.
5. Contours at 1 foot intervals; error shall not exceed one-half contour interval.
6. Spot elevations at each intersection of a 20 foot square grid covering the property and if possible 5 foot grid interval(s) beyond.
7. Spot elevations at street intersections and at 5 feet on center on curb, sidewalk, and edge of paving including far side of paving. If elevations vary from established grades, state established grades, state established grades also.
8. Plotted location of structures, man-made and natural features; floor elevations at each entrance of building on property.
9. Location, size, depth and pressure of water and gas mains, and other utilities serving or on the property, valves, meters.
10. Location of fire hydrants available to property and size of main serving each.
11. Location of electric and telephone services and characteristics of service available.
12. Location, size, depth and direction of flow of sanitary sewers, storm drains and culverts serving or on property; location of catch basins and manholes and inverts of pipe at each; same at or in boundary streets.
13. Name of operating authority of each utility.
14. Mean elevation of eater in any excavation, well or nearby body; flood level of streams.
15. Extent of watershed onto property. Probability of freshets overrunning the site.
16. Locations of test borings if ascertainable and elevation of top of holes.
17. Trees of 3" and over (Caliper 3' above ground) locate within 1' tolerance and give species.
18. Perimeter outline only of thickly wooded areas unless otherwise directed.
19. Location, size, elevation of elevated: piping insulated piping, conduit, pipe racks and supports; except that above building roofs.
20. Show dimensions and bearings of property boundaries, and plot all locatable title exceptions and easements on the survey map.
21. Show existence or non-existence of any encroachments and right-of-way.
22. The written legal description of the property and exhibit(s) for recording purpose.

23. Provide an area measurement within boundary lines.
24. Easements – all utility, city and private easements shall be shown and labeled.
25. Legal description and exhibit(s) for any easements where required.
26. Setbacks – building and parking setbacks shall be shown and noted for each property or zoning areas.
27. All above grade utilities, including but not limited to overhead electrical, telephone, cable, street lighting, and other electrical and communications equipment; location and rim elevations of sanitary and storm sewer structures, water main valves, and hydrants; gas valves and all other above grade utility equipment.
28. All underground utilities, including but not limited to storm, sanitary, water, gas, telephone, electrical, and cable. Rim elevation, bottom of manhole, and all in and out inverts of utilities shall be noted. Note: If any of these utilities do not exist within or directly adjacent to the survey area, Surveyor shall locate the nearest available service connection which can be used for future service to site.
29. Provide on the survey a list of names, addresses, and phone numbers of all applicable utility companies.
30. Trees, shrubs, and planting areas: all trees 2" caliper and larger shall be labeled with caliper and species. All tree canopies shall be accurately shown.
31. All trees 6" caliper and larger shall be labeled with caliper and species. All tree canopies shall be accurately shown and areas of woods or shrubs accurately delineated.
32. Zoning of the property and all adjacent properties within 100' of the surveyed area.
33. Provide planning and zoning overlays.
34. Currently flood plain information including FEMA Regulatory 100-year and 500-year floodplain boundaries, notation of record flood event elevation (2008 flood), 100-year flood elevation and other DNR protested area boundaries.
35. All measurement tolerances provided on such surveys must be within readings for urban survey as specified on accuracy standards for alta/acsm land title surveys.
36. When a significant discrepancy with the record maps and documents are found, or if monuments are set or if otherwise required by law, surveyor shall provide a "record of survey map" compliant with City and State standards.
37. Elevation certificate for flood insurance purpose (FEMA) coordination & documentation associated with phase I and phase II real estate.
38. All firms may not be capable of providing the above noted services. If your firm is capable and willing to provide any of the above services, a complete description of the nature of the service the firm is qualified to provide must be provided in your qualifications.
39. All other topographic surveying as assigned.

Recent Experience:

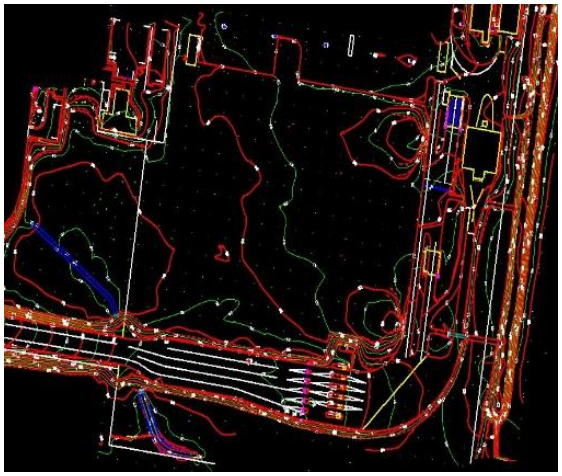


Procedures and formats indicated in the RFQ will be respected and followed. It is with understanding that we are to provide services, but not limited to the items outlined in the "Scope of Work" identified in RFQ. Standards and procedures outlined will be followed with respect to local, state, federal, and professional board rules and guidelines. ROWSS has the management experience and technical expertise to follow through with all minimum requirements of services stated. A brief Boundary/Topographic survey project outline is provided in the following paragraphs.

Coordination with the City of Edinburg and its representatives will be the first step to identify and review the project scope of services. A thorough understanding is important before onsite surveying can begin. ROWSS will ask for any resources the City of Edinburg may have that will be beneficial to the Surveyor. Coordination with onsite utility companies and municipalities will be made to mark and identify underground drainage, sewer, water, gas, telephone, and any other utility servicing project site. Project examples are as follows:

La Joya Outfall South Basin (US 83 to Military Road)

Contact Person: Reza Badiozzamani, P.E., L & G Engineering, 900 S. Stewart Road, Suite #6, Mission, Texas 78572, Telephone No.: (956) 585-1909, Survey Contract Amount: $58,851.00. The following are steps ROWSS has taken in a design survey for the La Joya Outfall South Basin. Final deliverables included establishing Horizontal and Vertical control from US 83, South to Military Road and topographic engineering design deliverables for new drainage outfall construction. Horizontal and Vertical control tied to the TxDOT La Joya Relief Route Project. Once project scope and limits delineated by Engineering consultants and approved by Hidalgo County, field crews began to establish a control network using the latest Leica Global Positioning Systems and Robotic Instruments. Our field crews and staff are professionally trained in Real Time Kinematic and Static survey procedures utilizing the latest Leica Global Positioning System (GPS) technologies.



GPS data will be processed with Leica Infinity and Geo Office software to adjust and check for any blunders or bad positions in the collected data. A Leica DNA digital level utilized to run a project bench loop establishing vertical values on project control. Once the Horizontal and Vertical Network has been completed boundary monuments recovered and tied to project control.

Field crews then begin the topographic survey identified by scope, measuring all physical improvements, significant trees, utilities, and drainage features. Field work processed daily for quality assurance and quality control.

Once existing boundary lines established and topographic survey completed, office staff begin production of final design deliverables. Digital and hard copy files delivered to the Hidalgo County engineering sub consultant per requested format. Key personnel on project: Julio Cerda (Project Manager/Client Contact), Kurt Schumacher (former R.P.L.S./Manager), Victor Trevino (Survey Technician), Jason Luna (CAD Technician), Daniel Marquez and Arturo Reyna (Survey Crew Chiefs).

Hidalgo County Regional Linear Park Project

Contact Person: David Saenz, P.E., L & G Engineering, 900 S. Stewart Road, Suite #6, Mission, Texas 78572, Telephone No.: (956) 585-7117, Survey Contract Amount: $154,51.00. ROWSS is contracted for Right of Way mapping and parcel acquisition descriptions for the Hidalgo County Regional Linear Park Project. Project limits run from San Antonio Avenue (San Juan) to Moore Road (Pharr). Project scope to produce a Right of Way map and metes and bounds descriptions for approximately 33 parcels along existing Hidalgo County Drainage District Right of Way easement. A brief project approach for this and other right of way surveys with parcel acquisition as follows:

Abstract research is the first step in the mapping process. All recorded information, such as utility maps, subdivision plats, and deed records researched at the Hidalgo County Clerk. A request will be made to Irrigation and Drainage Districts for information within project limits. Appraisal district information utilized to identify current ownership. Survey Technicians, under direction from the RPLS, begin to develop a preliminary project base map identifying all ownership and easements along project route. When base map completed, field crews begin recovering and locating boundary monuments.

Once the field survey has been completed, the RPLS analyzes and prepares a boundary resolution to establish existing and proposed right of way lines. CAD technicians then begin detailing base map for right of way sheets for parcel exhibits needed for acquisition. When project base map identifying all parcels and utilities in conflict completed, a preliminary submittal is sent to Hidalgo County and/or their representatives for review. When preliminary map redlines are returned, preparation for final deliverables can begin. Deliverables will be delivered to Hidalgo County and/or their representatives. Proposed right of way monuments will be set.

Once the map has been approved by Hidalgo County, parcel descriptions and sketches will begin. Sketches and descriptions will check for closure error and grammatical errors. Once QA/QC has been completed, signed and sealed Parcel sketches and legal descriptions will be delivered. Key personnel on project: Julio Cerda (Project Manager/Client Contact), Kurt Schumacher (former R.P.L.S./Manager), Victor Trevino (Survey Technician), Jason Luna (CAD Technician), Daniel Marquez and Arturo Reyna (Survey Crew Chiefs).

10th Street Expansion Project (2015)

Contact Person: Robert Macheska, P.E.; L & G Engineering, 900 S. Stewart Road, Suite 10, Mission, Texas 78572, Telephone No.: (956) 585-1909, Survey Contract Amount: $130,000.00. ROWSS contracted for Right of Way mapping, parcel surveys, metes and bounds descriptions, and title reports for the 10th Street Expansion Project. Project limits run from State Highway 107 to Monte Cristo Road (FM 1925). Project scope to produce a Right of Way map and metes and bounds descriptions for approximately 63 parcels along 10th Street Expansion Right of Way easement. The project was finalized in February, 2015. A brief project approach for this and other right of way surveys with parcel acquisition as follows:

Abstract research is the first step in the mapping process. All recorded information, such as utility maps, subdivision plats, and deed records researched at the Hidalgo County Clerk. A request will be made to Irrigation and Drainage District for information within project limits. Appraisal district information utilized to identify current ownership. Survey Technicians, under direction from the RPLS, begin to develop a preliminary project basemap identifying all ownership and easements along project route. When base map completed, field crews begin recovering and locating boundary monuments.

Once the field survey has been completed, the RPLS analyzes and prepares a boundary resolution to establish existing and proposed right of way lines. CAD technicians then begin detailing basemap for right of way sheets for parcel exhibits needed for acquisition. When project basemap identifying all parcels and utilities in conflict completed, a preliminary is sent to Hidalgo County and/or their representatives for review. When preliminary map redlines are returned, preparation for final deliverables can begin. Deliverables will be delivered to Hidalgo County and/or their representatives. Proposed right of way monuments will be set.

Once the map has been approved by Hidalgo County, parcel descriptions and sketches will begin. Sketches and descriptions are checked for closure error and grammatical errors. Once QA/QC has been completed, signed and sealed Parcel sketches and legal descriptions will be delivered. Key personnel on project: Julio Cerda (Project Manager/Client Contact), Kurt Schumacher (former R.P.L.S./Manager), Victor Trevino (Survey Technician), and Arturo Reyna (Survey Crew Chief).

Ware Road for the State of Texas (2014/2015)

Contact Person: Velma Garcia, Project Manager, L & G Engineering, 2100 W. Expressway 83, Mercedes, Texas 78570, Telephone No.: (956) 565-9813, Survey Contract Amount: $192,000.00. Responsible for right-of-way retracement of approximately 2.4 miles of highway. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with over 25 new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROW deliverables. Supervised technical drawings for delivery to TxDOT. Key personnel on project: Julio Cerda (Project Manager/Client Contact), Kurt Schumacher (former R.P.L.S./Manager), Victor Trevino (Survey Technician), and Arturo Reyna (Survey Crew Chief).

Highland Sewer Redirect Phase II for S.J. Louis Construction of Texas, Ltd.(2015)

Contact Person: Robert "Derrick" Gage, Project Manager, S. J. Louis Construction of Texas, LTD., 10515 Gulfdale Street, Suite #111, San Antonio, Texas 78216, Telephone No.: (210) 340-9998, Survey Contract Amount: $24,166.96. Responsible for providing Submerged Utility locations to include sketches, X, Y, Z locations, and utility descriptions at areas indicated per exhibit. PVC pipe were left in place to mark exposed area. Provided centerline construction staking at 100 foot intervals and at all bends/P.I.'s of proposed sewer alignments for Phase II. Contract Owner of Project is the McAllen Public Utility. Key personnel on project: Julio Cerda (Project Manager/Client Contact), Kurt Schumacher (former R.P.L.S./Manager), and Victor Trevino (Survey Technician).

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE:

Julio Cerda, P.E. (Project Manager)

Mr. Cerda is the Principal in charge and primary contact for R.O.W. Surveying Services, L.L.C. He provides a broad spectrum of experience in managing staff and communicating with clients. He also serves as the Quality Assurance and Quality Control Manager.

Victor Trevino, P.E., R.P.L.S. (Project Engineer & Land Surveyor)

Mr. Trevino is the Registered Professional Land Surveyor and Survey Manager for R.O.W. Surveying Services, L.L.C. Responsibilities include client communication, managing field and office staff, proposal writing, and QA/QC. He is proficient with Microstation CAD software. He is responsible for directing and supervising CAD technicians and processing field data daily.

Jonathan D. Garcia, Graduate Engineer (Survey Technician)

Jonathan is a survey technician. He is proficient with Microstation CAD software. He also assists with directing and supervising CAD technicians and processing field data daily.

Bryan G. Guzman, Graduate Engineer (Survey Technician)

Bryan is a survey technician. He is proficient with Microstation CAD software. He also assists with directing and supervising CAD technicians and processing field data daily.

Gerardo Valdez, Graduate Engineer (Survey Technician)

Gerardo is a survey technician. He is proficient with Microstation CAD software. He also assists with directing and supervising CAD technicians and processing field data daily.

Omar Tijerina, Graduate Engineer (Survey Technician)

Omar is a survey technician. He is proficient with Microstation CAD software. He also assists with directing and supervising CAD technicians and processing field data daily.

Richard Gonzalez, Survey Crew Chief

Richard supervises the field crew perform boundary, construction, and topographic surveys. He performs field calculations and field reports with over eight (8) years of experience.

Julio C. Cerda, P.E.
Project Manager

EDUCATION

Bachelor of Science – Civil Engineering, Texas A&M University – Kingsville (1998)

REGISTRATION

Professional Engineer – State of Texas; No. 90524

AFFILIATIONS

American Society of Civil Engineers (ASCE)

YEARS OF EXPERIENCE

Civil Engineering Design Public Works (27+ years)

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Mr. Cerda has over 27+ years of experience in the design and management of various public improvement projects. For the past eight years Julio served as City Manager for the City of Mission overseeing the operations of the City Engineer and Public Works Director. He has previously worked as a City Engineer for the City of Mission and previous to that for the City of Harlingen. In between working for these cities, he worked as the Asst. Cameron County Engineer overseeing several drainage and roadway projects. Previous to all, he worked for the Texas Department of Transportation as a design engineer. With positions of head of departments in all of these entities provided him with excellent hands-on experience with government projects. Julio has been able to take his work experience and utilize it to provide effective engineering services. Furthermore, Julio has worked extensively on the detailed design and development of numerous roadway and drainage projects. He has designed and developed roadway geometrics, traffic control plans, Storm Water Pollution Prevention Plans (SW3P), signing and pavement marking layouts, culvert and storm sewers, general notes, estimates and specifications and coordinated adjustments of conflicting utilities. Julio is also very familiar with Texas Department of Transportation, Federal Highway Administration, Hidalgo County and AASHTO regulations and design criteria. Julio also has extensive experience coordinating with utilities and local irrigation and drainage districts in Hidalgo County.

PROJECTS:

Inspiration Rd/Military Pkway: This Project consist of field surveys for engineering from US 83 to Military Pkway. Responsible for right-of-way retracement of approximately 4.46 miles of highway. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Mr. Cerda implemented QA/QC.

Mile 10 Road (Mile 6 to SH 1015): This Project consist of field surveys for engineering from Mile 6 to SH 1015. Responsible for right-of-way retracement. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Mr. Cerda implemented QA/QC.

Mile 11 North & FM 1015-2018 Bond Referendum Project #22 (6.5 Miles): Hidalgo County Precinct, July 1, 2019-Ongoing. This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station. **Project Scope:** STIG (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Duties included establishing benchmark identifications and tie into approved USGSSSS, FEMA or County Benchmark data; obtain data of existing drainage facilities and/or structures, including size, type, and flowline (upstream & downstream) elevations of structures; obtain profiles of intersecting roadways that cross existing and proposed channels; obtain data for all existing or proposed utilities that may affect the project, including but not limited to water lines, sewer lines, gal lines, telephone lines, cable lines, etc.; obtain flood plain and cross-section (along with appropriate overbank data), and establish reach lengths, as required; primary project control points (horizontal and vertical control points) and secondary control points; and coordinate with various agencies; data collection. Mr. Cerda implemented QA/QC.

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VICTOR TREVINO, P.E., R.P.L.S.

EDUCATION

Bachelor of Science-Civil Engineering, 2012
Instituto Tecnológico de Estudios Superiores, Monterrey, N.L., México

REGISTRATION

Professional Engineer – State of Texas; No. 128195
Civil Engineering Design Public Works SIT/TXT11043/2020
Registered Professional Land Surveyor No. 6968
State of Texas

YEARS OF EXPERIENCE

12+ years

Mr. Treviño provides field and office surveying expertise, performs surveys, supervises crews, and coordinates operations with land developers and governmental agencies. He has experience in vertical and horizontal control, topography, cross sections, photogrammetric ground control, boundary surveys and construction layout. Mr. Treviño has over 12 years of professional surveying experience and management, design, street and utilities and land development projects. His experience includes developing construction plans for approval by the engineer, platting and permitting and managing construction projects. Mr. Treviño has worked as a project designer in new subdivisions for developers, calculating storm water detention and pipe sizes, designing water distribution, wastewater collection systems, street and roadway development, cost estimates, and cost-efficient recommendations.

PROJECTS:

Inspiration Rd/Military Pkway: This Project consist of field surveys for engineering from US 83 to Military Pkway. Responsible for right-of-way retracement of approximately 4.46 miles of highway. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project.

Mile 11 North & FM 1015-2018 Bond Referendum Project #22 (6.5 Miles): Hidalgo County Precinct, July 1, 2019-Ongoing. This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station. **Project Scope:** STIG (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project. Duties included establishing benchmark identifications and tie into approved USGSSSS, FEMA or County Benchmark data; obtain data of existing drainage facilities and/or structures, including size, type, and flowline (upstream & downstream) elevations of structures; obtain profiles of intersecting roadways that cross existing and proposed channels; obtain data for all existing or proposed utilities that may affect the project, including but not limited to water lines, sewer lines, gal lines, telephone lines, cable lines, etc.; obtain flood plain and cross-section (along with appropriate overbank data), and establish reach lengths, as required; primary project control points (horizontal and vertical control points) and secondary control points; and coordinate with various agencies; data collection.

Bus 281 - SH 107 Roadway & Drainage Improvements: (ROW) This Project consist of field surveys for engineering from Courthouse Square to HWY 281/ Existing Outfall to Raul Longoria. Responsible for right-of-way retracement of approximately +/- 1.5 miles roadway / 1.1 Miles Existing Outfall. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project.

Mile 10 Road (Mile 6 to SH 1015): (ROW) This Project consist of field surveys for engineering from Mile 6 to SH 1015. Responsible for right-of-way retracement. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project.

Jonathan D. Garcia, Graduate Engineer
(Survey Technician)

EDUCATION

University of Texas Rio Grande Valley – Edinburg, TX

Bachelor of Science in Civil Engineering
Graduation Year 2016

YEARS OF EXPERIENCE

8+ Years

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Qualifications:

Mr. Garcia has 8+ years of experience as a Graduate Engineer in the civil infrastructure area in project that vary from residential & commercial developments to roadways & utilities locate. Mr. Garcia is knowledgeable in all aspects of surveying including CADD software design, preparing legal descriptions, problem-solving, and research.

Project Experience:

Mayfair Residential Subdivision, Mission Texas. Assist Professional Engineer in the development of an 83 Lots Residential Subdivision located in the City of Mission, Texas. The duties involved vary from collecting topographic information, deed research, preliminary design for map layout, design utilities according to the City of Mission design parameters, calculate construction estimates, coordinate construction with the contractor, recording of the documents such as easements, boundaries and final plat.

Carrizales Residential Subdivision, Mission Texas. Assist Professional Engineer in the development of an 48 Lots Residential Subdivision located in the City of Mission, Texas, ETJ. The duties involved vary from collecting topographic information, deed research, preliminary design for map layout, design utilities according to the City of Mission design parameters, calculate construction estimates, coordinate construction with the contractor, recording of the documents such as easements, boundaries and final plat.

Palo Alto Residence Phase 1 & 2 Residential Subdivision, Brownsville Texas. Assist Professional Engineer in the development of an 124 Lots Residential Subdivision located in the City of Brownsville, Texas. The duties involved vary from collecting topographic information, deed research, preliminary design for map layout, design utilities according to the City of Brownsville design parameters, calculate construction estimates, coordinate construction with the contractor, recording of the documents such as easements, boundaries and final plat.

FM 1925 Road (10th Street to McColl Road) San Benito, Texas. Survey Technician responsible for deed research, abstract maps, sketch 38 parcels plats, parent tract, metes and bounds descriptions & closure report.

US 77 83 South Parallel Corridor (FM 2520-FM 1577), San Benito, Texas. Survey Technician responsible for deed research, abstract maps, sketch 45 parcels plats, parent tract, metes and bounds descriptions & closure report.

Taylor Rd Water and Sewer Adjustments, McAllen, Texas. Assist in the relocation of Water & Sewer Utilities. Duties involved vary from locate Utility companies for information of the existing utilities, collect & process topographic information, mapping of the existing conditions, design the proposed improvements, sketch the construction sheets and calculate the estimate the construction cost.

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Bryan G, Guzman Hdz, Graduate Engineer
(Survey Technician)

EDUCATION

Facultad de Ingenieria Civil, UANL – San Nicolas De Los Garza, Nuevo Leon.

Graduation Year 2017

Master in Environmental Engineering, Facultad de Ingenieria Civil, San Nicolas De Los Garza, Nuevo Leon
Master's Student 2019-2021

YEARS OF EXPERIENCE

10+ Years

Qualifications:

Mr. Guzman has over 10+ years of experience as a Graduate Engineer with a background in the design and development of pluvial systems, sanitary systems, storm analysis, and hydraulic works, He also has knowledge in the design of water treatment plants, solid waste disposal and environmental impact studies. Mr. Guzman has knowledge of specialized hydraulic design software such as: Microstation, Geopak, AutoCAD, Civil3d, Flowmaster, HEC-RAS and HEC-HMS.

Project Experience:

Alberto Road, Edinburg, Texas.
Assist Professional Engineer in designing the pavement levels, the sanitary system, the pluvial system and the water supply system, as well as the development of the required detention pond volume. My activities consisted of the development of construction plans, profiles, and information about the lot to be subdivided, information on the parameters required by the City of Edinburg.

Taylor Road, McAllen, Texas.
Assist Professional Engineer in designing the pavement levels, the sanitary system, the pluvial system and the water supply system, as well as the development of the required detention pond volume. My activities consisted of the development of construction plans, profiles, and information about the lot to be subdivided, information on the parameters required by the City of McAllen.

Project 22, Weslaco, Texas.
Assist Professional Engineer in designing the pavement levels, the sanitary system, the pluvial system and the water supply system, as well as the development of the required detention pond volume. My activities consisted of the development of construction plans, profiles, and information about the lot to be subdivided, information on the parameters required by the City of Weslaco.

The woods at Los Fresnos Subdivision, Los Fresnos, Texas.
Assist Professional Engineer in designing the pavement levels, the sanitary system, the pluvial system and the water supply system, as well as the development of the required detention pond volume. My activities consisted of the development of construction plans, profiles, and information about the lot to be subdivided, information on the parameters required by the city of Los Fresnos.

Garden Oaks Subdivision, Los Fresnos, Texas.
Assist Professional Engineer in designing the pavement levels, the sanitary system, the pluvial system and the water supply system, as well as the development of the required detention pond volume. My activities consisted of the development of construction plans, profiles, and information about the lot to be subdivided, information on the parameters required by the city of Brownsville, quantities of work and the estimate of the final cost of the work.

Elm Drainage, Mission, Texas.
Assist Professional Engineer in identifying the existing pluvial structure and its hydraulic analysis located on Stewart Rd within the jurisdiction of Mission Texas, the pluvial infrastructure proposal was developed. Helped in the compilation of topographic survey information with the identification of manholes, conflicts with the existing sanitary system, guidelines established by the city of Mission, TX.

Gerardo Valdez

Graduate Engineer – Entry Level Survey Technician

EDUCATION

Bachelor of Science

Facultad de Ingeniería Mecánica y Eléctrica, UANL – San Nicolas De Los Garza, Nuevo Leon.

Graduation Year 2020

Ingeniero Mecánico Administrador

YEARS OF EXPERIENCE

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2 Year

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Qualifications:

Mr. Valdez has 2 year of experience as a Survey Technician with a diverse background in research and data analysis in a variety of environments. Mr. Valdez is knowledgeable in most aspects of surveying including CADD software design, preparing legal descriptions, problem-solving, and research.

Project Experience:

Mile 10 Road, Edinburg TX

Survey Technician responsible for processing topography on a CAD software (Bentley PowerSurvey V8i) and creating a terrain file (triangular irregular network) for analysis.

Inspiration Rd – Military Parkway Loop, Mission Tx

Survey Technician responsible for processing topography on a CAD software (Bentley PowerSurvey V8i) and creating a terrain file (triangular irregular network) for analysis.

Residential Subdivisions Construction Staking: Vida, Las Comadres 10 & 11, and Maluz.

Instrument Man responsible for setting benchmarks, collecting topographic information of exiting conditions, setting hubs to determine elevation of the natural ground via bench loop, setting lath to predetermine location of water services, setting 5/8” iron rods for property corners.

Omar Tijerina
CADD Technician

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EDUCATION

Universidad Tamaulipeca – Reynosa, Tamaulipas, México

Bachelor of Science

LICENCIATURA COMO INGENIERO PETROLERO

Graduation Year 2016

YEARS OF EXPERIENCE

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2 Year

Qualifications:

Mr. Tijerina has over 2 year of experience as a Survey Technician with a diverse background in research, design, layout, and development in a variety of environments. Mr. Tijerina is knowledgeable in all aspects of surveying including CADD software design, preparing legal descriptions, problem-solving, and research.

Project Experience:

Mile 10 Road, Edinburg TX
Survey Technician responsible for processing topography on a CAD software (Bentley PowerSurvey V8i) and creating a terrain file (triangular irregular network) for analysis.

Stewart Rd Drainage Improvement, Mission Tx
Survey Technician responsible for processing topography on a CAD software (Bentley PowerSurvey V8i) and creating a terrain file (triangular irregular network) for analysis.

FM 494 (Shary Rd.) From SH 107 to 5 Mile line Road, Hidalgo County, TX: CAD Technician. Survey Technician responsible for deed research, abstract maps, preliminary engineering, and boundary surveys for a 2.39-mile of highway. Cross sections for preliminary design and boundary surveys for future right-of-way acquisition, including the preparation of right-of-way maps, legal descriptions and parcel sketches.

Inspiration Rd – Military Parkway Loop, Mission Tx
Survey Technician responsible for processing topography on a CAD software (Bentley PowerSurvey V8i) and creating a terrain file (triangular irregular network) for analysis.

Taylor Rd. Phase I From US83 to Brentwood Dr City of McAllen, Hidalgo County TX: CAD Technician. Survey Technician responsible for deed research, abstract maps, preliminary engineering, and boundary surveys for a 1.21-mile of highway. Cross sections for preliminary design and boundary surveys for future right-of-way acquisition, including the preparation of right-of-way maps, legal descriptions and parcel sketches.

Taylor Rd. Phase II From Brentwood Dr. to Mile 2 North, City of McAllen, Hidalgo County TX: CAD Technician. Survey Technician responsible for deed research, abstract maps, preliminary engineering, and boundary surveys for a 1.87-mile of highway. Cross sections for preliminary design and boundary surveys for future right-of-way acquisition, including the preparation of right-of-way maps, legal descriptions and parcel sketches.

Richard Gonzalez
Survey Crew Chief

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EDUCATION

Data Processing Specialist

YEARS OF EXPERIENCE

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8 Years

Mr. Gonzalez is proficient in the various techniques, methods, programs and instruments needed to determine angles and distances between points.

Skills:

- Boundary
- Topo
- Construction Staking
- Improvement Survey
- Certificate Elevation

Data Collectors:

- SDR31
- SDR33
- TRIMBLE
- LEICA

GPS:

- SOKKIE
- TRIMBLE
- LEICA

Experience:

2022: Mild-Valley Airport Drainage (Weslaco, TX)- Party Chief

2021-2022: South Lateral Drian (Mercedes, TX)- Party Chief

2021-2022: Alberta Rd (Edinburg, Tx) – Party Chief

2021-2022: Anaquitas Drain Ditch (Mercedes, Tx)– Party Chief

2021-2022: Inspiration Rd – Military Parkway Loop (Mission, TX) – Party Chief

2020-2021: FM 1015 Project -from Mile 12 to SH 107 (Weslaco, TX) – Party Chief

2020-2021: FM 88 -from FM 1925 to SH 107 (Weslaco, TX) – Party Chief

REFERENCES:

Eduardo Mendoza (City of McAllen) Phone: (956) 681-1150
311 N. 15th Street, McAllen, Texas 78501

Oscar Garza (KCI Technologies, Inc.) Phone: (956) 271-6696
2610 N. Shary Rd., Mission, Texas 78572

Roberto Salinas (Agua SUD) Phone: (956) 585-2459
3120 N. Abram Rd., Palmview, Texas 78572

Manuel Chapa (Pena Chapa Development Inc.) Phone: (956) 581-3918
Abram-Perezville, Texas 78572

City of Edinburg Past Projects:

Alberta Road Expansion Phase I & II: Services provided for this project included a Topography survey, with survey exhibits including Right-of-Way map.

- Victor Trevino, P.E., R.P.L.S., was the Survey Manager overseeing the project and finalized deliverable survey exhibits.
- Daniel Garcia, Survey Technician, directed the field survey crew on data required to complete the survey and processed the field data with Microstation CAD software.
- Daniel Marquez, Survey Crew Chief, supervised the field crew and performed the boundary survey.
- Arturo Reyna, Survey Crew Chief, supervised the field crew and assisted with survey.

McIntyre Street/Missouri Pacific Railroad Pedestrian Crossing: Services provided for this project included setting Horizontal/Vertical Control, Design Survey locating all improvements (structures, utilities, flow lines), and provided survey files for engineering design.

- Victor Trevino, P.E., R.P.L.S., was the Survey Manager overseeing the project and finalized deliverable survey exhibits.
- Daniel Garcia, Survey Technician, directed the field survey crew on data required to complete the survey and processed the field data with Microstation CAD software.
- Daniel Marquez, Survey Crew Chief, supervised the field crew and collected survey data.
- Arturo Reyna, Survey Crew Chief, supervised the field crew and assisted with survey.

Hidalgo County Courthouse: Services provided for this project included survey at courthouse square and along SH 107 going West for drainage improvements.

- Victor Trevino, P.E., R.P.L.S, was the Survey Manager overseeing the project and signed and sealed the final deliverable survey exhibits.
- Daniel Garcia, Survey Technician, directed the field survey crew on data required to complete the survey and processed the field data with Microstation CAD software.
- Daniel Marquez, Survey Crew Chief, supervised the field crew and collected survey data.
- Arturo Reyna, Survey Crew Chief, supervised the field crew and assisted with survey.

INSURANCE:

ROWSS insurances are handled by Mr. Andrew Gonzalez of 5G Insurance Agency, located at 3102 E Bus Hwy 83, Ste A, Weslaco, Texas 78596, and the office number is (956) 969-1552. We have the following policies and coverage limits:

Type of Insurance	Limits	Insurer
Commercial General Liability	$1,000,000.00	The Hartford
Damage to Rented Premises	$1,000,000.00	
Medical Expense	$10,000.00	
Personal & ADV Injury	$1,000,000.00	
General Aggregate	$2,000,000.00	
Products-Comp/OP AGG	$2,000,000.00	
Automobile Liability	$1,000,000.00	The Hartford
Umbrella Liability	$1,000,000.00	The Hartford
Workers Compensation		
& Employers' Liability	$1,000,000.00	The Hartford
E.L. Each Accident	$1,000,000.00	
E.L. Disease-Each Employee	$1,000,000.00	
E.L. Disease-Policy Limit	$1,000,000.00	
Professional Liability	$1,000,000.00	The Hartford
Per Claim	$1,000,000.00	
General Aggregate $2,000,000.00		

Insurance Claims:

"R.O.W. Surveying Services, L.L.C. has been in business for 12 years and has only had one (1) automobile insurance claim and no other types of claims. The accident occurred on June 17, 2015 and was settled out of court."

Signature: _____ Date: 07/08/2026

Julio C. Cerda, P.E./President

PROFESSIONAL SERVICES AGREEMENT STATEMENT:

I, Julio Cerda, have read the Professional Services Agreement, will provide the prerequisite insurance requirements and if selected agree to the Professional Services Agreement terms.

Signature: _____ Date: 07/08/2026

Julio C. Cerda, P.E./President

CONTACT INFORMATION & ADDITIONAL INFORMATION:

Firm Name and Address:

R.O.W. Surveying Services, L.L.C.
900 S. Stewart Road, Suite 13
Mission, Texas 78572

Tel Number: (956) 424-3335
Fax Number: (956) 424-3132

Primary Contact: Julio Cerda, P.E., President
Mobile Number: (956) 451-2670
Email Address: julio@southtexasig.com

Second Contact: Victor Trevino, P.E, R.P.L.S.
Mobile Number: (956) 560-3415
Email Address: victor@southtexasig.com

Qualifications: History of Surveying Certification from the State of Texas

ROWSS has been certified by the State of Texas since March, 2013.



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

R. O. W. SURVEYING SERVICES, LLC

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

Registration Number
10193886

Expiration Date
12/31/2026

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 | TBLS 10194796



SURVEYING SERVICES

ACCURATE DATA.
DEPENDABLE RESULTS.
SOLID FOUNDATIONS.

- BOUNDARY SURVEYS
- TOPOGRAPHIC SURVEYS
- CONSTRUCTION SURVEYING
- ALTA / NSPS LAND TITLE SURVEYS

FOR:

CITY OF EDINBURG

STATEMENT OF QUALIFICATIONS

Surveying Services

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July 10, 2026

City of Edinburg
415 W. Univeristy Dr,
Edinburg, TX 78539

RE: Request for Statement of Qualifications for Surveying Services.
Solicitation Number: RFQ 2026-6

To whom it may concern,

We are pleased to submit our Statement of Qualifications to the City of Edinburg for Professional Surveying Services. **S2 Engineering, PLLC** is a civil engineering and land surveying consulting firm established in 2021 and based in Mission, Texas. Our firm is led by Jose Noe Saldivar, P.E., C.F.M., who brings over 29 years of progressive experience in land development, transportation and drainage planning and design. His extensive background provides valuable insight into regional drainage infrastructure, regulatory processes, and coordination with local agencies.

Our surveying team is led by two Registered Professional Land Surveyors (RPLS), bringing a combined high level of experience in surveying. Both RPLS contribute over 43 years and 46 years of surveying expertise in boundary surveying, subdivision platting, construction staking, etc. This depth of experience is complemented by a Surveyor-in-Training (SIT), along with three additional graduate engineers who support project coordination, data processing, and quality assurance.

Our team possesses strong experience navigating local requirements within the City of Edinburg and its Extraterritorial Jurisdiction (ETJ), including coordination with utility providers, drainage districts, and other regulatory agencies. Our firm is actively applying city requirements, ordinances, subdivision requirements, right-of-way dedication, easement considerations throughout our current projects.

S2 Engineering is committed to delivering high-quality, reliable, and timely surveying services. Our approach emphasizes clear communication, thorough quality control, and proactive coordination to minimize delays and ensure compliance with applicable standards and regulations. We are equipped to support projects from initial field data collection through final deliverables, ensuring consistency and efficiency throughout the process.

Enclosed within this Statement of Qualifications is detailed information regarding our team's experience, technical capabilities, and representative projects that demonstrate our commitment to excellence and service to the communities we support.

Should you have any questions or require additional information, please do not hesitate to contact Mr. Jose Noe Saldivar, President, at (956) 403-9787 or via email at s2engineering.ns@gmail.com

We appreciate the opportunity to be considered for this solicitation and look forward to the possibility of working together.

Sincerely,

S2 Engineering, PLLC

PROFILE OF

Land Surveying Services

S2 Engineering, PLLC is licensed by the Texas Board of Professional Engineers and Land Surveyors to provide engineering and surveying services in the State of Texas (TBPE Firm No. F-22858; TBLS Firm No. 10194796). The firm offers a comprehensive range of professional surveying services to support public and private development projects throughout the Lower Rio Grande Valley. Our experience includes boundary surveys, topographic surveys, subdivision platting, construction staking, right-of-way parcel acquisition, and utility surveys.

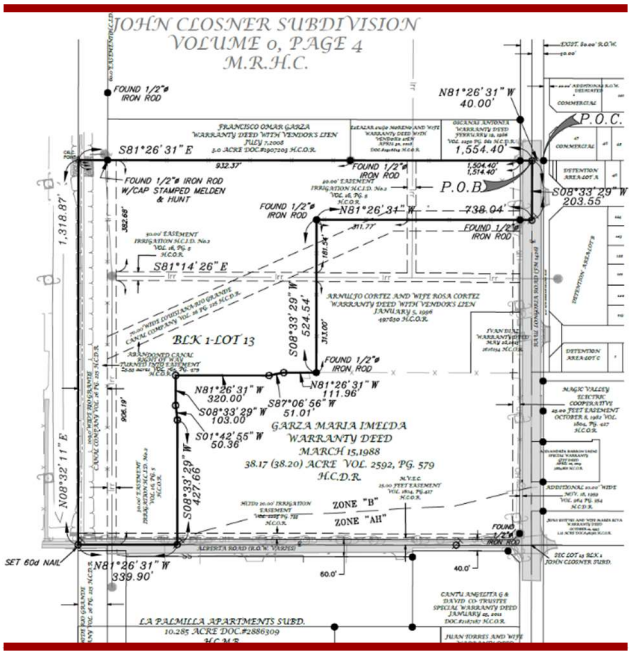
S2 Engineering has developed strong working relationships with local agencies, county precincts, municipalities, and private entities, and has been selected to provide on-call surveying services for certain public entities, reflecting our reliability, responsiveness, and consistent delivery of quality work.

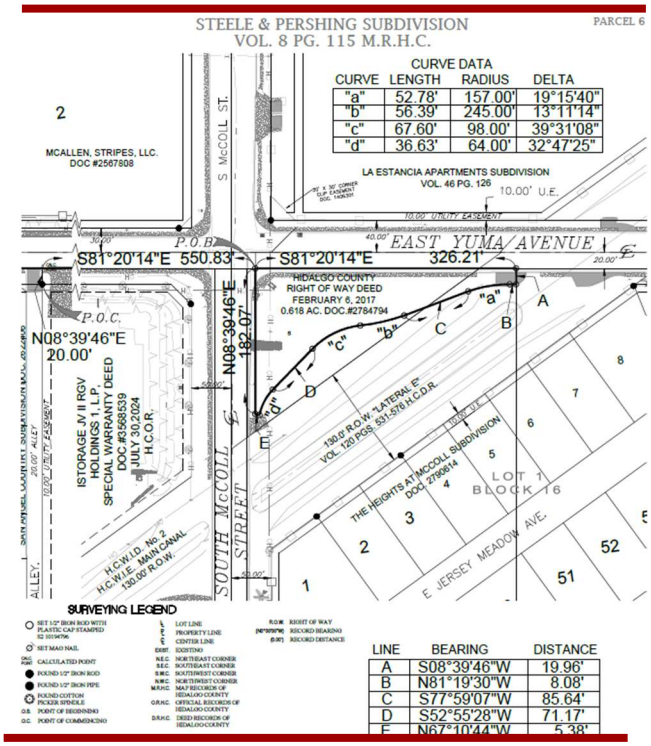
Our land surveying services include the following:

- Boundary Surveys
- Topographic Surveys
- Subdivision Plats and Replats
- Improvement (As-Built) Surveys
- Construction Staking
- Right-of-Way Parcel Preparation and Acquisition Surveys
- Utility Surveys (including coordination with providers)
- Residential Lot Surveys
- Infrastructure and Public Improvement Surveys
- ALTA/NSPS Land Title Surveys
- Easement Preparation and Exhibit Surveys
- GPS Control Surveys

Supporting Services:

- Mapping / GIS
- Land Development Support
- Utility Coordination





PROGRESSIVE ENGINEERING AND SURVEYING

WITH EXPERIENCE

S2 Engineering, PLLC,

brings a highly experienced surveying team led by licensed professionals with extensive knowledge of South Texas and the Rio Grande Valley. Our surveying group is anchored by Mr. Oscar Hernandez, R.P.L.S., with over 43 years of experience, and Mr. Restituto A. Ascano III, R.P.L.S., who brings over 46 years of experience in boundary determination, title research, and survey coordination. Together, they provide deep expertise in boundary, topographic, ALTA/NSPS land title, and construction surveying, ensuring accuracy and reliability on every project. Supporting this team is our President and Senior Project Manager, Mr. Jose Noe Saldivar, P.E., C.F.M., who offers over 29 years of engineering experience and provides seamless integration between surveying and project development. Our team's combined experience allows us to efficiently manage multiple projects, coordinate with clients and agencies, and deliver high-quality survey data, plats, and legal descriptions from initial fieldwork through final project completion.

BELOW IS A LIST OF REPRESENTATIVE PROJECTS OUR TEAM HAS BEEN INVOLVED IN

Yuma Ave. Road Improvements, City of McAllen, TX (2025)

Provided professional surveying services in support of right-of-way acquisition for a proposed roadway improvement project. Scope included full topographic survey and preparation of a comprehensive ROW basemap, along with boundary surveys, parcel exhibits, and metes and bounds descriptions for multiple tracts. Deliverables were prepared in accordance with City of McAllen standards to facilitate efficient review, negotiation, and acquisition.

Mile 2 Road Improvements (Texas Department of Transportation (TxDOT) Project), Hidalgo County, TX (2024)

Provided professional surveying services as a subcontractor in support of right-of-way acquisition for a TxDOT roadway improvement project. Scope included full topographic survey and preparation of a comprehensive ROW basemap, establishment of road center line alignment along with boundary surveys, parcel exhibits, and metes and bounds descriptions for multiple tracts along the project corridor. Deliverables were prepared in accordance with TxDOT standards to facilitate efficient review and acquisition.

Russell Marine, LLC - Brownsville Cargo Dock 3, Port of Brownsville, TX (2025)

Provided topographic survey, building survey, and rail trestle survey services in support of demolition activities at the Port of Brownsville. Scope included pre-demolition documentation, existing conditions mapping, and post-demolition verification to support project coordination and site redevelopment efforts.

2023 Bond 8 Drain Ditch Improvements Hidalgo County Drainage District No. 1 (HCDD1), Hidalgo County, TX (2024)

Provided engineering and surveying services in support of a drainage improvement bond project. Scope included preparation of construction plans and parcel acquisition. Services also included boundary surveys, parcel exhibits, and metes and bounds descriptions for required right-of-way and easements. Coordination was performed with HCDD1 staff and stakeholders to support acquisition efforts and ensure compliance with applicable standards. Deliverables were prepared to facilitate efficient review, design progression, and timely acquisition for implementation of drainage infrastructure improvements.

Mile 6 Outfalls (TxDOT & HCDD1 Project) Hidalgo County, TX (2023)

Provided professional surveying services in support of right-of-way and easement acquisition for outfall improvements associated with a TxDOT roadway project along Mile 6 Road. Scope included preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for required drainage easements. Services also included identification of existing easements and encroachments, and coordination with the prime consultant and appraisal team to support acquisition efforts. Deliverables were prepared in accordance with applicable standards to facilitate efficient review and timely acquisition for implementation of drainage infrastructure improvements.

Ditch 1.9, 2, 4A, La Villa Edcouch Elsa GLO 2018, HCDD1, Hidalgo County, TX (2024)

Provided professional surveying services in support of parcel and easement acquisition for multiple drainage improvement projects. Scope included preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for required right-of-way and drainage easements. Services also included identification of existing easements and encroachments, and coordination with HCDD1 staff and appraisal consultants to support acquisition efforts. Deliverables were prepared to facilitate efficient review and timely acquisition in accordance with applicable project requirements.

Mid-Valley Drain Improvements, HCDD1, Hidalgo County, TX (2023)

Provided professional surveying services in support of parcel and easement acquisition for a drainage inlet project. Scope included preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for required right-of-way and drainage easements. Services also included identification of existing easements and encroachments, and coordination with project stakeholders to support acquisition efforts. Deliverables were prepared to facilitate efficient review and timely acquisition for implementation of drainage infrastructure improvements.

J-01 Drain – HCDD1, Hidalgo County, TX (2024)

Provided engineering and surveying services in support of a drainage ditch improvement project. Scope included full topographic survey, development of terrain models, and preparation of a comprehensive basemap to support design and parcel acquisition. Services also included boundary surveys, parcel exhibits, and metes and bounds descriptions for required right-of-way and drainage easements. Existing drainage features, easements, and site constraints were identified to support design and acquisition efforts. Deliverables were prepared to facilitate efficient review, design progression, and timely acquisition for implementation of drainage infrastructure improvements.

Bentsen Palm Drive Drainage Improvements HCDD1, Hidalgo County, TX (2024)

Provided professional surveying services in support of drainage improvements along Bentsen Palm Drive. Scope included full topographic survey and development of a comprehensive ROW basemap, along with preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for right-of-way and drainage easement acquisition. Services also included identification of existing drainage features, easements, and site constraints, and coordination with HCDD1 staff and stakeholders to support acquisition efforts. Deliverables were prepared to facilitate efficient review and timely acquisition for implementation of drainage infrastructure improvements.

Delta ARPA, Hidalgo County Precinct. No. 1, Hidalgo County, TX (2024)

Provided professional surveying services in support of parcel acquisition for a county-funded infrastructure project under the American Rescue Plan Act (ARPA). Scope included preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for multiple tracts. Services also included identification of existing easements and encroachments, and coordination with County staff and appraisal consultants to support acquisition efforts. Deliverables were prepared to facilitate efficient review and timely acquisition in accordance with applicable county requirements.

Mission Inlet Project, Hidalgo County Precinct. 2, Hidalgo County, TX (2024)

Provided professional surveying services in support of parcel and easement acquisition for a drainage inlet project. Scope included preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for required right-of-way and drainage easements. Services also included identification of existing easements and encroachments, and coordination with project stakeholders to support acquisition efforts. Deliverables were prepared to facilitate efficient review and timely acquisition for implementation of drainage infrastructure improvements.

Palmview Lateral Extension Phase I, HCDD1, Hidalgo County, TX (2024)

Provided professional surveying services in support of parcel and easement acquisition for a drainage inlet project. Scope included preparation of boundary surveys, parcel exhibits, and metes and bounds descriptions for required right-of-way and drainage easements. Services also included identification of existing easements and encroachments, and coordination with project stakeholders to support acquisition efforts. Deliverables were prepared to facilitate efficient review and timely acquisition for implementation of drainage infrastructure improvements.

On-Call Professional Surveying Services, HCDD1, Hidalgo County, TX (2023)

Our team currently serves as an on-call professional services provider for Hidalgo County Drainage District No. 1. Through this role, we support a range of drainage and infrastructure-related efforts, including survey support, right-of-way coordination, and project development assistance. This experience demonstrates our familiarity with regional drainage criteria, perming processes, and interagency coordination within Hidalgo County.

On-Call Professional Surveying Services, Hidalgo County Precinct 1, Hidalgo County, TX (2024)

Our team currently serves as an on-call professional services provider for Hidalgo County Pct. 1 Through this role, we support a range of drainage and infrastructure-related efforts, including survey support, right-of-way coordination, and project development assistance. This experience demonstrates our familiarity with regional drainage criteria, perming processes, and interagency coordination within Hidalgo County.

On-Call Professional Surveying Services, Hidalgo County Precinct 2, Hidalgo County, TX (2025)

Our team currently serves as an on-call professional services provider for Hidalgo County Pct. 2 Through this role, we support a range of drainage and infrastructure-related efforts, including survey support, right-of-way coordination, and project development assistance. This experience demonstrates our familiarity with regional drainage criteria, perming processes, and interagency coordination within Hidalgo County.

Recorded Subdivisions throughout Hidalgo County, TX

The following list highlights recorded subdivisions prepared and successfully filed by our team. Each project demonstrates our expertise in subdivision platting, right-of-way dedication, easement coordination, and compliance with applicable city and county requirements throughout the Rio Grande Valley.

- Acres of Santa Cruz Ph 4
- Acres of Santa Cruz Ph 3
- Arnold Galvan Jr
- Big D Industrial Park
- Chrisan's Manor
- Descanso
- Gardens At Villa Verde
- Los Amigos Ph 3
- Los Naranjos Estates
- OTI Subdivision No. 1
- Pulido's
- RBR No. 5
- RBR No. 7
- Bright Woods
- Rio Meadows
- Salazar Seminary
- Salida del Sol Ph IX
- Sunshine Estates No. 2
- T&O Ranch No. 3
- T&O Ranch No. 4
- T&O Ranch No. 5

Recorded Subdivisions throughout Hidalgo County, TX (Continued)

- TARS No. 1
- TARS No. 2
- Texas Star Plaza
- Uri Estates
- Vista Bonita No. 16
- Westwood Villas

Ongoing Surveying Services for Subdivision Projects throughout Hidalgo County, TX

The following list highlights subdivision projects currently being supported by our surveying team. These projects demonstrate our active role in boundary analysis, topographic surveys, right-of-way mapping, easement delineation, and preparation of preliminary and final plats. Our team works closely with engineers, developers, and local agencies to ensure accurate data collection, efficient project progression, and compliance with applicable city and county requirements throughout the Rio Grande Valley.

- Acres of Santa Cruz Ph 5
- Santa Cruz Ranches 5
- Corona de Cristo
- Garden de Villas Verde Ph 2
- McAllen Oaks Ph 1
- Heights on Wisconsin Ph 2
- La Mansion Health Clinic Subdivision
- Oti Estates No. 2
- Oti Estates No. 3
- WestWood Villas
- La Reserva
- El Coyote
- Los Naranjos Estates No. 2
- Shoppes at Closner
- J&A Subdivision
- Cityscape
- Lock House Self Storage

MEET

THE S2 TEAM



JOSE NOE SALDIVAR, P.E., C.F.M.

Title
President/Senior Project Manager

Years of Experience
29

Education

Technological Institute of Ciudad Victoria, Mexico
Bachelor's in Civil Engineering

Training/Certifications
Professional Engineer: Texas/94076
Certified Floodplain Manager
(CFM)/3340-17N
TxDOT Pre-Certifications:
3.4.1 Minor Bridge Layouts
4.2.1 Major Roadway Design
8.1.1 Signing, Pavement Marking & Channelization
10.1.1 Hydrologic Studies
10.2.1 Basic Hydraulic Design

Areas of Expertise
•PS&E • Hydraulic Design • Hydrologic Studies • FEMA Requirements, Coordination & Funding • Minor Bridge Design • Major Roadway Design

Mr. Saldivar is responsible for the overall project administration and management of S2 Engineering's services, including direct coordination with clients, agencies, and key stakeholders to ensure project objectives are met efficiently and effectively. As Senior Project Manager, he oversees project planning, design coordination, and execution, ensuring that all components of a project are aligned from initial concept through final delivery. The success of each project is driven by a strong foundation in engineering design, supported by in-house surveying and drafting capabilities. S2 Engineering emphasizes practical, cost-effective design solutions that consider constructability, regulatory requirements, and long-term performance. These efforts are supported by the firm's ability to provide accurate survey data, detailed exhibits, and high-quality construction documents. In-house drafting services utilize industry-standard software, including AutoCAD Civil 3D and MicroStation, to produce precise plans and supporting documentation for permitting, bidding, and construction. Throughout the project lifecycle, revisions and updates are carefully managed through a structured document control process to ensure consistency, accuracy, and timely delivery.

TEAM MEMBERS QUALIFICATIONS AND EXPERIENCE

S2 Engineering's goal is to establish long-term relationships with our clients by performing a highly competent service with quality and concern for the client, as well as our local communities. This is successfully done by the technical abilities, project management skills and commitment of the project team members. The resumes of key professional and technical staff are presented individually on the following pages.



Summary

Mr. Saldívar has over 24 years of progressive experience in transportation and drainage planning and design. He has served in key roles as both Project Manager and Surveying Manager for multiple engineering firms, in addition to 14 years of service with the Hidalgo County Drainage District No. 1. His experience includes route studies, planning, and the preparation of plans, specifications, and estimates (PS&E), as well as utility coordination and relocation, roadway geometrics, signage and pavement markings, and hydraulic design.

Mr. Saldívar has contributed to numerous engineering projects involving roadway development, storm drainage systems, traffic control planning, and bridge layout. His expertise includes hydraulic analysis and the preparation of drainage reports and supporting data, including evaluation of drainage areas, discharge calculations, FEMA floodplain and floodway requirements, and the design of culverts and bridge crossings. He is experienced in determining design flows, tailwater and headwater conditions, and evaluating potential overtopping scenarios.

He is proficient in industry-standard software including WinStorm, HEC-RAS, TR-55, HY-8, GEOPAK, and AutoCAD. Additionally, he has performed scour analyses and prepared Storm Water Pollution Prevention Plans (SW3Ps) to support regulatory compliance and minimize sediment transport impacts to drainage infrastructure.

Project Experience

2018 Drainage Bond Program, Hidalgo County, TX (Project Manager)

Mr. Saldívar served as Project Manager for the Hidalgo County 2018 Drainage Bond Program, overseeing the coordination and management of seventeen (17) consulting firms on countywide drainage improvement projects. The program includes a total of thirty-seven (37) projects aimed at reducing flood risk and improving drainage conditions for more than 69,000 structures, protecting over $5.5 billion in assessed property value.

His responsibilities included program-level oversight, consultant coordination, and review and approval of all hydrologic and hydraulic (H&H) analyses and deliverables. Mr. Saldívar also led coordination efforts with the United States International Boundary and Water Commission (USIBWC) for ten (10) projects requiring environmental clearance and permitting for outfalls into the USIBWC Floodway. His leadership ensured regulatory compliance, technical accuracy, and timely advancement of projects across the program.

Drainage Projects

Role: Project Engineer

- Anaquitas Drain
- Chaparral Drain Extension
- Delta Regional Water Mgmt.
- Ditch 47 & Ditch 350
- J-08 Drain
- K-07-02 Drain Improvements
- North San Juan Drainage Lateral
- Tierra Dorada Drain Improvements
- Weslaco Drain Improvements

TxDOT Projects

Role: Project Engineer

- US 277 / Maverick County
- US 83 / 359
- SH 345
- US 83 Arroyo
- Roma Creek



OSCAR HERNANDEZ , R.P.L.S.

Title
Registered Professional Land Surveyor (RPLS)

Years of Experience
43

Education
Harlingen High School

TxDOT PRE-CERTIFICATIONS:
Sequence No. 6344 Pre-certified in:
15.1.1 Survey
15.1.2 Parcel Plats
15.1.3 Legal Descriptions
15.1.4 Right of Way Maps
15.2.1 Design and Construction Survey

Areas of Expertise

- TxDOT Design Surveys
- ALTA/NSPS Survey & Commercial Land Development Support
- Right-of-Way Mapping & Parcel Aquisition Coordination
- Survey Project Management, QA/QC & Final Certification
- Coordination with Municipalities, Counties & Regulatory Agencies

Summary:

Mr. Hernandez has 43 years of surveying in South Texas from San Antonio south to Brownville and from Corpus Christi west to Laredo to good use. Mr. Hernandez's areas of experience and certifications are listed below:

Personal Experience:

SAMES, INC (JUNE 2021 – OCTOBER 2022)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects.
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
- Provide survey expertise to special surveying problems.
- Working with field crews and technicians to develop a high-performing team
- Handle communication in and out of the survey department to maintain client relations and staff productivity.
- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department
- Monitor new technology, evaluate, and authorize purchase of new equipment and supplies.
- Evaluate and verify employee's performance through the review of completed work assignments and work techniques.
- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

COBBFENDLEY (AUGUST 2019 – JUNE 2021)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
- Provide survey expertise to special surveying problems.
- Working with field crews and technicians to develop a high- performing team
- Handle communication in and out of the survey department to maintain client relations and staff productivity
- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department

TxDOT DISTRICTS:
Pharr District – US 281 from FM 506 to FM 509 (Design Survey)

- Laredo District – US 83 – from San Ygnacio, Texas to the Zapata/Webb County line (Design Survey)
- Beaumont District – FM 3180 from IH-10 to m 565 (Design Survey), IH-10 ¾ mile on each side of FM 3180 (Design Survey)
- Yoakum District – FM 80and FM 121 Rural (Design Survey) for culvert extensions
- Waco District – SH 190 6.7 miles (Design Survey) for widening inter lanes and ramp reversals
- San Antonio District – Intersection of SH 16 and Loop 1604 (Design Survey)

DRAINAGE PROJECTS (DESIGN TECHNITIAN)

- HWY 107 Drainage Improvements -Mercedes Lateral Widening
- Mile 3 Outfall to Bell RDF
- Trenton Drain Phase III

PRECINCT 4 PROJECTS (DESIGN TECHNITIAN)

- Hidalgo Surplus County
- San Carlos -Maintenance Shop Civil Plans
- Owassa Rd and Roosevelt Rd Connection

SAN ANTONIO WATER SYSTEM

- Central Basin: Locating Sanitary Sewer Manholes with GPS and measuring depths, Design Survey for 30 % Design
- Vista Ridge: Creating Metes and Bounds for Easements for construction of distribution water line
- East Sewer Shed: Creating Metes and Bounds for Construction Easement along existing Sanitary Sewer line

CITY OF SAN ANTONIO

- Alley Rehabilitation Design Survey throughout the City Boundary and Improvement Survey:
  - Huantes Property on Guadalupe Street,
  - Las Palmas Property on Commerce Street
  - St Marys Property on Culebra Street

- Sidewalk Construction Project (Design Survey):
  - Martin Luther King Drive Indiana Street
  - Aransas Avenue
  - Porter Street
  - Delmar Street
  - New Braunsfels Avenue

SURVEYS

- Agua Dental, Borwnsville, TX
- Calli Village Townhomes, Borwnsville TX
- Sunshine Village Apartments, Harlingen, TX
- Whataburger, Port Isabel, TX

RMA

- Evans Road from TCP Parkway to Hanging Oak Design Survey
- Blando Road from Wildrness Oak to 3.7 Miles North (Design Survey)

Bexar County

- Pearsall Road (Design Survey) elevating road and bridge

BAIN MEDINA BAIN (NOVEMBER 2018 – AUGUST 2019)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
- Provide survey expertise to special surveying problems.
- Working with field crews and technicians to develop a high-performing team
- Handle communication in and out of the survey department to maintain client relations and staff productivity
- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department
- Monitor new technology, evaluate, and authorize purchase of new equipment and supplies.
- Evaluate and verify employee's performance through the review of completed work assignments and work techniques.
- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

GUZMAN AND MUNOZ SURVEY MANAGER (SEPTEMBER 2018 – NOVEMBER 2018)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
- Prepare survey scopes and cost estimates
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- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

GONZALEZ DE LA GARZA / SURVEY MANAGER (JULY 2013 – MARCH 2018)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
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- Evaluate new hires by the resumes and conduct interviews.

PARTNER / REO ENGINEERING AND SURVEYING (APRIL 2000 - AUGUST 2002)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
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- Evaluate new hires by the resumes and conduct interviews.

CARTER AND BURGESS BROWNSVILLE (SEPTEMBER 1997 - APRIL 2000)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
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- Evaluate new hires by the resumes and conduct interviews.



RESTITUTO A. ASCANO III, R.P.L.S.

Title

Registered Professional Land Surveyor (RPLS)
Graduate Engineer

Years of Experience

46 years

Education

Mapua Institute of Technology
Bachelor's in Civil Engineering
Manila, Philippines

Areas of Expertise

- Boundary Resolution & Title Analysis
- Right-of-Way Mapping & Parcel Acquisition for TxDOT and Local Projects
- ALTA/NSPS Surveys for Commercial and Mixed-Use Developments
- Preparation of Easements & Legal Descriptions for Utility and Drainage Infrastructure
- Oversight of Topographic & Control Surveys for Site Development
- Coordination with Municipalities, Counties, Drainage Districts & Utility Providers
- Survey Project Management, QA/QC & Professional Certification

TEAM MEMBERS QUALIFICATIONS AND EXPERIENCE

Summary:

Mr. Ascano is a Registered Professional Land Surveyor with over 40 years of experience providing surveying services in support of public infrastructure and private land development projects. His experience includes subdivision platting, boundary resolution, right-of-way mapping, and preparation of metes and bounds descriptions in accordance with applicable local, state, and agency requirements. He has extensive experience working in coordination with municipalities, utility providers, and regulatory agencies to support timely project delivery.

Professional Experience:

J.A. Garza & Associates – Project Manager (2012–2014)

- Prepared subdivision plats and survey deliverables for development projects
- Performed boundary analysis, survey control verification, and data processing
- Conducted title research and evaluated easements affecting property development
- Prepared metes and bounds descriptions for plats, easements, and ROW documents

Aranda & Associates – Project Manager / Team Leader (2000–2010)

- Managed survey teams supporting land development and public infrastructure projects
- Coordinated preparation of plats, boundary surveys, and mapping deliverables
- Conducted comprehensive research of deeds, plats, and title records
- Processed field survey data and ensured accuracy of final mapping products
- Prepared legal descriptions and survey reports in accordance with project requirements. Maintained project schedules and ensured timely delivery of survey services

LMS Resources – GIS Technician (2010–2011)

- Converted AutoCAD survey files into GIS databases for infrastructure mapping
- Developed pipeline and mapping datasets using survey and historical data
- Supported integration of survey data into GIS systems for client and municipal use

Bakal De Pamplona - Buisness Owner - Manila Philippines (1997–1995)

- Managed daily business operations, including budgeting, procurement, and personnel oversight
- Coordinated supply logistics and vendor relationships to ensure timely delivery of materials
- Developed organizational and financial management skills applicable to project planning and resource allocation
- Strengthened leadership, decision-making, and client service capabilities

RRJ Construction – Project Engineer (1981–1990)

- Managed project schedules, coordinated construction activities, and resolved field issues to maintain project timelines
- Coordinated with clients, contractors, and multidisciplinary teams to align project objectives
- Developed project specifications and contributed to continuous improvement efforts to optimize efficiency and reduce costs

JC Arches Home Development – Draftsman (1978–1980)

- Prepared detailed engineering drawings based on design specifications and client requirements
- Coordinated preparation of as-built drawings to reflect accurate field conditions
- Interpreted design details and translated them into precise drafting deliverables
- Developed quantity take-offs and bills of materials to support construction and procurement



JUANITO T. MEDRANO

Title
Graduate Engineer

Years of Experience
44 years

Education

University of Nueva Caceres
Naga City, Philippines (1979-1982)
Bachelor's in Civil Engineering

Areas of Expertise

- Survey Data Processing & Analysis
- Easement Documentation & Legal Descriptions
- Topographic Surface Development
- Right-of-Way Mapping & Parcel Exhibits
- AutoCAD Civil 3D Drafting & Design

Summary:

Mr. Medrano is a Graduate Engineer and Surveying Technician with over 40 years of experience supporting land surveying, right-of-way mapping, and infrastructure projects. His background includes drafting, field coordination, boundary research, and survey data processing for both public and private developments. He has extensive experience supporting subdivision and roadway projects through preparation of survey exhibits, right-of-way mapping, and coordination between field and office operations. Mr. Medrano brings a high level of accuracy, efficiency, and reliability to projects.

Professional Experience:

S2 Engineering PLLC – Graduate Engineer / Surveying Technician (June 2023 – Present)

- Prepares drafting exhibits for surveying and right-of-way mapping
- Supports development of survey base maps and project deliverables
- Assists with coordination between field data collection and office production

Aranda & Associates – Land Surveyor / Draftsman (November 1999 – December 2017)

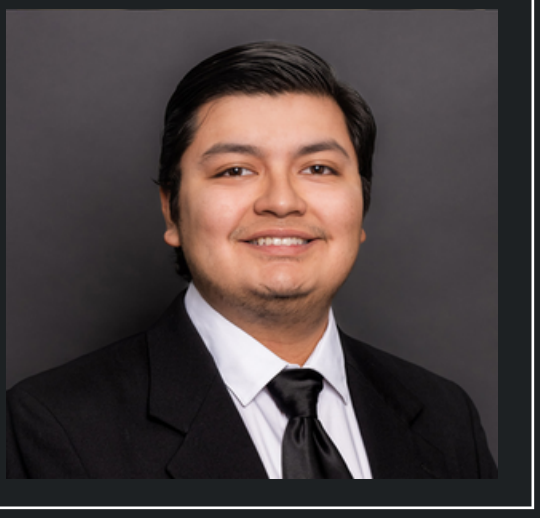
- Supervised staff involved in data collection for survey projects
- Conducted research of parent tracts and adjoining property ownership
- Processed and analyzed field survey data to produce survey plats and mapping exhibits
- Supported preparation of boundary surveys and land development documents

Nesma & Al Fadl Contracting Co. Ltd – Civil Engineer / Site Engineer (May 1992 – May 1994)

- Supervised construction of residential and roadway infrastructure projects
- Oversaw field activities to ensure compliance with plans and specifications
- Coordinated construction efforts for large-scale infrastructure developments

Technical Proficiency

- AutoCAD
- Civil 3D
- Microstation
- Microsoft Office 55+ WPM



LUIS ROBERTO MARTÍNEZ IBARRA, S.I.T.

Title
Graduate Engineer / Surveyor in Training

Years of Experience
6 years

Education
The University of Texas Rio Grande Valley, Edinburg, TX Bachelor of Science in Civil Engineering

Areas of Expertise

- Survey Data Processing & Analysis
- Easement Documentation & Legal Descriptions
- Topographic Surface Development
- Right-of-Way Mapping & Parcel Exhibits
- AutoCAD Civil 3D Drafting & Design
- Coordination with Field Survey & Engineering Teams
- Quality Control of Survey Deliverables

Summary:

Mr. Martinez is a Surveyor-in-Training (S.I.T.) with six years of experience supporting surveying and engineering projects across the Rio Grande Valley. He plays a key role in both field and office operations, specializing in survey data processing, analysis, and the preparation of accurate deliverables to support land development and infrastructure projects. His experience includes easement documentation, legal descriptions, right-of-way mapping, and the preparation of parcel exhibits, as well as drafting survey products using AutoCAD Civil 3D. Mr. Martinez regularly coordinates with field crews and engineering teams to ensure data accuracy and project efficiency, while maintaining quality control standards for survey deliverables. His combined technical knowledge and attention to detail make him an integral part of the project team from data collection through final deliverables.

Professional Experience:

Professional Experience:

S2 Engineering, PLLC – Graduate Engineer / Surveyor-in-Training (2020–Present)

- Assisted in the preparation of subdivision plats and land development plans
- Supported drainage and utility layout design for residential subdivisions
- Prepared drafting and design documents using AutoCAD Civil 3D
- Assisted in the development of drainage reports and supporting calculations
- Coordinated with municipalities and utility providers for project approvals
- Supported preparation of right-of-way exhibits and mapping deliverables

Additional Experience (Engineering & Survey Support):

- Assisted with preparation of construction plans and design details
- Supported project coordination and document preparation for submittals
- Contributed to quality control of engineering and survey deliverables

Technical Proficiency

- AutoCAD
- Civil 3D
- Microstation
- Microsoft Office 55+ WPM



ALEX IVAN SALDIVAR SALAZAR

Title
Graduate Engineer

Years of Experience
26 years

Education

Technological Institute of Ciudad Victoria, Mexico
Bachelor's in Civil Engineering

Areas of Expertise

- Topographic Surface Developmement & Mapping
- Survey Data Integration & Plan Coordination
- Topographic Collector
- AutoCAD Civil 3D Design & Plan Production
- Utility Infrastructure Layouts
- Stormwater Design Analysis & Design
- Subdivision Planning Design

Summary:

Mr. Saldivar is a Graduate Engineer with over 26 years of experience supporting municipal infrastructure, land development, and surveying-related projects. His background includes preparation of engineering plans, topographic mapping, subdivision planning, and field data collection using GPS technologies. He has extensive experience working with municipal agencies on public works projects, including roadway, drainage, and utility infrastructure. Mr. Saldivar brings strong technical expertise and practical field experience to support project delivery.

Professional Experience:

S2 Engineering PLLC – Graduate Engineer (June 2025 – Present)

- Assists in preparation of subdivision construction plans and design documents
- Supports construction staking, survey analysis, and plat preparation
- Coordinates with project teams to support timely project delivery
- Assists with project management and technical documentation

Project Engineer / Survey Support (Independent & Recent Work) (2022 – 2025)

- Prepares engineering plans and supports measurement of urban and rural properties using GPS
- Assists in development of municipal, federal, and state project documentation
- Supports plan preparation, cost estimating, and technical reporting

Presidencia Municipal de Jiménez, Tamaulipas – Public Works Department (2005 – 2021) Sub Director / Supervisor / Auxiliary Roles

- Prepared engineering plans for municipal, state, and federal infrastructure projects
- Supervised construction activities, including roadway and public works improvements
- Developed cost estimates, budgets, and technical project documentation
- Prepared construction plans, reports, and project schedules
- Conducted field measurements and data collection using GPS equipment
- Coordinated project execution with municipal leadership and stakeholders

Los Fresnos Construction (USA) – General Support (2008)

- Assisted with preparation of plans and supervision of construction activities
- Supported field operations and coordination of construction crews

Additional Experience

- Technical Assistant – Supported engineering-related tasks and documentation
- Private Sector Roles – Experience in administration, project coordination, and operations

Technical Proficiency

- AutoCAD
- Civil 3D



JESUS ALEJANDRO RODRIGUEZ SALDIVAR

Title
Graduate Engineer

Years of Experience
13 years

Education

Technological Institute of Ciudad Victoria, Mexico
Bachelor's in Civil Engineering

Areas of Expertise

- Topographic Surface Developmement & Mapping
- Survey Data Integration & Plan Coordination
- AutoCAD Civil 3D Design & Plan Production
- Utility Infrastructure Layouts
- Stormwater Design Analysis & Design
- Subdivision Planning Design

Summary:

Mr. Rodriguez is a Graduate Engineer with 10 years of experience supporting land development, surveying, and construction-related projects. His background includes preparation of subdivision construction plans, survey data analysis, and topographic reporting. He has experience working on both public and private sector projects, including property assessments, boundary documentation, and field coordination. Mr. Rodriguez brings strong technical capabilities and adaptability to support project delivery.

Professional Experience:

S2 Engineering PLLC – Graduate Engineer (October 2024 – Present)
- Assists in preparation of subdivision construction plans and design documents
- Supports construction staking, survey analysis, and plat preparation
- Coordinates with project teams to support timely project delivery
- Assists with project management and technical documentation

Office of the Attorney General, State of Tamaulipas – Expert Witness (October 2018 – April 2024)
- Prepared appraisal reports for damages to real estate and personal property
- Developed topographic reports for land boundaries, encroachments, and disputes
- Provided technical analysis related to property conditions and land use

Secretary of Communications and Transport – Construction Resident Assistant (April 2014 – June 2018)
- Assisted in preparation of reports related to property damages and land conditions
- Supported development of topographic and boundary-related documentation
- Coordinated with field teams and project stakeholders

Municipality of Santander Jiménez – Assistant to Director of Rural Development and Tourism (April 2013 – June 2014)
- Supported project management activities including field coordination and data entry
- Assisted in planning and administrative tasks for public sector projects

Technical Proficiency
- AutoCAD
- Civil 3D
- DJI (Drone Operations)
- Microsoft Office Suite



ALEXIS JAZMIN RODRIGUEZ

Title
Graduate Engineer

Years of Experience
6 years

Education
The University of Texas Rio Grande Valley, Edinburg, TX Bachelor of Science in Civil Engineering

Areas of Expertise

- Topographic Surface Developmement & Mapping
- Survey Data Integration & Plan Coordination
- AutoCAD Civil 3D Design & Plan Production
- Utility Infrastructure Layouts
- Stormwater Design Analysis & Design
- Subdivision Planning Design

Summary:

Ms. Rodriguez has experience in land surveying, subdivision development, and public infrastructure projects throughout Hidalgo County and surrounding jurisdictions. Her background includes preparation of subdivision plats, base maps, and survey-supported design documents, as well as processing and integration of field survey data for land development projects.
She has experience working with right-of-way mapping, utility coordination, and development permitting processes, ensuring projects comply with applicable municipal, county, and TxDOT requirements. Ms. Rodriguez experience provides her with a strong understanding of local subdivision requirements, ETJ regulations, and approval processes, allowing her to effectively support surveying services from data collection through final plat approval.

Professional Experience

Hidalgo County Planning Department – Project Coordination / Leadership Role (February 2025 – March 2026)

- Oversaw development review processes including subdivision plats, site plans, and permitting
- Coordinated with multiple departments, agencies, and utility providers
- Ensured compliance with county regulations, development standards, and platting requirements
- Assisted in managing planning operations and supporting departmental decision-making
- Reviewed development applications for completeness and regulatory compliance

L&G Engineering – Graduate Engineer (August 2022 – Fenruary 2025)

- Designed and drafted drainage improvement projects for Hidalgo County Drainage District No. 1 (HCDD1)
- Prepared full PS&E plan sets including plan/profile sheets, drainage layouts, and earthwork quantities
- Developed 3D corridor models and performed quantity calculations
- Coordinated with irrigation districts and utility providers
- Assisted in preparation of cost estimates and bid documents

S&B Infrastructure (RRP Consulting Engineers) – Civil Structural Designer II (October 2020 – July 2022)

- Supported roadway design and stormwater projects under TxDOT and local government standards
- Prepared PS&E components including plan/profile sheets, traffic control plans, and SW3P layouts
- Developed typical sections, signage and striping layouts, and sequencing plans
- Assisted in developing cost estimates, schedules, and bid documents
- Ensured compliance with TxDOT Roadway Design Manual

Certifications

- TxDOT Local Government Project Procedures Qualification
- TxDOT ROW100 – Identifying and Managing Utility Conflicts
- ArcGIS Pro – Map Creation Certification

Technical Proficiency

- AutoCAD Civil 3D
- MicroStation
- OpenRoads
- GeoPAK
- ArcGIS Pro



MICHAEL ALEXANDER PALOMO

Title
Survey Party Chief

Years of Experience
6 years

Areas of Expertise

- Survey field work
- Topographic collector
- Data Collector Software

Summary:

Mr. Palomo has six years of experience in surveying, supporting a variety of land development and infrastructure projects throughout the Rio Grande Valley. He serves as a Survey Party Chief, where he is responsible for leading field crews, coordinating daily survey operations, and ensuring the accurate collection of topographic and boundary data. His experience includes working on subdivision developments, right-of-way surveys, and general field data collection to support engineering design. Mr. Palomo is proficient in the use of GPS equipment and data collection software, and plays a key role in maintaining data accuracy, efficiency in the field, and effective coordination with project teams.

Professional Experience:

S2 Engineering, PLLC – Survey Party Chief

- Responsible for overseeing survey field operations managing survey crews
- Coordination of data collection
- Leads the acquisition of precise field data to support engineering design, subdivision development, and right-of-way mapping projects.

Hidalgo County Drainage District, Engineering Department

- Survey Crew Member
- Performed topographic data collection in support of drainage and infrastructure improvement projects
- Assisted in the acquisition of accurate field data for engineering analysis and design.

Technical Proficiency

- Trimble R12i
- Trimble R10
- Conventional Level
- Trimble Total Station Management
- Digital Level



ANDRES CIENEGA

Title
Survey PartyChief

Years of Experience
3 years

Areas of Expertise

- Survey field work
- Topographic collector
- Data Collector Software

Summary:

Mr. Cienega serves as a Survey Party Chief with over three years of progressive experience supporting public and private sector surveying projects throughout Hidalgo County. He has a strong background in field operations, specializing in the collection of high-quality topographic and boundary data to support engineering design, drainage improvements, and subdivision development.

Professional Experience:

S2 Engineering, PLLC – Survey Party Chief

- Responsible for overseeing survey field operations managing survey crews
- Coordination of data collection
- Leads the acquisition of precise field data to support engineering design, subdivision development, and right-of-way mapping projects.

Technical Proficiency

- Trimble R12i
- Trimble R10
- Conventional Level
- Trimble Total Station Management
- Digital Level


HIDALGO COUNTY
1
PRECINCT ONE


HIDALGO COUNTY
P2
PRECINCT 2
COMMISSIONER
EDUARDO "EDDIE" CANTU


HIDALGO COUNTY
EVERARDO VILLARREAL
3
COMMISSIONER
PRECINCT 3


HIDALGO COUNTY
4
PRECINCT FOUR


CITY OF ALTON
ALTON
EST. 1978


HIDALGO COUNTY
HCDD1
DRAINAGE DISTRICT No.1


City of
Donna
The Heart of the Valley


CITY OF
McALLEN


THE CITY OF
Edinburg


CITY OF MISSION, TEXAS
FOUNDED IN 1908


city of
mercedes


PORT OF
BROWNSVILLE
the port that works


CITY OF PHARR
EST.
1909
PRIDE • PROGRESS • COMMUNITY • LEARNING


THE COUNTY OF HIDALGO
TEXAS


CITY ON THE GROW
CITY OF WESLACO


SPACEX

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Certificate of Registration

This acknowledges that

S2 Engineering PLLC

has fulfilled the requirements of the State of Texas to offer and perform engineering services in the State of Texas. In witness whereof we have hereunto set our hands and affixed the seal of the Board, this 27th day of August, 2021.

Registration Number
F - 22858

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Rolando Rubiano, P.E., Board Secretary

TEXAS BOARD OF **PROFESSIONAL**
ENGINEERS **AND LAND SURVEYORS**

Certificate of Firm Registration

Let it be known that:

S2 Engineering PLLC

[redacted]

S2 Engineering PLLC

Is qualified to offer land surveying services in the State of Texas under the laws governing land surveying.

Registration Date: 12th Day of December, 2022.

Registration Number: 10194 796

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Coleen Johnson, R.P.L.S., Secretary



BE IT KNOWN THAT

JOSE NOE SALDIVAR

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS

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



SERIAL NUMBER **94076**

TEXAS BOARD OF
PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 1st DAY OF JULY, 2004

BOARD CHAIR

Vicki L. Radeburg

BOARD SECRETARY

THE ASSOCIATION OF STATE FLOODPLAIN MANAGERS, INC. AND THE TEXAS FLOODPLAIN MANAGEMENT ASSOCIATION

HEREBY RECOGNIZES

JOSE SALDIVAR

AS A NATIONALLY ACCREDITED

CERTIFIED FLOODPLAIN MANAGER

For meeting criteria in the area of experience, references, education and training in floodplain management and hazard mitigation. This CFM has passed the Texas National CFM exam which exhibits competency with the basic principles of sound floodplain management as mandated by the National Flood Insurance Program.

CERTIFICATION # 3340-17N

ISSUED: August 25, 2017

Joe D. Fernandez

Joe Fernandez, CFM
President, TFMA

Roy D. Sedwick

Roy D. Sedwick, CFM
Executive Director, TFMA

Texas Board of Professional Engineers and Land Surveyors

By This Certificate Bears Witness That in
Acknowledgement of Intent to Become Licensed

Luis Roberto Martinez-Ibarra

Is Hereby Recognized As A

Surveyor-In-Training

Within the State of Texas

Date: December 17th, 2025
Expires: December 17th, 2033

SIT No. 111113

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Karen A. Friese, P.E., Secretary

THIS IS NOT A LICENSE TO PRACTICE PROFESSIONAL SURVEYING

Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

S2 Engineering PLLC

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

Registration Number
F-22858

Expiration Date
8/31/2026

Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF FIRM REGISTRATION

This acknowledges that

S2 Engineering PLLC

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

Registration Number [redacted]

[redacted] December 31, 2026

S2 ENGINEERING, PLLC

CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 | TBLS 10194796

THANK YOU

WE APPRECIATE THE OPPORTUNITY TO SUBMIT OUR QUALIFICATIONS AND LOOK FORWARD TO WORKING WITH THE **CITY OF EDINBURG.**



2020 E Griffin Parkway
Mission, Texas 78574

S2ENGINEERING.NS@GMAIL.COM

(956)403-9787

ACCURATE DATA.
DEPENDABLE RESULTS.
SOLID FOUNDATIONS.

CITY OF EDINBURG

Request for Qualification (RFQ)
Land Surveying Services

RFQ 2026-6

Due Date: Tuesday, July 14, 2026

Time: 3 PM CST

Submitted by:

SAMES, Inc.

4943 S. Jackson Rd

Edinburg, TX 78539

O: (956)702-8880

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Certificates of Insurance

Required Forms

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
4943 S. Jackson Rd, Edinburg, TX 78539 Phone: (956) 702-8880 Fax: (956) 702-8883

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539
mhinojosa@cityofedinburg.com

Re: **Request for Qualifications - Land Surveying Services, RFQ 2026-6**

Greetings Mr. Hinojosa,

SAMES, Inc. (SAMES) is pleased to submit our Statement of Qualifications in response to the City of Edinburg's (City) Request for Qualifications for Professional Land Surveying Services. We appreciate the opportunity to be considered and are genuinely interested in partnering with the City to support its current and future initiatives. Our team is committed to delivering accurate, reliable, and timely surveying services that contribute to the successful planning, design, and construction of the City's projects.

Included in this submission are our firm's qualifications and experience, project team, representative surveying projects, and references demonstrating our successful performance on local government projects. While SAMES provides comprehensive surveying services in support of civil engineering, land development, and construction projects, our Survey Department is fully staffed and operates independently, providing standalone professional surveying services to private, commercial, municipal, state, and federal clients throughout Texas.

For more than 18 years, SAMES has successfully delivered professional surveying services on a wide range of projects across both the public and private sectors. Our experience, technical expertise, and commitment to quality enable us to provide responsive, professional, and cost-effective services. We are confident in our ability to meet the City's expectations and are committed to providing the level of service, communication, and responsiveness necessary to successfully perform the requested surveying services.

I, Samuel D. Maldonado, PE, RPLS, Principal/CEO, will serve as the primary point of contact for all correspondence related to this RFQ. My contact information is provided below:

Samuel D. Maldonado, PE, RPLS - Principal / CEO
4943 S. Jackson Road, Edinburg, Texas 78539
Office: (956) 702-8880 Fax: (956) 702-8883 Mobile: (956) 207-7130
sam@samengineering-surveying.com

To date, we have not received any addenda related to this RFQ. As one of the firm's two principals, I have the authority to submit this Statement of Qualifications and contractually bind SAMES, Inc.

Thank you for your time and consideration. We appreciate the opportunity to be considered for this important work and would welcome the opportunity to discuss our qualifications in greater detail. We look forward to the possibility of serving the City of Edinburg and establishing a successful long-term partnership.

Respectfully,

Samuel D. Maldonado, P.E., R.P.L.S.
Principal / CEO

FIRM QUALIFICATIONS AND EXPERIENCE

As a locally owned and operated firm headquartered in Edinburg, SAMES is pleased to offer the City of Edinburg comprehensive Professional Land Surveying Services tailored to support the City's current and future infrastructure initiatives. We are committed to delivering accurate, timely, and cost-effective surveying services that help facilitate successful project planning, design, construction, and long-term asset management. Our team combines extensive technical expertise with responsive client service to consistently deliver high-quality surveying solutions that meet the City's needs.

Established in 2008 by brothers Samuel and Saul Maldonado, SAMES is a minority-owned engineering and surveying firm founded on the mission: *"To empower leadership that promotes excellence through teamwork, accountability, and integrity while providing quality professional engineering, construction, and surveying services."* For more than 18 years, we have provided responsive professional services throughout Texas, including Civil Engineering Design, Professional Land Surveying, Land Development, GIS mapping, and Construction Engineering Inspection (CEI).

SAMES is registered and in good standing with the Texas Board of Professional Engineers and Land Surveyors and meets all applicable local, county, and state licensing and insurance requirements. We are also a Small Disadvantaged HUBZone firm certified by the U.S. Small Business Administration and are pre-certified with the Texas Department of Transportation (TxDOT) to provide surveying and engineering-related services for state- and federally funded projects.

Our Survey Department is fully staffed and supported by an experienced drafting team, enabling us to efficiently deliver a full range of surveying services. Over the past 18 years, SAMES has successfully completed surveying projects for agencies including the Texas Department of Transportation (TxDOT), Hidalgo County Regional Mobility Authority, Hidalgo County Drainage District No. 1, the U.S. Department of Energy, the U.S. Department of Defense (U.S. Navy and U.S. Army), the U.S. Fish and Wildlife Service, and numerous municipalities and local government entities throughout South Texas.

The Survey Department is led by Registered Professional Land Surveyor Samuel (Sam) D. Maldonado, who has more than 18 years of professional surveying experience and will serve as Project Manager for the City of Edinburg's surveying projects. All services will be provided from SAMES' office located at 4943 S. Jackson Road in Edinburg, Texas, allowing our team to respond quickly and efficiently to the City's surveying needs.

Surveying Capabilities

SAMES brings extensive experience and a systematic, client-focused approach to land surveying. We are committed to applying project-specific methodologies that ensure the successful execution of City of Edinburg's surveying assignments. Our team is equipped to provide a comprehensive range of services, including but not limited to:

- **Boundary & Property Surveys** – Delivering accurate delineation of land ownership and parcel boundaries to support legal and planning needs.
- **Construction Staking for Infrastructure Improvements** – Ensuring precision layout and implementation of construction plans for roads, drainage systems, and other improvements.

- **Drainage Infrastructure Surveys** – Providing essential survey data to support effective stormwater management, flood control, and drainage design.
- **FEMA Elevation Certificates & Floodplain Mapping** – Assisting the City in meeting federal floodplain regulations and insurance documentation requirements.
- **Right-of-Way Mapping & Easement Acquisition Support** – Facilitating land acquisition processes for roadway expansions and public utility developments.
- **Topographic Surveys** – Offering high-accuracy elevation data to inform engineering design for roadway grading, drainage improvements, and utility planning.
- **ALTA/NSPS Land Title Surveys** – Producing legally defensible surveys for property transfers, development, and financing.
- **Utility Mapping** – Identifying existing utility infrastructure to aid in effective coordination during design and construction.
- **Aerial Mapping & Drone Surveys** – Utilizing UAV technology for efficient, high-resolution site assessments over large areas.

Our surveying crews utilize GPS (global positioning systems) equipment capable of sub-centimeter measurement accuracy, Robotic Total Stations, level instruments and electronic data collectors capable of recording data using codes specific to each client's deliverable needs.

SAMES is a member of the Real Time Kinematic (RTK) network which eliminates the need to establish a local GPS base receiver and radio when utilizing GPS within the RTK network. Additionally, our survey and CAD technicians use Trimble Geomatics Business Center software which facilitates the downloading process of all surveying point data and allows our drafting technicians to translate surveying data into highly accurate and reliable drawing documents.

Project Approach and Strategy



SAMES' project approach is founded on the understanding that accurate survey data is essential to successful project delivery. From project initiation through final deliverables, our team emphasizes proactive planning, early coordination, clear communication, and rigorous quality control to produce reliable survey information that supports engineering design, minimizes risk, reduces costly redesigns, and keeps projects on schedule.

Step 1: Understanding Governing Performance Standards

The SAMES Project Manager will direct all surveying activities to ensure compliance with applicable industry standards, funding agency requirements, and project specifications. Through established surveying procedures, rigorous quality control, proactive oversight, and adherence to safety protocols, our team will deliver accurate, complete, and reliable survey data that supports informed decision-making throughout the project. SAMES will also comply with all applicable state laws governing access to public property and related liability requirements, ensuring survey operations are performed safely, professionally, and with minimal disruption to the public.

Step 2: Understanding Roles & Responsibilities

For each assignment, the Project Manager will be responsible for scope management, overall project coordination, and communication with the City. Field crews and technical staff will be assigned based on

the project's scope, schedule, and resource requirements to ensure efficient execution. Acting as an extension of the City's staff, the project team will maintain open communication and provide proactive project oversight throughout the assignment. Regular progress meetings with the City and other project stakeholders will be conducted, as needed, to review project status, resolve issues requiring collaborative action, and monitor the completion of action items.

Step 3: Understanding Scope of Work

For each work authorization, the Project Manager (PM) will review the scope of work and provide a cost estimate within the timeframe specified by the City. Upon execution of the work authorization, the PM will conduct a project kick-off meeting to define team roles and responsibilities, review the project schedule, establish key milestones, and discuss project-specific requirements. Safety will be a primary focus of the meeting to ensure potential job hazards are identified, evaluated, and addressed before any fieldwork begins. Throughout the project, quality control measures will ensure that all survey data, calculations, mapping, and deliverables comply with the City's requirements, applicable surveying standards, and all regulatory requirements associated with the project's funding source.

Step 4: Technical Execution

Project Scheduling – Successful projects are schedule-driven, and SAMES recognizes effective schedule management as a key component of project execution. At the City's request, a project schedule will be developed identifying key milestones, deliverables, and critical activities to monitor progress and maintain timely project completion.

Data Collection – Field data will be collected to obtain comprehensive horizontal and vertical measurements necessary to accurately establish property boundaries, right-of-way limits, terrain features, and other project-specific information. The Party Chief will oversee all field activities to ensure work is performed safely, efficiently, and in accordance with project requirements while maintaining the accuracy and completeness of all survey data. This disciplined approach supports timely project delivery without compromising quality.

Each survey assignment will begin with the establishment or verification of project control points, including primary and, when necessary, secondary control points to validate survey accuracy. All control will be referenced to the NAD83 (North American Datum 1983) and NAVD88 (North American Vertical Datum 1988) coordinate systems to ensure consistency throughout the project.

Data Processing & Quality Control – Following field collection, survey data will undergo detailed processing, including research of right-of-way records, property ownership, and adjoining parcel conveyance histories. This information will be evaluated alongside recovered field monumentation to accurately reconstruct original survey alignments and establish legal boundaries.

The Project Manager will oversee quality control throughout data processing to verify that all calculations, mapping, and survey information meet project requirements for accuracy, completeness, and compliance with applicable surveying standards before deliverables are finalized.

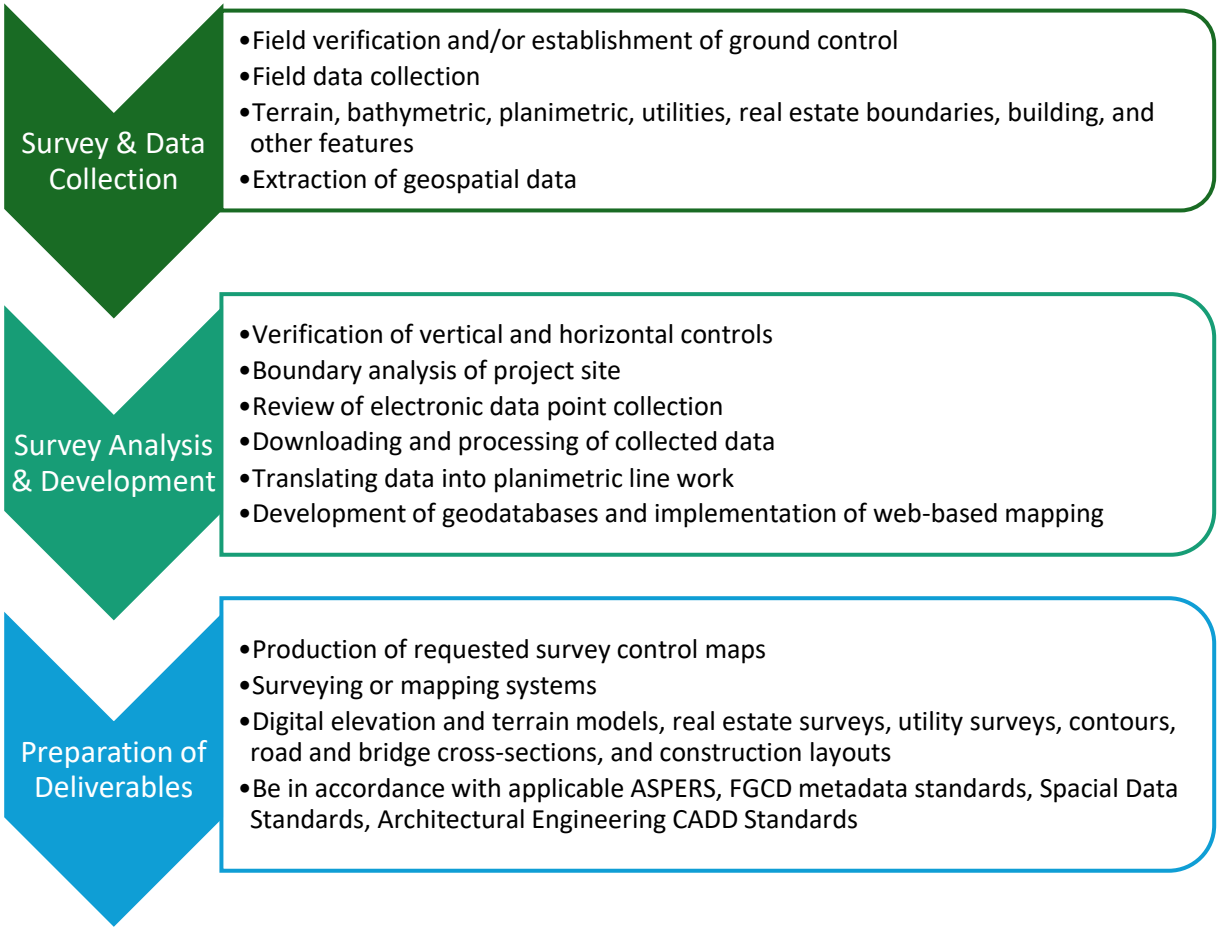
Deliverables – Survey deliverables will be prepared in accordance with the City's requirements and formatted for seamless integration into AutoCAD or MicroStation ORD design files. When requested, signed and sealed PDF copies will also be provided.

To maintain consistency and minimize rework, SAMES will utilize detailed internal quality control checklists throughout the project. Interim deliverables will be submitted, as identified in the scope of work, to verify progress, facilitate City review, and ensure all project requirements are satisfied in accordance with the established schedule.

Technical Systematic Approach

SAMES approaches every project with a team philosophy and a full commitment to efficient project delivery. Work on a typical survey begins immediately upon receipt of a signed work/task order. Our workflow is divided into three distinct phases to ensure accuracy and efficiency:

- **Survey & Data Collection** – Utilizing state-of-the-art GPS, LiDAR, and total stations to gather accurate geospatial data.
- **Survey Analysis & Development** – Processing data, drafting deliverables, and ensuring compliance with regulatory standards.
- **Preparation of Deliverables** – Producing maps, reports, and legal descriptions in formats compatible with the city's requirements.



Commitment to Quality

SAMES is committed to delivering highly accurate and legally defensible survey data that meets rigorous and industry best standards. To do this, we have created a structured Quality Assurance/Quality Control program that ensures compliance with local, state, and federal regulations while maintaining the highest level of precision in surveying.

We apply a multi-tiered quality control approach that includes:

- **Pre-Survey Planning** – Identifying project-specific risks and regulatory requirements.
- **Real-Time Field Data Verification** – Utilizing advanced GNSS, LiDAR, and drone technology for sub-centimeter accuracy.
- **Data Validation & Error Detection** – Cross-checking field data with GIS benchmarks to eliminate inconsistencies.
- **Final Review by RPLS & Project Manager** – Ensuring all deliverables meet required specifications before submission.

Deliverable Quality Control Process

- **Pre-Submission Review** – Verify data consistency between field collection, CAD drawings, and GIS records.
- **Legal Description & Map Check –** Ensure boundary accuracy and compliance.
- **Compliance Cross-Check –** Confirm all survey deliverables meet industry best practice standards and requirements.
- **Final Approval by RPLS –** Guarantee a fully validated, compliant, and ready-to-use product.

Contingency Plan for Key Personnel Availability

SAMES has a proactive contingency plan to ensure uninterrupted service delivery to address staffing needs should key personnel become unavailable.

1. **Cross-Training & Role Redundancy** – Each critical role has a designated backup staff member trained to step in as needed. Our survey managers, field crews, and CAD technicians are cross trained to ensure continuity.
2. **Scalable Staffing & Resource Allocation** – We maintain a flexible workforce with additional licensed surveyors and field teams on standby, ensuring smooth personnel transitions without project delays.
3. **Rapid Response & Remote Collaboration** – Cloud-based project management systems allow seamless access to plans and data, enabling any assigned team member to continue work without disruption.
4. **Subcontractor & Partner Support** – If additional resources are needed, pre-qualified subcontractors are available to supplement our in-house team, ensuring compliance with all standards.

Through this structured contingency plan, SAMES guarantees that the City's projects will stay on schedule, despite any unforeseen personnel changes.

Local Government Survey Experience

SAMES' experience, qualifications, and commitment to responsive, high-quality service have enabled us to successfully complete numerous surveying projects for municipalities, counties, utility districts, and private and commercial clients. The projects listed below represent a selection of our most notable surveying assignments completed within the past five years.

- ***City of Edinburg*** *– Schematic Right-of-Way Acquisition Strip Map of Davis Road (I-69C to East City Limits); Schematic Right-of-Way Acquisition Strip Map of Schunior Road (Jackson Road to West City Limits); Topographic Surveying for Luna Subdivision Drainage Project; Parcel Plat Services for Union Pacific Railroad Company; Topographic Surveying for Intersection of Mark Pena Dr. and Closner Blvd; Parcel Plats and Title Reports for Schunior Road Detention Pond Project; Topographic Survey for 10" Sanitary Sewer on Rogers Road; Right-of-Way Map for Roel E Bazan Road.*
- ***City of Edinburg EDC*** *- Boundary Survey for Cano Street Project; Replat of Lot 3 of the North Industrial Park.*
- ***City of McAllen*** *– Topographic Surveying Services for Balboa Waterline Improvements; Topographic Survey for Country Club Terrace Drainage Improvements; Topographic Surveying services for McAllen ISD No. 6 Lot 1, Morris Park; Topographic Surveying for N. 6th Street & W. Hackberry Avenue Signal Improvements; Surveying Services for 2021 Metro Sidewalk Improvements; Surveying Services for Waterline Alignment at Bicentennial & Kendlewood Ave.; Tract Map w/ Metes & Bounds for Abandonment of Ally (16th & Beech Ave.); Surveying services for 2nd Street and La Vista Avenue; Planimetric and Topographic Surveying Services for FM 2220 Pedestrian Crossing at Houston Avenue.*
- ***City of San Juan*** *– Boundary Survey with Improvements for Old Firehouse and Old City Hall; San Juan CDBG Street Improvements.*
- ***City of Palmview*** *- Parcel Plats with Metes and Bounds for Riverside Estates Drainage Improvements; Topographic Surveying Services for Ramirez Drainage Improvements Project.*
- ***City of La Grulla*** *- Surveying Services for La Grulla Cemetery.*
- ***City of Brownsville*** *– Topographic and Boundary Surveying for TxDOT Bridge Expansion (Owens Road Parcel Acquisition); Surveying Services for Southmost Nature Trail Phase III,*
- ***City of Weslaco EDC*** *– Surveying Services for Force Main Easement and ALTA Survey for Mid-Valley International Industrial Park.*
- ***City of Rio Grande City*** *– Survey Plat with Metes & Bounds for Drainage Easement #1 and #2 for Rio Grande City Public Safety Development; Boundary Survey with Improvements for Youthplex Subdivision Lot 3 and Eisenhower Road; Surveying Services for Reynaldo Pena Commercial Subdivision; Right-of-Way Survey for Hill County Drive.*
- ***City of Roma*** *- Boundary Survey for Las Americas Logistics and Industrial Park.*
- ***Hidalgo County*** *– Surveying Services for Bio Safety Testing Laboratory.*
- ***Hidalgo County Pct. 3*** *- Surveying Services for Extension of Shary Road 2 Miles North of SH 107; Shary Road Expansion Parcel 10 Staking; Boundary Survey with Improvements for Homeville Association A Lot 75.*
- ***Hidalgo County Pct. 4*** *- Abandonment Survey for Cesar Chavez Road.*

- ***Hidalgo County Drainage District No. 1*** *– Surveying Services along Waterways for 2018 Bond Referendum Projects #12 and #13; Surveying Services for B-18-26 Mission Lateral (16 Parcels).*
- ***Hidalgo County Regional Mobility Authority (HCRMA)*** *- Surveying Services for HCRMA X-Parcels.*
- ***Agua Special Utility District*** *- Topographic Surveying Services for Jasmin Street Waterline Extension; Surveying services for Veteran's Blvd. Utility Relocation Project; Boundary with Improvement Survey for N/W Expressway 83 & 1/4 Mile North; Topographic Survey of Breyfogle from Donna Road to E Veterans 1.*

SAMES has established long-standing relationships with municipalities and public agencies throughout South Texas, resulting in repeat business and multiple ongoing contracts for professional land surveying services, including:

- **Texas Gas Service** – On-Call Surveying services
- **Hidalgo County Drainage District No. 1** –Surveying Services
- **Hidalgo County** – Surveying Services
- **Hidalgo County Pct. 4** – On-Call Surveying Services
- **City of McAllen** – On-Call Surveying Services
- **City of Edinburg** – Professional Land Surveying Services

Ability to Meet Deadlines and Aggressive Schedules

SAMES understands that timely survey deliverables are essential to maintaining project schedules and supporting subsequent phases of design and construction. Our Surveying Department utilizes efficient project management processes that enable the successful execution of multiple assignments while consistently meeting client deadlines. From contract initiation through final deliverables, project schedules are actively monitored, field crews are strategically assigned based on workload and project priorities, and resources are adjusted as needed to maintain production and respond to changing project demands.

Continuous communication between field and office personnel allows our team to quickly address unforeseen site conditions, weather impacts, or other challenges without compromising project schedules or data quality. Regular project coordination meetings and close collaboration among Project Managers provide the flexibility to reallocate personnel and resources as workloads fluctuate, ensuring critical milestones and client deadlines remain on track.

This proactive approach to project planning, resource management, and communication enables SAMES to efficiently manage multiple projects simultaneously while delivering accurate, high-quality surveying services on schedule.

Local, State and Federal Regulations, Policies and Procedures

SAMES approaches each project with a thorough understanding of the surveying standards, regulations, and client requirements applicable to local, state, and federally funded projects. During project initiation, our team identifies the specific surveying criteria, deliverables, and regulatory requirements necessary to ensure compliance and prevent delays. Our experience coordinating with multiple public agencies has

provided us with a comprehensive understanding of the standards and procedures governing public-sector surveying projects.

As applicable to the project scope, SAMES performs surveying services in accordance with:

- Texas Board of Professional Engineers and Land Surveyors (TBPELS) Rules and Regulations
- Texas Society of Professional Surveyors (TSPS) Manual of Practice
- TxDOT Surveying and Right-of-Way Mapping Standards
- FEMA Elevation Certificate and Floodplain Mapping Guidelines

In addition, SAMES follows established field procedures and quality control protocols to ensure the accuracy, consistency, and reliability of all survey data and deliverables.

Uniqueness to Best Perform

SAMES recognizes that successful surveying projects require more than accurate data collection—they require a team that understands how survey information supports the planning, design, and construction process. As a locally based firm with extensive experience serving the City of Edinburg and surrounding communities, SAMES brings valuable regional knowledge, familiarity with local conditions, and an understanding of the factors that influence successful project delivery.

A key advantage of SAMES is our fully staffed, in-house Surveying and Drafting Department, supported by a strong foundation in civil engineering services. This integrated approach allows our survey professionals, technicians, and engineers to collaborate seamlessly throughout the project lifecycle, ensuring survey data is collected, processed, and delivered with the intended design application in mind. Our understanding of roadway design, utility infrastructure, drainage systems, land development, and construction practices provides additional technical insight that enhances the accuracy, completeness, and usefulness of our survey deliverables.

SAMES is committed to providing the City of Edinburg with responsive, accessible, and personalized service. Our office, located on Jackson Road within the City of Edinburg, allows our team to quickly respond to project needs, access project sites, and coordinate directly with City staff and project stakeholders. Combined with our local knowledge, multidisciplinary capabilities, and dedicated surveying resources, SAMES is uniquely positioned to provide reliable, efficient, and cost-effective surveying services tailored to the City's needs.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

SAMES will provide land surveying services that comply with all applicable requirements and adhere to current industry standards. The team will be led by Registered Professional Land Surveyor Samuel D. Maldonado, with support from Jessica M. Maldonado, Vice President of Professional Services and Surveyor-in-Training. Sam will serve as the Project Manager and primary point of contact for City of Edinburg. Resumes for both Sam and Jessica outlining their qualifications, project experience and professional backgrounds relevant to this contract are provided below.

Resumes

SAMUEL D. MALDONADO, PE, RPLS

Role: Project Manager



Education:

- M.B.A., University of Texas – Rio Grande Valley (2017)
- B.S., Civil Engineering, Texas A&M University - Kingsville (1997)

Registrations/Certifications:

- Professional Engineer, Texas: No. 91889
- Professional Engineer, Arizona: No. 71257
- Professional Engineer, New Mexico: No. 30412
- Registered Professional Land Surveyor, Texas: No. 6027

SAMUEL D. MALDONADO, PE, RPLS is a Licensed Professional Engineer and Registered Professional Land Surveyor with more than 18 years of professional land surveying experience and over 28 years of experience in civil engineering and project management. Throughout his career, he has provided surveying services for a diverse range of projects, including subdivisions, commercial and institutional developments, roadway improvements, drainage systems, sanitary sewer collection systems, and water distribution systems. Sam oversees major surveying assignments involving topographic and boundary surveys, utility and right-of-way mapping, aerial mapping, design and construction surveying, and the establishment of horizontal and vertical control. He also performs ALTA/NSPS Land Title Surveys in accordance with the current Minimum Standard Detail Requirements.

Pre-certified with the Texas Department of Transportation (TxDOT), Sam serves as the Project Surveyor of Record for state- and federally funded projects, ensuring compliance with applicable standards and client requirements. He is an active member of the Texas Society of Professional Surveyors and remains current with advancements in surveying technology, equipment, and software.

Project Experience:

Hidalgo County Shary Road Expansion (2 Miles North of SH107) Phase I – Mission, Texas

- Oversaw Phase I project delivery for the expansion of Shary Road from a two-lane to a five-lane urban arterial, ensuring compliance with TxDOT, FHWA, and Hidalgo County standards.
- Managed schematic design development, environmental clearance, ROW acquisition, and funding coordination across multiple agencies.
- Led topographic surveying, ROW parcel plat preparation, and traffic control assessments, including line-of-sight analysis for off-system intersections.
- Coordinated public involvement, stakeholder meetings, and development of the Advance Funding Agreement (AFA) to support project funding.
- Ensured all submittals met federal and state requirements, enabling progression to PS&E development and construction readiness.

HCRMA Parcels for the International Bridge Trade Corridor – Hidalgo County, Texas

- Conducted real property surveying, monument benchmark establishment, and staking for over 100 parcels along the approved schematic roadway alignment in Hidalgo County.
- Supported land acquisition for roadway improvements, and irrigation system reroutes.
- Established primary and secondary survey control points

- Conducted research and data collection, for preparation of the original survey control report.
- Prepared TXDOT-specific survey control deliverables
- Performed setting of control monuments, and establishment of benchmarks

Ware Road Utility Relocation Project, TxDOT CSJ: 2094-01-038 Roadway Expansion – McAllen, Texas

- Provided engineering design of proposed 6”-16” waterline relocation, abandonment of existing waterlines, sanitary sewer line and manhole adjustments for the expansion of 2 miles of roadway.
- Provided topographical surveying, aerial surveying, and right-of-way mapping services.
- Established project controls based on TxDOT project benchmarks and surveyed all-natural ground, existing utilities, existing infrastructure, manholes, roadway, curbs, storm sewer system, property corners/boundaries, monuments and benchmarks.

Port of Brownville SH 48 Utility Corridor Boundary Survey – Brownsville, Texas

- Provided boundary surveying services for a 7.5-mile easement corridor along State Highway 48, the contract was later amended to include an additional 1.5 miles to the scope of work.
- Survey included control panels for aerial flight, the setting of control monuments and iron rods, and a descriptive exhibit of the metes and bounds for the project area.
- Coordinated with existing utility companies, the Port of Brownsville and TxDOT during performance of the surveys.

New Hidalgo County Courthouse – Edinburg, Texas

- Provided surveying services specific to the construction staking of utilities, drainage and site infrastructure.
- Provided project benchmarks, established construction staking of building corners, building piers, water and sewer lines, storm drain lines and other utility improvements.
- Surveying services were provided in multiple phases to allow for minimum disturbance to ongoing construction work.

Edinburg Hospital ALTA Survey – Edinburg, Texas

- Provided topographic surveying services and subsurface utility locates of the 40-acre site to provide accurate field date for the proposed design of a new hospital tower.
- Topographic survey included existing site parking lots, sidewalks, curb and gutter, building, landscaping, HVAC systems, irrigation systems, island, building canopies, drainage ditch flowlines and natural ground elevations.
- Coordinated with private utility providers, hospital engineering department and city utility departments to obtain the most accurate utility field information.

Final Design for Marathon WWCS Rehabilitation Project – Marathon, Texas

- Performed field surveying for over 12,000 LF of proposed sanitary sewer alignment, collecting detailed site condition data.
- Established horizontal control using Texas State Plane coordinates and generated 0.5-foot contour coverage.
- Identified property corners, limits of the right-of-way, easements, tract corners and section corners and set project benchmarks.
- Prepared and delivered a digital (CAD) and hard copy of the parcel plats with metes and bounds and plan view sheets of the collected date to the extents of the project limits.

JESSICA M. MALDONADO, PE, PMP, CFM, SIT

Role: Contract Administrator



Education:

- M.B.A., University of Texas at Rio Grande Valley (2018)
- B.S., Civil Engineering, Texas A&M University – College Station (2005)

Registrations/Certifications:

- Professional Engineer, Texas No. 111579
- Project Management Professional, Texas No. 2077158
- Certified Floodplain Manager, Texas No. 3995-21N
- Surveyor-in-Training, Texas No. 110912

JESSICA M. MALDONADO, PE, PMP, CFM, SIT brings 20 years of experience in municipal civil engineering, public works construction, and the administration of multidisciplinary infrastructure projects. Her background includes civil design, site surveying, land development, and utility system design and coordination for water, wastewater, and storm drainage improvements. This technical foundation enables her to effectively administer contracts, coordinate project activities, and ensure compliance with contract requirements throughout project delivery.

Jessica has extensive experience administering local, state, and federally funded infrastructure projects, ensuring compliance with contract provisions, funding agency requirements, and applicable regulations. She has successfully managed more than 16 projects funded through the Texas General Land Office (GLO), overseeing the preparation and submission of required documentation, reimbursement packages, progress reports, and other contract deliverables in accordance with program requirements. Jessica's experience also includes coordination with the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA) on TxDOT and local government projects, and the U.S. Environmental Protection Agency (EPA) on infrastructure improvements funded through economic development programs. Her background in civil engineering, contract administration, and surveying—combined with her certification as a Surveyor-in-Training—enables Jessica to effectively bridge the technical and administrative aspects of surveying projects, providing valuable support in project coordination, quality assurance, regulatory compliance, and contract administration throughout every phase of the City's surveying projects.

Project Experience:

HCRMA Surveying Services for the International Bridge Trade Corridor 0010 - Hidalgo County, Texas

- Provided project management services for the topographic surveying and right-of-way mapping of FM 493 in Donna, Texas, which included appx. 105 parcel plats with metes and bounds descriptions.

TxDOT CapEx AWU Standalone (I-35 & Dean Keeton St.) – Austin District, TX

- Provided utility engineering services QLA for the collection and analysis of subsurface utility data using non-destructive vacuum excavation.
- Coordinated with utility owners to verify utility locations.
- Supported coordination with involved entities to ensure all work was properly permitted.
- Ensured traffic control measures complied with applicable state and federal requirements.

2018 Bond Referendum Project No. 13 – Hidalgo Drain – McAllen, Texas

- Served as Contract Administrator, overseeing project coordination and contract administration.
- Provided engineering design services for the upgrade of existing culvert structures and widening of an existing drainage ditch to increase linear detention and improve stormwater conveyance to the IBWC Floodway.
- Performed hydrologic and hydraulic analyses and coordinated surveying to support project design**.**

Veterans Road (SH 495) Utility Relocation Project - Palmview, Texas

- Oversaw the design and relocation of municipal water and sewer infrastructure in conflict with TxDOT's proposed four-lane roadway and storm sewer improvements, including the development of utility plans in accordance with TxDOT standards.
- Directed utility coordination among telecommunications, gas, irrigation, electric, and municipal utility providers, while supporting preparation of joint-bid packages, special specifications, and utility agreement documentation to resolve conflicts and ensure project constructability.

Sam Houston Boulevard Widening, TxDOT CSJ: 0921-02-256 – Pharr, Texas

- Provided design management for the roadway and drainage improvements, as well as the adjustment of waterline and sanitary sewer lines.
- Completed the environmental study for TxDOT funding regulations.
- Provided utility coordination and construction oversight for the relocation of existing utilities.

Hidalgo County BCAP Fresno Street Roadway & Drainage Improvements – San Juan, Texas

- Provided engineering design, contract administration and construction management for this road and drainage improvement project funded by TxDOT's Border Colonia Access Program.
- Prepared required forms and reports and ensured compliance with TxDOT program regulations.
- Oversaw the survey and CAD departments, providing direction and management when needed.

Loyola Beach Water Quality Improvements Project – Effluent Reroute – Riviera, Texas

- Managed the planning, engineering design, surveying, environmental clearance, and utility coordination for the rerouting of the Riviera Wastewater Treatment Plant effluent line to improve water quality and support coastal conservation and restoration.
- Directed the design and construction of a new 150 GPM effluent pump station and approximately 10,000 LF of force main to convey treated effluent to a new outfall location.
- Oversaw bid procurement, construction management, and project close-out, ensuring compliance with project requirements and successful project delivery.

TxGLO 2015 Floods Grant Stormwater Relief Project Ph. II – Alamo & Edinburg, Texas

- Provided project management services for the survey, design and installation of a new storm sewer system that included drainage swales, roadside ditches, inlets, and pipe networks ultimately flowing into an existing drainage ditch owned by Hidalgo County Drainage District #1.
- Prepared and submitted grant application and obtained all required permits.
- Coordinated with the GLO and County to ensure funding and schedule compliance during design and construction.

FEMA Roadway Reconstruction Project – Hidalgo County, Texas

- Oversaw surveying, design and construction of road and drainage improvements to various streets.
- Provided contract administration and coordinated with the County to ensure FEMA funding compliance.

REFERENCES AND PAST PERFORMANCE

Roberto Salinas – General Manager for Agua Special Utility District
(956) 585-2459 robertos@aguasud.com

- **Project(s)**: Veteran's Boulevard Utility Adjustment and Relocation Project; TWDB DWSRF Funding Application Submittal for 5MGD WTP; GIS and Mapping Services Phase I; Palmview Collection System (Yardlines) Phase II: Construction Support & CEI Services; Preliminary Feasibility and Engineering Report for TWDB 6 MGD WTP;
- **Scope**: Planning & Research, Feasibility Studies, Surveying, Project Funding (assistance with grant application and funding compliance), GIS and Mapping, Utility Relocation Design (water/sewer), Program Management/District Engineer Services, Construction Engineering Inspections

Jorge Arcaute – Chief of Staff for Hidalgo County Pct. 3
(956) 585-4509 jorge.arcaute@co.hidalgo.tx.us

- **Project(s)**: Extension of Shary Road 2 Miles North of SH 107 (Phase I); Liberty Blvd. Phase I (US 83 to Mile 3); Liberty Blvd. Phase II (Mile 3 to FM 2221);
- **Scope**: Preliminary Planning, Surveying, Right-of-Way Mapping and Acquisition, Schematic Development, Environmental Studies, Project Funding, Construction Engineering Inspection and Owner Representative

Sara Hernandez – Assistant City Manager for City of Rio Grande City
(956) 487-0672 shernandez@cityofrgc.com

- **Project(s)**: 50' ROW and Utility Survey Plat for Re-Plat of Lot 1 B St. Ives Subdivision; R.O.W. Annexation Plat; Boundary Survey with Improvements for Youthplex Subdivision Lot 3 and Eisenhower Road; Public Safety Subdivision: Lot 1 to Creek Drainage Improvements; Drainage Easement #1 & #2; Water & Sewer Extension; Off-Site Surveying and Engineering Services; 2021 CDBG Street Improvements; 2024 Downtown Revitalization/Main Street Program; Commercial Development off FM 755; Reynaldo Pena Commercial Subdivision;
- **Scope**: Planning & Research, Surveying, Funding and Regulatory Compliance, Plan Review, Civil Engineering Design (water/sewer), Stormwater Systems Design, Hydrology/Hydraulic Analysis, Construction Management and Inspections

Representative Survey Projects

Schematic Right-of-Way Acquisition Strip Map of Davis Road (I69C to East City Limits) and Schunior Road (Jackson to West City Limits) - Edinburg, TX

Client: City of Edinburg
Roberto D. Hernandez, PE, CFM, MS (formerly w/ City of Edinburg, currently serves as City Engineer for City of Harlingen)
415 W. University Drive, Edinburg, TX 78539
P: (956) 216-5223 E: RHernandez@harlingentx.gov

A/E Fee: $26,745

Start date: 03/30/2022 End date: 10/31/2022

SAMES was contracted by the City of Edinburg to provide land surveying and Right-of-Way (ROW) mapping services in support of a major drainage improvement project. The scope of work included preparation of schematic ROW acquisition strip maps for Schunior Road (2.73 miles) and Davis Road (1.75 miles). SAMES' survey team conducted comprehensive research and data collection using Hidalgo County and City maps, as well as Appraisal District property records, to develop accurate ROW exhibit maps. Aerial surveying was employed to capture existing structures, while fieldwork established minor control points to support the project. Final deliverables included maps depicting existing and proposed ROW, proposed parcel divisions, and all visible structures within the project limits.

Planimetric and Topographic Surveying Services for City of McAllen FM 2220 (Ware Road) Pedestrian Crossing at Houston Avenue – McAllen, TX

Client: RRP Consulting Engineers
Abel Marroquin, PE, Project Manager
5400 N. 10th Street, McAllen, TX 78504
P: (956) 926-5000 E: amarroquin@rrpeng.com

A/E Fee: $39,684.45

Start date: 05/22/2024 End date: 08/30/2024

SAMES was subcontracted by RRP Consulting Engineers to provide planimetric and topographic surveying services for approximately 2,000 linear feet along Ware Road, from Kennedy Avenue to Erie Avenue, extending 100 feet beyond both the east and west rights-of-way (ROW). The scope of work included identifying existing ROW within the survey limits; collecting roadway cross-sections at 100-foot intervals; 811 utility locates and locating trees (6-inch caliper and above), drainage and irrigation structures, and visible utilities, ditches, and other features within the ROW. The survey was performed using the Texas State Plane Coordinate System (NAD 83) and NAVD 88 for vertical control to ensure precision. Final deliverables included DGN files with topography, digital terrain models (DTM), and planimetric features.

Veterans Blvd. (SH 495) Utility Relocation Project – Palmview, TX



Client: Agua Special Utility District
Roberto Salinas, PE, General Manager
3120 Abram Road, Palmview, TX 78572
P: (956) 585-2459 E: robertos@aguasud.com

Construction: $6,069,333.92 (OPCC)

Start date: 08/19/2024 End date: In progress (design 100% complete)

The Veterans Blvd (SH 495) Utility Relocation Project, extending from Mile 3 to Mile 5, required the relocation of AGUA Special Utility District water and sewer infrastructure to accommodate TxDOT's roadway widening and storm drain improvements. SAMES provided surveying services to support utility relocation design, TxDOT plan set approvals, and Standard Utility Agreement requirements.

Our survey team performed boundary and topographic surveys to document existing right-of-way conditions, utility locations, easements, and apparent undocumented easements while establishing alignments for approximately 13,000 LF of waterline and 8,000 LF of sewer line relocations. The survey data supported utility relocation plans, property documentation research, and design coordination by providing accurate utility mapping, depth verification, and integration with TxDOT's roadway expansion improvements. In addition to surveying services, SAMES provided utility coordination, design support, traffic control phasing, and construction cost estimating. The project has reached 100% design completion and is scheduled for letting in 2026.

2023 Bond Program Project 12: Mission-McAllen Lateral Drain, Phase 3 – McAllen, TX

Client: Hidalgo County Drainage District No. 1
Omar Anzalduas, PE, Project Manager
902 N. Doolittle Road, Edinburg, Texas 78542
P: (956) 292-7080 E: omar.anzaldua@hcdd1.org

Construction: $1,062,868

Start date: 09/2024 End date: 08/2025

This project involved approximately 1.5 miles of drainage ditch expansion within the City of McAllen to enhance stormwater capacity, reduce flooding, and support future development. SAMES provided a full range of professional services, including preliminary coordination with utility entities, preparation of construction documents and specifications, and construction administration for ditch excavation, storm system lines, and concrete stormwater conveyance structures ("Canastas"). Surveying services played a key role throughout project delivery. Our team performed boundary and topographic surveys to establish existing conditions, define project limits, and support right-of-way delineation. Survey data was integrated into the design to guide hydraulic modeling, utility coordination, and property acquisition. During construction, our surveying staff also provided verification and support for staking to ensure the project was built in accordance with design intent.

City of McAllen Topographic Surveying Services for Balboa Waterline Improvements

Client: City of McAllen
Carlos Gonzalez, PE, Utility Engineer
1300 Houston, McAllen, TX 78501
P: (956) 681-1770 E: cagonzalez@mcallen.net

A/E Fee: $6,526.40

Start date: 04/20/2023 End date: 04/30/2023

SAMES was contracted by the City of McAllen to provide topographic surveying services for the Balboa Waterline Improvements Project. The scope of work included topographic surveying of two project corridors along South 33rd Street, extending from the August–Balboa and Balboa–Covina alleys west to the levee right-of-way. Survey services included the collection of all existing aboveground and underground features within the apparent right-of-way, including roadways, sidewalks, fences, utilities,

and the establishment of a minimum of one project benchmark. All surveying was performed using the Texas State Plane Coordinate System (NAD83) and NAVD88 to ensure a precise and consistent project reference framework. Final deliverables included CADD files, electronic survey data, and field notes.

Taylor Road Widening - Mission, TX

Client: TEDSI Infrastructure Group
Ponciano Longoria, PE, Project Manager
1201 E. IH 2, Mission, TX 78572
P: (956) 424-7898 E: Ponciano.longoria@tedsi.com

A/E Fee: $78,360

Start date: 11/01/2022 End date: 04/28/2023

This project involved extensive research and coordination with multiple agencies to develop a topographic map supporting utility relocation design and Right-of-Way (ROW) determination along a two-mile segment of Taylor Road. Sam Maldonado directed deed research, boundary monumentation, and the collection of existing underground utility information to accurately establish ROW limits. Subsurface Utility Engineering (SUE) Levels A through D were performed, incorporating survey data obtained through Tx811 utility locates. The scope of work included preparation of a topographic map depicting existing ground features, structures, utilities, and ROW information; establishment of horizontal and vertical control in accordance with TxDOT specifications; development of ROW strip maps; and verification of existing utilities and easements throughout the project corridor. Sam also managed project scheduling, quality control, coordination, and documentation to ensure the timely delivery of accurate project information.

Topographical Surveying and GPRS Services for UHS Cornerstone Regional Medical Center Expansion - Edinburg, TX

Client: Gresham, Smith & Partners
Michael D. Hunkler, Project Manager
222 Second Avenue South, Suite 1400, Nashville, TN 37201
P: (615) 770-8156 E: Mike.Hunkler@greshamsmith.com



A/E Fee: $8,649.18

Start date: 05/03/2023 End date: 05/31/2023

SAMES was contracted by Universal Health Services (UHS) to provide professional topographic surveying and Ground Penetrating Radar System (GPRS) services for the Cornerstone Regional Medical Center site located on a 4.45-acre tract in Edinburg, Texas. The scope of work included locating visible utilities, private underground utilities, and significant site features, including trees, sidewalks, ADA ramps, curbs, parking areas, roadways, and existing structures. SAMES developed a digital topographic map with one-foot contour intervals and provided critical spot elevations, established two project benchmarks, and performed Subsurface Utility Engineering (SUE) services using GPRS technology to identify private utilities. Survey deliverables were prepared in CAD and PDF formats utilizing the NAD83 (ADJ2011) horizontal datum and NAVD88 Geoid 12B vertical datum and were signed and sealed by a Texas Registered Professional Land Surveyor.

Projects for City of Edinburg

Projects	Project Description	Project Manager	Completed	City POC
Chapin Pump Station Rehabilitation	Topographic surveying, environmental and civil engineering services for removal and replacement of two pumps, SCADA system, backup power system, and associated improvements	Luis Mendez	In progress (92% complete)	Mardoqueo Hinojosa, City Engineer
Mon Mack Drainage Ditch Improvements	Topographic & as-built surveying, civil engineering drainage design, construction plans & specifications, construction administration	Jessica Maldonado	2024	Mardoqueo Hinojosa, City Engineer
Schunior Road Detention Pond Project	Topographic surveying, hydraulics and hydrology analysis of the detention design, and preparation of plans, specifications and estimates.	Jessica Maldonado	2023	Mardoqueo Hinojosa, City Engineer
8th Street & McIntyre Intersection Improvements	Topographic Surveying and Design of Street & Drainage Improvements	Sam Maldonado	January 2009	Daniel Tijerina, Former Public Works Director
Chapin Road Sanitary Sewer Line Improvements	Topographic Surveying and Design of 24" Sanitary Sewer line	Jessica Maldonado	February 2016	Tomas Reyna, Assistant Director of Public Works
University Drive Bus Stop & Shelter Improvements	Surveying, design and construction management of Civil Improvements, including site infrastructure	Jessica Maldonado	December 2016	Tomas Reyna, Assistant Director of Public Works
WWTP Clarifier Rehabilitation Project	Design & Bid Procurement of WWTP Improvements	Saul Maldonado	June 2018	Arturo Martinez, Director of Utilities
Municipal Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Apollo Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Memorial Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Fountain Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Municipal Park Splash Pad	Topographic Surveying Services	Sam Maldonado	2019	Mardoqueo Hinojosa, City Engineer
Dr. Diaz Park Splash Pad	Topographic Surveying Services	Sam Maldonado	2019	Mardoqueo Hinojosa, City Engineer

INSURANCE

SAMES, Inc. maintains Professional Liability Insurance with coverage limits of $2,000,000, as well as Commercial General Liability and Automobile Liability insurance, and meets all applicable county and state insurance requirements. A current Certificate of Insurance, including policy coverage and effective dates, is provided in the Appendix of this Statement of Qualifications. A list of insurance claims filed over the past five (5) years is provided below.

1) Tatiyana Altecor vs. SAMES, INC
   a) Status: Dismissed
2) Edward Dominguez vs. SAMES, Inc.
   a) Status: Dismissed
3) Hidalgo County BSL Canopy
   a) Status: Dismissed
4) Rodriguez v SAMES, INC
   a) Status: Dismissed
5) Armando Rodriguez vs. SAMES, INC
   a) Status: Dismissed

PROFESSIONAL SERVICES AGREEMENT

SAMES, Inc. has read the sample Professional Services Agreement released with this Request for Qualifications. We will meet the prerequisite insurance and, if selected, our firm agrees to enter into such an agreement.

CONTACT INFORMATION

The contact information for the project manager and contract specialist is provided below. They will serve as primary and secondary points of contact for the City of Edinburg.

	PRIMARY POC	SECONDARY POC
NAME	Samuel D. Maldonado, PE, RPLS	Jessica M. Maldonado, PE, PMP, CFM, SIT
ADDRESS	4943 S. Jackson Road, Edinburg, TX 78539	4943 S. Jackson Road, Edinburg, TX 78539
PHONE	O: (956) 702-8880 M: (956) 207-7130	O: (956) 702-8880 M: (956) 569-0599
EMAIL	sam@samengineering-surveying.com	jessica@samengineering-surveying.com

APPENDIX

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Tower Street Insurance
P O Box 803506
Dallas TX 75380-3506

License#: BR-1607120

CONTACT NAME:
PHONE (A/C, No, Ext): 469-788-8888 **FAX (A/C, No):** 469-788-8888
E-MAIL ADDRESS: services@towerstreetinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Starr Specialty Insurance Company	
INSURER B : Lexington Ins Co	19437
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED SAMEINC-01
Sames, Inc. DBA: Sam Engineering & Surveying
200 S 10th St
Ste 1500
McAllen TX 78501-4860

COVERAGES **CERTIFICATE NUMBER:** 450595866 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY**			019810259-01	5/8/2026	5/8/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability retro: 09/29/25 - $1MM retro: 10/21/25 - $2MM			TMS1000166251	9/29/2025	9/29/2026	Per Claim Limit Aggregate Limit Retention per Claim	2,000,000 2,000,000 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W University Dr
Edinburg TX 78539-4353

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jessica Lopez	
SafeGuard Insurance Agency 800 N. 10th St. McAllen TX 78501	PHONE (A/C, No, Ext): (956) 687-1811	FAX (A/C, No): (956) 687-1819
	E-MAIL ADDRESS: jlopez@safeguardnow.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : GEICO County Mutual Insurance Company	29181
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Sames, Inc, DBA: Sam Engineering & Surveying
200 S. 10th Street Suite 1500
McAllen TX 78501

COVERAGES **CERTIFICATE NUMBER:** 2026-207 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	Y	Y	9300274179	01/28/2026	01/28/2027	BODILY INJURY (Per accident)	$
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							Hired Auto	$ 1,000,000
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

30 Days notice of cancellation

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Cindy Dyer

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 07/07/2026

Company/Vendor Name: SAMES, Inc.

Printed Name and Title: Samuel D. Maldonado

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: SAMES, Inc.
(Full, correct legal name)

- Address: 4943 S. Jackson Rd., Edinburg, TX 78539
- Telephone/Fax: 956-702-8880
- Email address: Sam@samengineering-surveying.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? Edinburg, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes✓ No____

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) 4 (months)

c. State the number of full-time employees at the Edinburg office. 24

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Samuel D. Maldonado
Address: 4943 S. Jackson Rd., Edinburg, TX 78539
Telephone: 956-702-8880
Fax: _____
Email: Sam@samengineering-surveying.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    Sam Engineering and Surveying

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One (YES) NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

LITIGATION DISCLOSURE

SAMES, Inc. has been named in five (5) litigation matters during the past ten (10) years. Four (4) of these matters have been resolved, and one (1) remains pending.

1.County Drainage Project
The first matter involved a county drainage project in which a property owner opposed the county's stormwater drainage design adjacent to the owner's property. The case was resolved, and SAMES, Inc. was not found liable or at fault.

2. Municipal Construction Project
The second matter involved litigation filed by a city against the contractor of record for alleged construction deficiencies. SAMES, Inc. served as the engineer of record and, as is common in construction litigation, was named as a party to the lawsuit. The matter has since been resolved, and SAMES, Inc. was not found liable or at fault.

3. Hidalgo County Litigation
The third matter involved multiple parties, including the contractor of record, the project owner, and all project consultants, including SAMES, Inc. The Court granted the Motion to Dismiss on September 9, 2024, and SAMES, Inc. was dismissed from the case.

Cause No. C-4866-21-L
464th Judicial District Court, Hidalgo County, Texas

Raul A. Macias and Erika Castillo, Individually and as Surviving Parents of Armando Lee Castillo, Deceased
v.
Noelia Trevino and Gerardo Garcia, as Surviving Parents of Garett Guy Garcia (Deceased); Texas Cordia Construction, LLC; County of Hidalgo; SAMES, Inc.; L & G Engineering Laboratory, LLC; and Precision Scheduling Consultants, LLC.

4. Storm Sewer Project
The fourth matter involved a storm sewer project in which a property owner challenged the municipal and engineering design of a stormwater detention pond located behind the owner's property. The litigation has since been resolved.

Civil Action No. 7:23-cv-276
United States District Court for the Southern District of Texas

Edward Dominguez
v.
City of Edinburg; SAMES, Inc.; Castle Enterprises, LLC; and Gonzalez Enterprises, LLC.

5. Brownsville Cannery Public Market Project (Pending)
The fifth matter involves the Brownsville Cannery Public Market construction project. SAMES, Inc. is currently involved in litigation with the City of Brownsville following the City's termination of the construction contract. SAMES, Inc. disputes the allegations and is actively pursuing its contractual rights through the legal process. This matter remains pending, and no final judgment has been entered.

SAMES, Inc. has never initiated litigation or requested arbitration against a client in connection with any of its projects.

HOUSE BILL 89 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

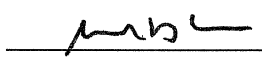
4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Samuel D. Maldonado, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of SAMES, Inc., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title CEO

Subscribed and sworn to me this 7th day of July 2026.

By: _____

Notary Public

My commission expires 1-21-2030

Jessica Martinez
My Commission Expires
1/21/2030
Notary ID133437084

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

SAMES, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

07/07/2026

Date



www.samengineering-surveying.com

REQUEST FOR QUALIFICATIONS - LAND SURVEYING SERVICES

#RFQ 2026-6

CITY OF EDINBURG

JULY 14, 2026 / 3:00 PM



SCHEIBE CONSULTING
ENGINEERS | SURVEYORS

July 7, 2026

City of Edinburg
Purchasing Department
415 W. University Drive
Edinburg, TX 78541

RE: REQUEST FOR QUALIFICATIONS – LAND SURVEYING SERVICES

Dear Selection Committee:

Scheibe Consulting, LLC appreciates the opportunity to submit our Statement of Qualifications (SOQ) for **RFQ 2026-6 – Professional Land Surveying Services for City of Edinburg**. Our firm is a federally registered as a Small Business comprised of industry experts in civil engineering, H&H modeling, roadway design, utility design, construction management, land surveying, and drainage design. We are well-versed in the City's local infrastructure and platting requirements, having provided engineering and surveying services throughout the surrounding area for over 20 years, and our staff maintain close working relationships with local entities that allow for ease of coordination on City projects.

As a Texas-based firm with offices in Austin and Harlingen, our team has a proven track record of delivering practical, innovative solutions tailored to the unique needs of Texas communities, and we are committed to providing high-quality services that align with the City of Edinburg's goals and standards. Scheibe Consulting and all professional staff assigned to this engagement are properly licensed or registered to practice in the State of Texas and remain in good standing with the Texas Board of Professional Engineers and Land Surveyors (TBPELS).

Our enclosed SOQ is organized exactly as requested in the RFQ and includes our firm's qualifications and experience, including recent and relevant land surveying projects, key personnel resumes and an organization chart, firm capability and past experience, references, and all required forms and disclosures.

Luis Vargas is an officer of the firm and is authorized to bind Scheibe Consulting, LLC to contract. All addendums issued in connection with this RFQ have been acknowledged and have been fully considered in the preparation of this submittal.

Sincerely,

Scheibe Consulting, LLC

Luis Vargas, PE, CFM
Principal Engineer

PROJECT OFFICE LOCATION
608 E. Harrison Ave.
Harlingen, TX 78550

CONTACT DURING RFQ PROCESS AND AUTHORIZED REPRESENTATIVE FOR CONTRACTS
Luis Vargas, PE, CFM
Principal Engineer
Office: (956) 248-4014
Cell: (956) 667-0043
LVargas@scheibeconsulting.com
1221 E. Harrison Ave.
Harlingen, TX 78550

REGISTRATIONS
Texas Licensed Engineering Firm
No. 13880

Texas Licensed Surveying
Firm Registration
No. 10194886

TxDOT Pre-certified

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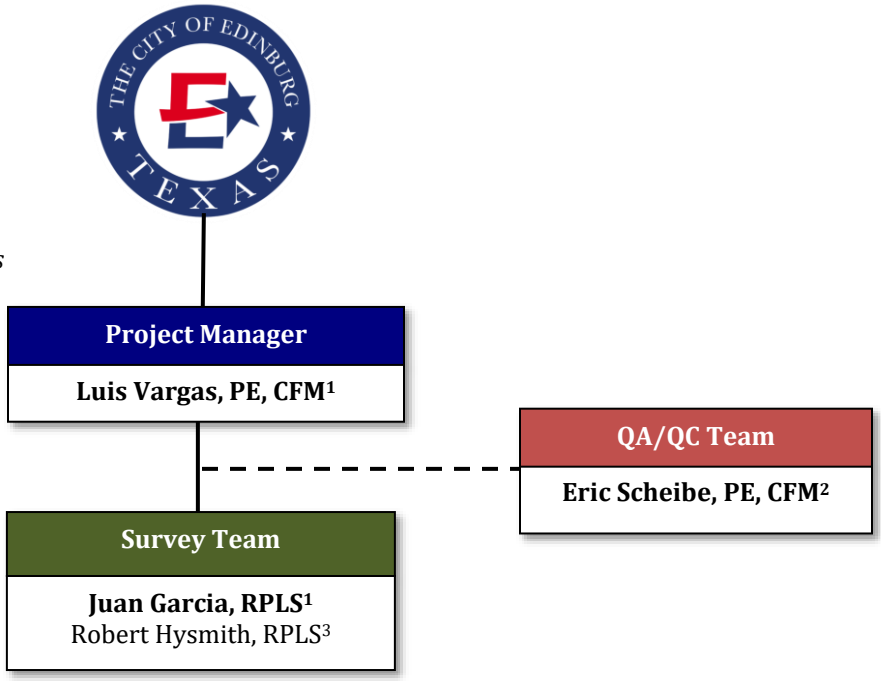
FIRM QUALIFICATIONS

SCHEIBE CONSULTING LLC

Management and Staffing – Scheibe Consulting is a full-service Civil Engineering, Water Resources, and **Land Surveying** firm with offices in Austin and Harlingen, TX. Should the need arise, we have a total staff of 37 professionals, allowing for additional bench depth beyond that shown in the following Organizational Chart. The following is an organizational chart illustrating our overall team structure, followed by a description of each service category.

Organizational Chart
Note: All shown are full-time employees



FIRM OFFICE LOCATIONS

1 – Scheibe Consulting, LLC (608 E. Harrison Ave, Harlingen, TX, 78550) - **Office where work will be performed**
2- Scheibe Consulting, LLC (11612 Bee Caves Rd., Bldg. 1, Ste. 240, Austin, TX 78738)
3- Scheibe Consulting, LLC (715 Discovery Blvd, Ste. 311, Cedar Park, TX 78613)

FIRM HISTORY AND SIZE

Founded in 2011, Scheibe Consulting has built a strong reputation for successfully delivering complex public infrastructure projects. The firm has grown strategically to support client demand while preserving a collaborative, client-focused culture.

The firm currently employs approximately 37 professionals across multiple disciplines, including:

- **Professional Engineers and Engineers in Training:** 7 PEs, 10 EITs
- **Professional Land Surveyors and Surveying Chiefs/Technicians:** 2 RPLSs, 3 Crew Chiefs, 4 Surveying Techs
- **Project Managers, Staff Engineers/AutoCAD Drafters:** 2 PMs, 5 Staff Engineers/AutoCAD Drafters
- **Billing Department, Marketing and Office Administration:** 1 CFO, 1 Marketing Specialist, 2 Administrative Assistants

This staffing structure provides the depth necessary to manage concurrent projects while ensuring dedicated resources remain available for each assignment.

FIRM EXPERIENCE & HISTORY PERFORMING LAND SURVEYING SERVICES

From its inception, Scheibe Consulting has specialized in land surveying services, along with other services such as general civil design, floodplain management, and hydrologic and hydraulic (H&H) modeling. Over the years, the firm has expanded its capabilities to include water/wastewater infrastructure, transportation improvements, trail system projects, permitting and grant administration. The firm has extensive experience with federally funded projects, TWDB grant applications, and grant management. Scheibe's surveyors have successfully completed numerous projects throughout the South Texas region.

Over the past two years, Scheibe Consulting has built a consistent track record of delivering land surveying services on time for governmental agencies throughout the region, including municipalities such as Harlingen and Brownsville. Across these engagements, the firm has met project deadlines while maintaining technical accuracy and regulatory compliance, demonstrating a reliable ability to manage overlapping public-sector workloads without sacrificing quality or schedule adherence. This history of responsive, on-time delivery reflects the firm's operational discipline and its understanding of the unique procedural and reporting demands that come with working alongside city and county governments.

The firm is known for its collaborative approach, technical accuracy, and proactive communication, consistently producing high-quality deliverables that withstand rigorous regulatory review. By leveraging strong relationships with local partners, subconsultants, and stakeholders, Scheibe Consulting ensures projects are delivered on time, within budget, and with lasting value to the communities we serve.

Scheibe Consulting affirms our full availability and commitment to support the City of Edinburg on all assigned projects. Our firm's principal(s) and assigned professionals will dedicate the necessary staff and resources to ensure timely and high-quality delivery of services. We have the capacity to accommodate the City's project schedule while maintaining our ongoing workload commitments. Our team is also committed to reevaluating active workload capacity as project needs are identified.

Through this commitment, Scheibe Consulting ensures that the City of Edinburg will have a responsive, accessible, and accountable partner to deliver engineering services that meet or exceed expectations.

FIRM'S UNIQUENESS TO PERFORM

Our unique qualifications include:

- **Surveying and Mapping Capabilities** – In-house Registered Professional Land Surveyors (RPLS) and field crews equipped with GPS, LiDAR, and drone-based technologies to support design and construction.
- **Civil and Utility Design** – Delivery of transportation, trail system, water distribution, wastewater collection, and stormwater infrastructure projects, incorporating sustainable and cost-effective design approaches. Expertise includes complex trail system design/concepts, roadway design, water and wastewater mains, lift stations, force main design, pump stations, drainage design, and dry utility relocation/conversions.
- **Flood Risk and Water Resources Expertise** – Extensive experience in hydrologic and hydraulic (H&H) modeling, detention pond design and analysis, FEMA Risk MAP/BLE studies, dam safety evaluations, FEMA CLOMR/LOMR applications, 2D H&H modeling, drainage master planning, and floodplain management solutions that enhance community resilience and protect infrastructure.
- **Water / Wastewater Design** – Scheibe brings extensive experience in water and wastewater design services, including water distribution, treatment, wastewater collection and treatment.
- **Stakeholder and Community Engagement** – Demonstrated ability to communicate technical concepts clearly and build consensus among stakeholders through public meetings and workshops.
- **Proven Local Knowledge** – Our team has a strong presence in South Texas and a history of successfully delivering projects for nearby municipalities, counties, drainage districts and irrigation districts, ensuring familiarity with local conditions, regulations, and community priorities.

We are fully committed to supporting the City of Edinburg under this contract and view this opportunity as a continuation of our mission: to provide **practical, high-quality engineering solutions that strengthen infrastructure and improve the quality of life of communities.**

APPROACH

Scheibe Consulting's Harlingen office will serve as the primary point of service for the City of Edinburg, given its proximity to the project area and established familiarity with regional infrastructure and permitting requirements. Our Austin office will provide additional technical support and specialized resources as needed, ensuring the City has access to the full depth of the firm's expertise regardless of assignment size.

For smaller assignments or tasks with limited or intermittent scope, Scheibe Consulting utilizes a flexible staffing approach that draws on our broader team of engineers, surveyors, and technical staff across both offices. Rather than assigning dedicated full-time personnel to every task order, our project manager evaluates each assignment's scope and timeline to determine the most efficient staffing plan, which may include part-time allocation of senior staff for technical oversight paired with junior or support staff for day-to-day execution.

This approach allows the firm to remain responsive and cost-effective on smaller projects while ensuring the City continues to receive the same level of quality control and technical accuracy applied to larger engagements.

KEY STAFF MEMBER'S EXPERIENCE

Luis Vargas, PE, CFM - Project Manager

Mr. Luis Vargas, P.E., C.F.M. (16 years of experience) will act as Project Manager (PM) and will be the primary point of contact between the City of Edinburg and the overall consultant team. Mr. Vargas will be responsible for project tracking, updates, project schedule, and all coordination. Mr. Vargas will work closely with city staff and any consultants to ensure a high-quality product and service is provided. Mr. Vargas will assist with monthly progress reports to ensure a high quality of service is being provided. Mr. Vargas has extensive experience managing large multi-disciplinary teams in the execution of complex projects and has an intimate knowledge of the local drainage and infrastructure issues.

FIELD SURVEY TEAM

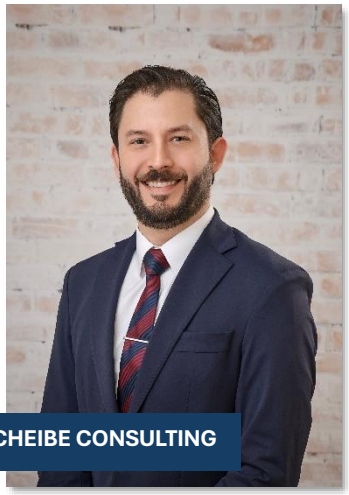
The Field Survey Team will be led by Mr. Juan Garcia, RPLS, who brings 40+ years of experience in land surveying services throughout Central Texas. Mr. Garcia will manage all data collection activities, ROW surveys, boundary surveys, design surveys, and construction surveys. Mr. Garcia is supported by three field crews with state of the art GPS and traditional survey equipment.

QUALITY ASSURANCE / QUALITY CONTROL TEAM

The Scheibe Team is committed to a solid set of Quality Assurance (QA) and Quality Control (QC) processes. Scheibe Consulting typically develops a Quality Management Plan (QMP) at the beginning of each project, for review by the owner and/or project stakeholders. This QMP will establish dates for QA/QC reviews, document staff members responsible for these reviews, and will be aligned with the overall project schedule. In addition, all QC reviews will be conducted prior to any deliverable being submitted to the owner/stakeholder group. Daily QC checks will be made by senior staff, overseeing junior staff activities, and a 10%, 50%, and 90% QA review will be conducted by the QA/QC manager. The actual QA/QC manager will likely check from task to task, and this individual (by task) can be included in the QMP for review. Mr. Eric Scheibe, PE will be the QA/QC Lead and will ensure quality control reviews are completed prior to each key milestone. Each review will include formal review comments and responses. These formal internal reviews can be made available to the City of Edinburg upon request.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

SCHEIBE CONSULTING LLC



LUIS VARGAS, PE, CFM

PROJECT MANAGER

Mr. Vargas is a bilingual licensed engineer with a bachelor's degree in mechanical engineering and over a decade of public sector experience managing complex infrastructure projects across South Texas. He has led multidisciplinary teams and overseen major initiatives in water, wastewater, stormwater drainage, solid waste, and public facilities. As City Engineer for Harlingen (2022–2025), he directed the Engineering Department, delivering multimillion-dollar projects funded by the American Rescue Plan Act of 2021, FEMA grant programs, and locally funded initiatives, while also serving as the City's Floodplain Administrator. Previously, he held progressively senior roles in the City of Corpus Christi, leading A/E contract negotiations, supervising water and wastewater facility operations and managing ID/IQ contracts valued at $50 million. He also served as a project manager in the Engineering Services Department, overseeing a broad portfolio of public infrastructure improvements including utilities, streets, buildings/facilities, drainage and solid waste projects. His technical and leadership credentials are supported by certifications as a Professional Engineer, Certified Floodplain Manager, Qualified Windstorm Inspector, and Certified Public Manager. As of July 2025, he is with SCHEIBE Consulting, LLC.

YEARS EXPERIENCE
14 Years

TENURE
1 Year

EDUCATION
Bachelor of Science/
Mechanical Engineering/UTPA

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer
No. 133909

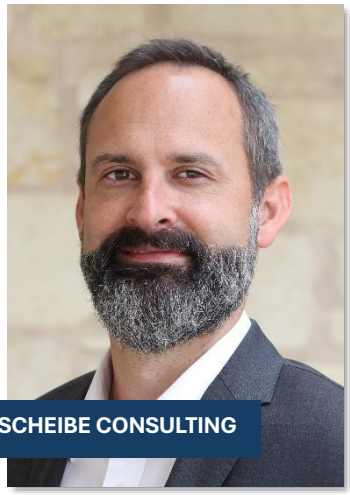
Certified Floodplain Manager
No. 4276-22N

Pickens Ave. and Davis St. Stormwater System Improvements, Harlingen, TX - PM for the City of Harlingen for the design and construction phases. The project included upsizing the stormwater system of the subdivisions in Pickens Ave., Davis St., Matz Ave., McFetridge St., and N BUS 77 with new reinforced box culverts, pipes, inlets, gutters, utility adjustments, pavement and ROW restorations. Mr. Vargas also collaborated with the city's grant writer and Special Projects Dpt. staff to fund future phases for drainage improvements for this area, including a proposed 6-acre detention pond East of the mentioned streets.

Lozano Street Detention Pond, Harlingen, TX - PM for the City of Harlingen during the H&H analysis, design and construction phases. The project consisted of the construction of a 14-acre detention pond, with a pilot channel and other drainage appurtenances to mitigate flooding in the northwest area of the city. The pond was built by the city's Public Works construction crew. Mr. Vargas led the construction efforts of the pond and started the next phase of improvements, which includes a new stormwater trunkline on Wichita Avenue and more drainage improvements along Eye St. and Fairpark Blvd. This last phase is currently being designed by the city's Engineering Department.

5th St. and 7th St. Stormwater System Improvements, Harlingen, TX - PM for City of Harlingen for the H&H analysis and design phase and collaborated with the city's grant writer and Special Projects Dpt. staff to fund the construction phase with a Pre-Disaster Mitigation Grant from TDEM. Mr. Vargas also assigned a PM with the city's Engineering Department and oversaw the bid phase, construction contract execution and the coordination with TDEM prior to construction commencement. This project will improve the drainage system in 5th St. and 7th St. from Commerce St. to Polk Ave. and Van Buren Ave. Future drainage improvements are planned for this sub-watershed, with its boundaries being redefined in the city's new flood study/drainage master plan incorporating one of the city's main corridors, Commerce Street, as the main stormwater collector with a new trunkline towards the Arroyo Colorado.

Arroyo Vista Ct. and New Hampshire Ave. Stormwater System Improvements, Harlingen, TX - Engineer of record for the design and construction phases. This project addressed localized flooding at the intersection of New Hampshire Ave and Arroyo Vista Ct and was included in the city's Street Improvement Program Project of 2024. The project included new grate inlets, underground piping, new valley gutters, curb and gutter, new ADA ramps and full pavement restorations.



ERIC SCHEIBE, PE, CFM

QA/QC TEAM LEAD

Mr. Scheibe founded Scheibe Consulting, LLC in 2011. Prior to Scheibe Consulting, LLC, Mr. Scheibe work for Halff Associates, Inc. and the US Army Corps of Engineers, Galveston District. Mr. Scheibe has design experience on federal, state, county, city and private projects throughout the State of Texas and in California. His design experience includes general civil design, water resources, streambank stabilization, coastal engineering, site development, water/wastewater design, dam design, sediment analysis, environmental site assessments, and watershed modeling. Mr. Scheibe has obtained formal training in the use of HEC-HMS, HEC-RAS, HEC-RAS unsteady flow, SWAT, HEC-SSP, SMS (USACE multi-dimensional hydrodynamic modeling software), and USACE Wetland Delineation Techniques. He has hands on experience with the HEC-RAS (steady, unsteady, 2D), HEC-HMS, HEC-SSP, HEC-FDA, ArcGIS, Global Mapper, HEC-GeoHMS, HEC-GeoRAS, PC-SWMM, SMS, StormCAD, and Microstation.

YEARS EXPERIENCE
24 Years

TENURE
15 Years

EDUCATION
Bachelor of Science/Civil Engineering/Texas Tech

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer No. 98357

Certified Floodplain Manager No. 1244-07N

SH 195 Roadway Improvement Project, Williamson County, TX – PM for the drainage design, WPAP, detention/water quality design, permitting, and construction phase services related to this roadway improvement project in Williamson County, TX.

Wilco Way Roadway Improvement Project, Williamson County, TX – PM for the drainage design, water quality design, WPAP, permitting, and surveying services for this roadway extension project for Williamson County, TX.

City of Georgetown Drainage Master Plan, Georgetown, TX (TWDB FPP) – Project Manager for TWDB Flood Protection Planning Grant funded study that includes Berry Ck., Middle Fork Ck., Pecan Branch,
Mankins Branch, and Smith Branch. Services include QA/QC, H&H modeling, GIS, alternative analysis, and FEMA LOMR Submittals for all watersheds.

Valley Ditch Drainage Improvement Master Plan, Killeen, TX – PM for development of a DMP focused on the Valley Ditch watershed in downtown Killeen, TX. Project included new 1D RAS and HMS modeling of this watershed, coordination with Ft. Hood US Army Depot and City of Killeen, and identification of a comprehensive flood reduction project for this watershed.

Blanco Gardens Neighborhood Reconstruction Project, San Marcos, TX (CDBG-DR) – PM for City of San Marcos neighborhood reconstruction project. Project includes 8,200 LF stormsewer, 300 LF water main, 3,000 LF wastewater, 4,000 LF electric duct bank, full-depth roadway reconstruction, regional diversion channel, streambank stabilization, and complex environmental permitting. Project is funded by CDBG-DR funds. Services include full PS&E, construction phase services, land acquisition/easement assistance, public meetings, environmental permitting, and HUD coordination.

Gilleland Creek Risk Map and H&H Modeling/Mapping Study, Austin, TX – PM for this restudy of Gilleland Creek watershed in Austin, TX. This project includes new H&H modeling to Atlas 14, development of new FEMA floodplain maps, uploads to the MIP, and development of new Risk Map Products.

Cypress Creek Dam Master Plan, Kendall Co., TX – PM for development of a new H&H study of Cypress Creek watershed located in Kerr and Kendall Co., TX. Project resulted in the identification of 1 regional dam site to reduce flood risk to Comfort, TX.



JUAN GARCIA, RPLS

SURVEYING TEAM LEAD

Mr. Garcia has been employed by Scheibe Consulting, LLC since May 2024 when JNH Surveying was acquired. He has forty-four years of experience with land surveying including boundary surveying, topographic surveying, ALTA surveying, title surveys, and construction staking projects as well as construction layout for buildings, subdivisions, roadways, curb/gutter, pipelines, and precise leveling. Mr. Garcia has some of the oldest survey records in Cameron Co., with original documents dating back to the early 1900's. Mr. Garcia's benchmark database is equally impressive resulting in reduced records search and more efficient boundary surveys for the local community.

Combes Lateral, CCDD5, Combes, TX – Survey Lead for the collection of existing utilities and surface improvements along Hwy 77 (TxDOT) ROW. Survey was used for the design of culvert improvements under Hwy 77, channel improvements east of Hwy 77, and stormsewer improvements through the town of Combes.

CCDD3 FIF Study, San Benito, TX – Survey Lead for the collection of bridge and culvert data used in the H&H models for this project. Survey included ROE, private crossings, and all survey was collected to FEMA data capture standards.

San Benito FMA Project, San Benito, TX – Survey Lead for the collection of all existing stormsewer throughout the City of San Benito. Project included traffic control, surface improvement surveys, record research, inlet surveys, flowline surveys, and pipe size measurements. Data was used for the development of an InfoWorks ICM model of the entire City stormsewer network, ultimately used for the development of a City-wide Drainage Master Plan.

Miscellaneous Title, Boundary, Topo Surveys, Cameron Co., TX – Survey Lead for title, boundary, and topographic surveys throughout Cameron County for over 40 years. Services include quick turnaround surveys, ALTA surveys, record research, expert witness services, City Limit metes/bounds, topographic surveys, and construction staking surveys.

Murphy Lateral Diversion Project, Primera, TX – Survey Lead for the boundary survey and topographic survey related to a new diversion channel connecting Murphy Lateral and S. Fork Lateral channels, upgradient of the UPRR crossing. Services include ROE, ROW delineation, ROW surveys, and coordination with property owners.

Penn. Ave. Lateral Diversion Project, San Benito, TX – Survey Lead for the boundary survey and topographic survey related to a new diversion channel connecting the Penn. Ave. Drain to an adjacent major drain, upgradient of San Benito, TX. Services include ROE, ROW delineation, ROW surveys, and coordination with property owners.

YEARS EXPERIENCE
44+ Years

TENURE
2 Years

EDUCATION
115 Credit Hours in Engineering, Surveying, and an "AA" Degree in Drafting Technology

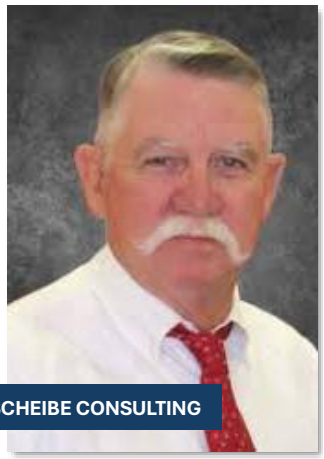
PROFESSIONAL REGISTRATIONS
Texas Registered Professional Land Surveyor No. 4203

MEMBERSHIPS
Texas Surveyors Association

Rio Grande Builders Association

Chairman Appraisal Review Board

American Congress of Surveying and Mapping



SCHEIBE CONSULTING

ROBERT HYSMITH, RPLS (Drone Pilot)

SURVEYING TEAM LEAD

Robert Hysmith is a seasoned Registered Professional Land Surveyor (RPLS) with more than 55 years of experience providing surveying services across Texas. His expertise spans boundary, topographic, route, ALTA/NSPS, easement, right-of-way, and construction surveying. Robert has played a key role in supporting civil infrastructure and public works projects for cities, counties, and utility providers, ensuring high standards of precision, regulatory compliance, and field-to-finish accuracy.

Over his career, Robert has managed and executed surveying assignments for floodplain studies, roadway and utility design, and large-scale public infrastructure improvements. He has extensive experience coordinating with engineers, environmental consultants, and public agencies to deliver accurate and timely survey data to inform project planning and design.

Known for his meticulous attention to detail, field crew management, and deep knowledge of Texas surveying standards, Robert continues to support projects from preliminary planning through construction, ensuring alignment with project goals and client expectations. His recent work at Scheibe Consulting includes survey coordination for flood mitigation, drainage infrastructure, and land development projects in Cameron, Travis, and Fort Bend counties.

YEARS EXPERIENCE
55+ Years

TENURE
1 Year

EDUCATION
San Jacinto Jr. College
Land Surveying

Texas A&M University
Land Surveying

PROFESSIONAL REGISTRATIONS
Pre-Certified for all TxDOT Surveying Categories

Texas Registered Professional Land Surveyor No. 5131

Certified Drone Pilot (FAA)

OTHER LICENSES AND SKILLS
FAA Part 107 Licensed Drone Pilot

Proficient with Leica equipment and Leica 3D Laser Scanning

Proficient with Trimble equipment

Arroyo Colorado Hike and Bike Phase 3 – Drone pilot and lead for the aerial LiDAR survey of one mile of the Arroyo Colorado trail. Mr. Hysmith coordinated with our engineering team, established flight locations and led the efforts to acquire the topographic data for this project.

Valley International Airport Runway 36L and Taxiways – Drone pilot and lead for the aerial LiDAR survey of the airport's runway 36L, and taxiways A and F. Mr. Hysmith coordinated with our engineering team, established flight locations and led the efforts to acquire the topographic data for this project.

G & R Surveying (7 years) and Peloton Land Solutions (9 years) – Prior to Scheibe Consulting, Mr. Hysmith was the Survey Manager for G & R and Peloton Land Solutions providing land surveying services for multiple construction and industrial land development projects.

Westwood Professional Services (Formerly Peloton – 1 year) – Mr. Hysmith was the Survey Service Lead and Project Manager for multiple surveying tasks for land development, construction, industrial and public infrastructure projects.

REFERENCES AND PREVIOUS WORK

SCHEIBE CONSULTING LLC

Our Experts pride themselves on providing a high level of service to our clients and efficiently executing tasks to meet each project's unique budget constraints and schedules. Our level of service is illustrated by our strong repeat client base and references. Following is a list of references for projects of similar scope and/or location to that of this solicitation:

- **MR. ROBERTO HERNANDEZ, PE, CFM | HARLINGEN CITY ENGINEER**
  - **Project:** Arroyo Colorado Hike and Bike Trail Phase III – Engineering Design
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956) 556-5245
  - **Email:** rhernandez@harlingentx.gov

- **MR. CARLOS LASTRA, PE | BROWNSVILLE CITY ENGINEER**
  - **Project:** Brownsville On-Call Surveying Services
  - **Services Provided:** Surveying
  - **Phone:** (956) 547-6812
  - **Email:** carlos.lastra@brownsvilletx.gov

- **MR. ENRIQUE HERNANDEZ | SAN BENITO ASSISTANT DIRECTOR OF ADMINISTRATIVE SERVICES**
  - **Project:** San Benito On-Call Engineering Services
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956) 361-3804 ext. 404
  - **Email:** ehernandez@cityofsanbenito.com

- **MR. BEN ESCOBAR | GENERAL MANAGER, CCDD3**
  - **Project:** CCDD No. 3 FIF Study
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956-399-2484
  - **Email:** bescobar@ccdd3.org

- **MR. ROLANDO VELA | GENERAL MANAGER, CCDD5**
  - **Project:** Cameron County Drainage District 3, Cameron County Drainage District 3
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** 956-423-6411
  - **Email:** rolando@ccdd5.org

- **MR. MICHAEL BROWINING, A.A.E. | FORMER VALLEY INTERANTIONAL AIRPORT EXECUTIVE DIRECTOR**
  - **Project:** Valley International Airport Taxiway Improvement Project 2025
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** 956-430-8601
  - **Email:** michael@flythevalley.com

- **MR. GABRIEL TREVINO, PE | HARLINGEN WATER WORKS UTILITY ENGINEER**
  - **Project:** Harlingen Waterworks System On-Call Engineering Services
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956) 430-6110
  - **Email:** getrevino@hwws.com

Scheibe Consulting has not yet had the opportunity to perform direct work for the City of Edinburg, we have included a selection of relevant land surveying projects that showcase the depth of experience and technical capability of our staff. These representative projects reflect the same level of expertise, quality, and attention to detail that our team would bring to the City's assignments. We look forward to the opportunity to work with the City of Edinburg and are happy to support the City in any capacity needed.

PROJECT #1

Project Name/Location: City of Austin - 2020 Stormwater Mapping and Modeling Rotation List - WA1 – Atlas 14 Floodplain Study – Gilleland and NE Colorado Tributaries, Austin, TX (CLMP277)

Individuals: Eric Scheibe, PE, CFM, Robert Hysmith, RPLS
Firm Name Work Performed Under: Scheibe Consulting, LLC

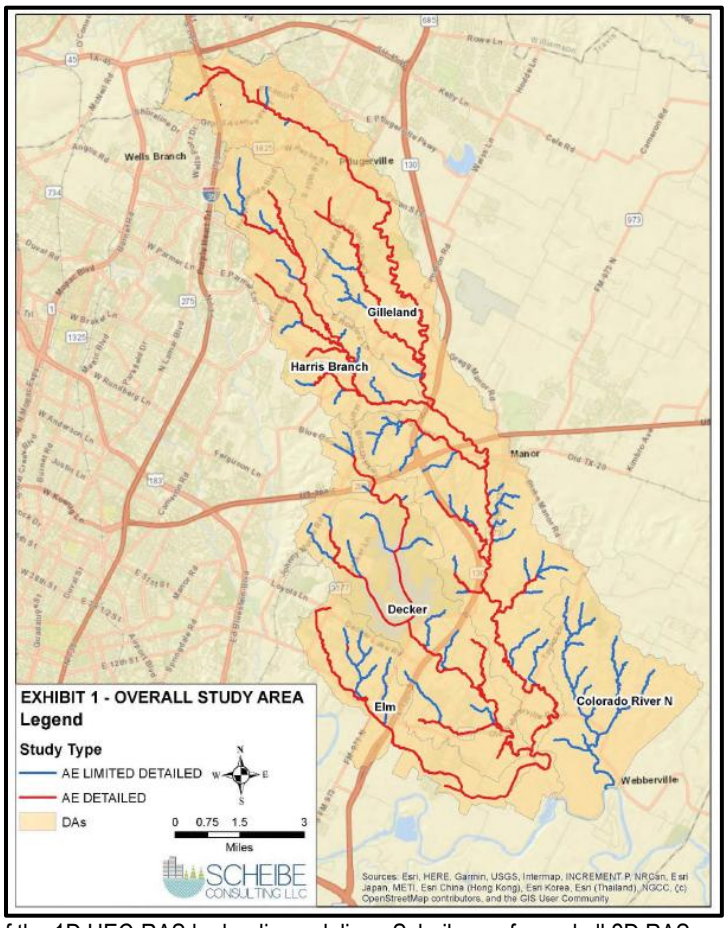
Year Completed: Ongoing

Total Cost: $3 Million (Study Cost)

Client or Owner's Representative: Mr. Karl McArthur, PE, CFM; City of Austin Watershed Protection Department

Phone Number of Client/Owner's Representative: (512) 974-9126

Project Description: Scheibe Consulting was hired as the prime firm to develop new H&H 1D models for the Gilleland Ck., Decker Ck., Harris Br., Elm Ck., and numerous tributaries to the Colorado River with this of incorporating Atlas 14 rainfall statistics for use in developing new FEMA floodplain and flood risk products. This entire project encompasses a total drainage area of ~86 Sq. Miles and 161 Stream Miles. Scheibe was tasked with managing a large team of subconsultants to ensure a tight timeline is met and the project meets FEMA modeling and mapping standards. Scheibe developed a 3D surface for this study area and incorporated recently completed or under construction developments into the 3D surface via Land XML editing. Scheibe managed the survey data collection of 277 bridge/culverts, 44 dams, 6 drop structures, and 222 channel cross-sections. All modeling was conducted using HEC-RAS and HEC-HMS software and all models were calibrated to historic flood events. Scheibe utilized **RAS 2D to simulate flood risk areas near the Colorado River and specifically along Elm Creek**. Scheibe also coordinated with TESLA on their factory construction within the watershed to ensure our end result was cohesive with their development. Scheibe is in the process of developing a full range of frequency flows and flood depths throughout these watersheds, which will then be used to develop final FEMA risk maps and for use by City staff and the development community for future development projects. **This project resulted in flood risk mapping for existing conditions, field survey data collection, and public outreach activities.**



Work Performed by Individual: Scheibe managed all sub-consultants, **survey data collection**, and public meetings. Scheibe performed all hydrologic modeling and performed 75% of the 1D HEC-RAS hydraulic modeling. Scheibe performed all 2D RAS modeling in complex area, and coordinated with the Tesla factory development, located within this watershed. **Scheibe provided survey data collection of key bridges, dams, and culvert crossings within this study area.**

PROJECT #2

Project Name/Location: Arroyo Hike and Bike Trail Extension Project Phase III, Harlingen, TX

Individuals: Eric Scheibe, PE, CFM, Luis Vargas, PE, CFM, Juan Garcia, RPLS, Robert Hysmith, RPLS, Jack Brown, PE

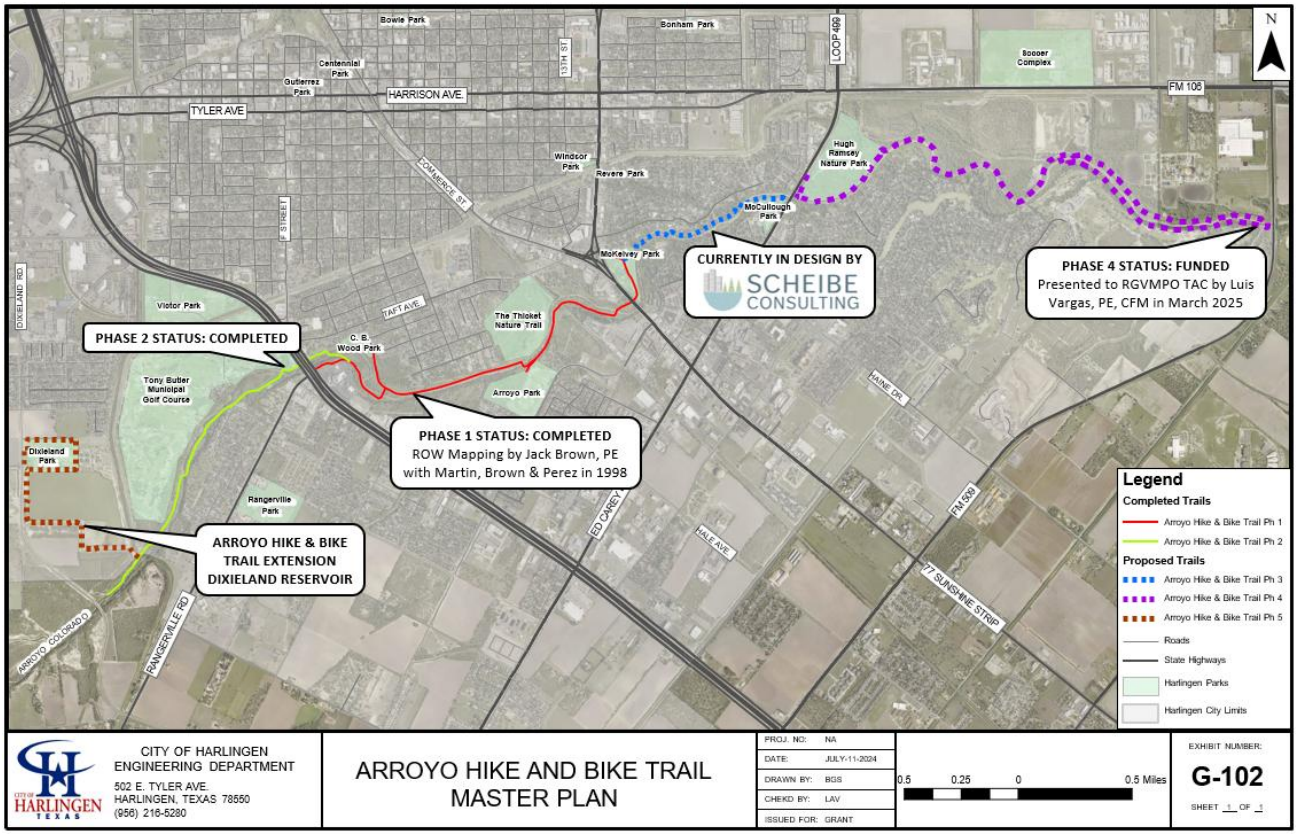
Firm Name Work Performed Under: Scheibe Consulting, LLC

Year Completed: Ongoing

Total Cost: $332,355.25 (Engineering Fees/Services)

Client or Owner's Representative: Roberto Hernandez, PE, CFM, City of Harlingen City Engineer
Phone Number: (956) 556-5245

Project Description: The Arroyo Colorado Hike & Bike Trail runs east-west along the Arroyo Colorado Creek, with approximately four miles of paved trails extending from McKelvey Park on the east to near Dixieland Road on the west. The trail serves both as a recreational amenity and as an active transportation corridor for pedestrians and cyclists. Phase III is the trail segment that from McKelvey Park to Hugh Ramsey Park and is currently being designed by Scheibe Consulting for the City of Harlingen. The project has required extensive research of property deeds to confirm the boundaries of property limits. Scheibe has partnered with a State Land Surveyor to review Arroyo's gradient boundary and determine ownership between the water's edge to the high banks of Arroyo, both north and south. Drone and on-field surveying has been completed, and the trail alignment is planned to be finalized in March 2026. The project includes the design of a 10-foot-wide paved trail along the Arroyo Colorado, the installation of at least four pedestrian bridges, and the incorporation of erosion control measures. Additional services include permitting with the International Boundary and Water Commission (IBWC), environmental permitting, geotechnical engineering, and bid phase and construction phase services.



PROJECT #3

Project Name/Location: City of Llano Subdivision

Individuals: Eric Scheibe, PE, CFM, Robert Hysmith, RPLS

Firm Name Work Performed Under: Scheibe Consulting, LLC

Year Completed: 2025

Total Cost: $20,000

Client or Owner's Representative: Andrew Goodloe (Providence Development)

Phone Number of Client/Owner's Representative: (737) 757-7077

Project Description: Scheibe was hired to provide land development and land surveying services for a residential subdivision in Llano, TX. Scheibe provided all topographic, boundary, tree, and platting for this project. Scheibe also provided design services and coordination with the City of Llano on this project. Project included planning, platting, survey, roadway layout, utility layout, and coordination electric services.

PROJECT #4

Project Name/Location: Tracy Chambers Ln. Roadway Improvement Project (Williamson County, TX)

Individuals: Eric Scheibe, PE, CFM, Robert Hysmith, RPLS

Firm Name Work Performed Under: Scheibe Consulting, LLC

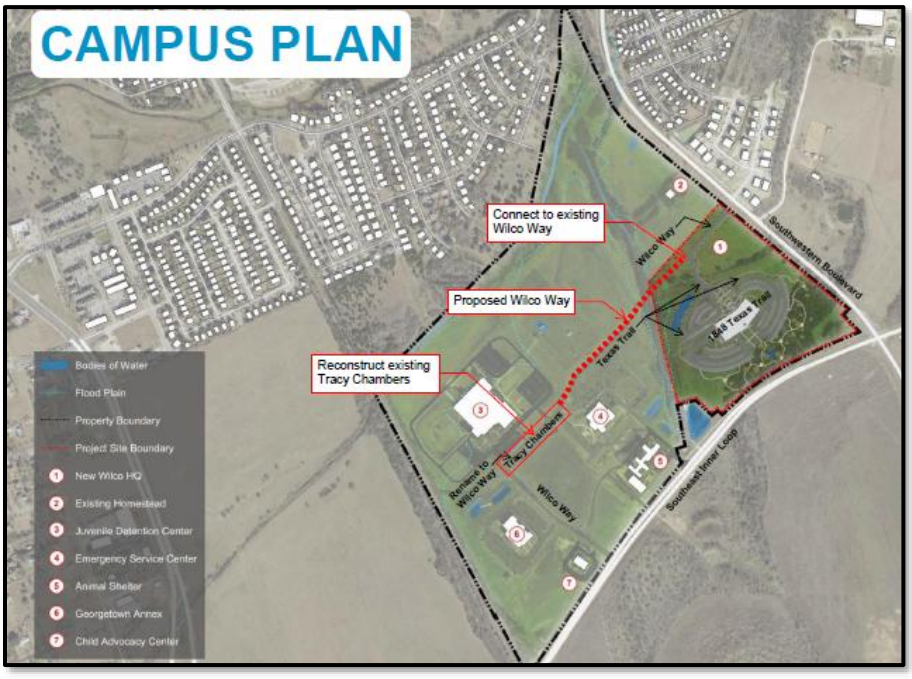
Year Completed: 2025

Total Cost: $2 Million (Construction Fees/Services)

Client or Owner's Representative: Bob Daigh, PE; County Engineer

Phone Number of Client/Owner's Representative: (512) 943-3330

Project Description: Williamson County contacted Scheibe Consulting to provide a very quick turn-around design for the Tracy Chambers Roadway Improvement project. Scheibe provided all land surveying, boundary survey, topographic survey, and project control survey services. Scheibe was asked to start work on this project on a Thursday and had a crew out in the field that following Monday. Scheibe was also tasked with developing drainage design and provide field surveying services for this project.



PROJECT #5

Project Name/Location: Blockhouse Creek (City of Cedar Park, TX)

Individuals: Eric Scheibe, PE, CFM, Juan Garcia, RPLS, Robert Hysmith, RPLS

Firm Name Work Performed Under: Scheibe Consulting, LLC

Year Completed: Ongoing

Total Cost: $10 Million (Engineering Fees/Services)

Client or Owner's Representative: Ryan Beardmore

Phone Number: (512) 401-5340

Project Description: The City of Cedar Park developed a Drainage Master Plan following extreme flood losses due to Hermine and the flood of 2007. One of the priority projects from the master plan was the need to improve drainage along Block House Creek just upstream of US 183. Scheibe was hired to conduct a preliminary engineering design, final design, and construction phase services for this project. Scheibe developed a new 2D RAS model for this reach of Block House Creek, developed an improved HMS model based on current land use and incorporating several existing regional detention ponds (previously ignored in the UBCWCID / FEMA model). Scheibe developed a recommended design that included the following:

1. Channel widening from US 183 up to Sumac Ln (~1,000 LF) with a benched 100-ft bottom width channel (4:1 side slopes) that meanders through Peggy Garner Park (to avoid impacts to the larger Oaks)
2. Park Improvements (including new pedestrian bridge, stormsewer improvements under the park area to maximize usable space, new basketball court, and relocation of a baseball diamond)
3. Three new culvert crossings that pass the 25-yr flood under the roadway (Peach Tree Ln, Cypress Ln, and Sumac Ln)
4. Construction of a Dam upstream of Sumac to maximize usable city property upstream,
5. Coordination with property owner (between US 183 and CapMetro) to obtain drainage easement, channel widening, and regional detention, and
6. Construction of 4 new 8x5 RCB culverts under US 183.

This project includes parkland improvements, TxDOT permitting, USACE Individual Permitting (due to exceeding the limits under NWP 43). This project involved coordination with USACE Ft. Worth District, wetland delineations, OHWM survey, and mitigation analysis. In summary the project included:

- **Survey services, ROW, boundary, topographic, SUE, & coordination**
- Advanced 2D H&H modeling (HMS and RAS 2D)
- Channel Widening & Natural Channel Design
- Full Civil Design & Construction Cost Estimates (30%, 60%, 90%, 100% + specifications)
- Bid Phase Services (including interview of contractor references)
- Construction Phase Services (including RFI responses, submittal reviews, Pay App reviews, material testing reviews, and periodic inspections).
- Land Acquisition & Property Buy-outs (6 total)
- Geotechnical Investigations (pavement design, excavation/backfill recommendations, and tunneling recommendations below US 183)
- Overhead Electric relocations
- Water/Wastewater relocations
- USACE Individual Permitting
- Dam Design and Permitting

Scheibe Consulting, LLC confirms that it has read and reviewed the Professional Services Agreement in its entirety. The firm meets, and will maintain, the prerequisite insurance requirements set forth therein. If selected, Scheibe Consulting, LLC agrees to enter into the Professional Services Agreement as presented.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
(35-90-83)
CINDY MONTGOMERY
1350 E ARAPAHO RD#226

RICHARDSON, TX 75081

CONTACT NAME:
PHONE (A/C, NO, EXT): 972-671-7039
FAX (A/C, NO):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Truck Insurance Exchange	21709
INSURER B: Farmers Insurance Exchange	21652
INSURER C: Mid Century Insurance Company	21687
INSURER D: Fire Insurance Exchange	21660
INSURER E:	
INSURER F:	

INSURED
SCHEIBE CONSULTING, LLC
PO BOX 161357

AUSTIN, TX 78716-1357

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDEDTHE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PROJECT LOC OTHER			605062112	12/15/2025	12/15/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea Occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 75,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			605062112	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
D	WORKERS COMPENSATION AND EMPLOYERS ' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	B07499602	12/01/2025	12/01/2026	X PER STATUTE OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER **CANCELLATION**

Scheibe Consulting LLC 11612 Bee Caves Rd Ste 240 Building 1, Suite 240 Austin, TX 78738	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Farmers Insurance Exchange;Fire Insurance Exchange

ACORD 25 (2016/03)

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31-1769 11-15

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CONTACT #1:

Name: Luis Vargas, Principal Engineer

Address: 608 E. Harrison Ave, Harlingen, TX, 78550

Phone Number: 956.248.4014

Mobile Number: 956.667.0043

Email: lvargas@scheibeconsulting.com

CONTACT #2:

Name: Eric Scheibe, President

Address: 11612 Bee Caves Road, Bldg 1, Ste 240, Austin, TX, 78738

Phone Number: 512.252.8634

Mobile Number: 713.859.5744

Email: escheibe@scheibeconsulting.com

WINDROSE
LAND SURVEYING | PLATTING

STATEMENT OF QUALIFICATIONS

REQUEST FOR QUALIFICATIONS – LAND SURVEYING SERVICES
RFQ 2026-6

SUBMITTED TO:
CITY OF EDINBURG

SUBMITTED BY:
WINDROSE SURVEYING & LAND SERVICES, LLC

PRIMARY CONTACT:
YVONNE PHU
BUSINESS DEVELOPMENT EXECUTIVE

JULY 13, 2026

Dear City of Edinburg,

Windrose Surveying & Land Services, LLC is pleased to submit our qualifications in response to the City of Edinburg's Request for Qualifications for Land Surveying Services. We appreciate the opportunity to be considered as a professional services provider for on-call surveying support across future capital improvement and development projects.

Our firm provides comprehensive land surveying services throughout Texas, supporting municipal infrastructure, utility coordination, roadway development, and private sector construction. We understand the critical role accurate and timely survey data plays in the successful delivery of public projects, and we are committed to providing responsive services, technical precision, and consistent communication throughout every phase of work.

Windrose Surveying offers extensive experience in boundary, topographic, ALTA/NSPS land title surveys, construction staking, and platting services. Our team operates under the direct supervision of a Texas Registered Professional Land Surveyor (RPLS), ensuring all deliverables meet or exceed applicable state and municipal standards.

We are experienced in fast-paced, infrastructure driven environments where coordination between surveyors, engineers, and public agencies is essential. Our approach emphasizes proactive communication, efficient field to office workflows, and quality-controlled deliverables that support design and construction schedules.

We have reviewed the City's Land Surveying Services Agreement and acknowledge the requirements and obligations outlined therein. The firm confirms its ability and commitment to meet the prerequisite insurance requirements and provide the required documentation upon request. If selected for this project, Windrose Surveying & Land Services agrees to execute and enter into the Land Surveying Services Agreement in accordance with the terms and conditions established by the City.

We respectfully submit this State of Qualifications for your consideration and welcome the opportunity to support the City of Edinburg as a trusted surveying partner. Please feel free to contact me directly should you require any additional information.

Thank you for your time and consideration.

Sincerely,

Yvonne Phu
Business Development
Windrose Surveying & Land Services, LLC
281-906-3538
Yvonne.Phu@windroseservices.com

FIRM QUALIFICATIONS AND EXPERIENCE

COMPANY OVERVIEW

Windrose Surveying & Land Services, LLC, is a Texas based professional land surveying firm providing comprehensive surveying, platting, and geospatial services to public and private sector clients throughout the state of Texas since 1991. With offices in Houston, Austin, and Dallas, the firm employs over 100 professionals including Registered Professional Land Surveyors, survey technicians, GIS specialists, and UAV pilots to support and serve multiple markets. Windrose has successfully partnered with developers, engineers, architects, contractors, municipalities, and public agencies on projects of varying size and complexity throughout Texas. Our team has extensive experience supporting commercial and mixed-use developments, residential subdivisions and master-planned communities, public infrastructure and utility improvements, water, wastewater, and drainage projects, transportation and roadway improvements, education and institutional facilities, industrial and manufacturing developments. Our experience allows us to understand unique challenges associated with project entitlement, permitting, design coordination, and construction implementation, enabling us to proactively support our clients throughout the project lifecycle.

The Central Texas office located at 9360 Corporate Drive, Suite 102, Selma, TX will serve as the primary office responsible for this contract. This office houses a team leader, project management, licensed surveyors, CAD technicians, GIS personnel, and field crews dedicated to municipal surveying projects. They will also have the support of our headquarter office in Houston where staff can be assigned on an as-needed basis, allowing the City to receive prompt service without delays. Cross-trained personnel and centralized scheduling ensure adequate coverage during periods of increase workload.

EXPERIENCE

Windrose has extensive experience providing surveying services for municipal, county, and state agencies throughout Texas. The following projects demonstrate our capability to deliver accurate, timely, and compliant survey deliverables for public infrastructure development.

- **WGA Consulting Engineers – Elgin WWTP**
  Elgin, TX | 2025-Ongoing

  Provided a boundary verification, topographic survey, tree survey, title reports, and preparation of metes and bounds descriptions and exhibits. The survey information established existing conditions, identified property constraints, and supported the planning, design, and alignment of critical wastewater infrastructure improvements associated with the gravity line extensions and WWTP expansion. Phase I has been completed and we are in progress for Phase II.

- **Port of San Antonio – 36th Street Duct Bank Improvements**
  San Antonio, TX | 2026

  Provided Category 1A Condition 2 Boundary and Improvement survey, metes and bounds exhibit and construction layout support. The project involved establishing and verifying existing boundary and right-of-way information to support the design and installation of underground duct bank infrastructure within active industrial and transportation corridor. We also prepared metes and bounds description and exhibits to facilitate property and easement documentation and provided precise construction layout services to ensure the accurate placement of proposed improvements.

- **City of League City – Hometown Heroes Park Project**
  League City, TX | 2020-2026

  Provided boundary and topographic survey, form survey and easement preparation for a Hike and Bike Trail. Work included locating existing utilities, establishing control, and preparing final deliverables for design use. Windrose served as the prime survey consultant and coordinated with the architect and City engineer throughout design phases.

- **City of Baytown – Bicentennial Park**
  Baytown, TX | 2025

  Provided Category 1B Survey and title report services in support of the Bicentennial Park Improvements project. The approximately 11-acre project involved conducting a comprehensive boundary survey and preparing title reports to identify existing property ownership, easements, rights-of-way, and other encumbrances affecting the site. Windrose coordinated closely with City representatives to deliver timely and accurate survey documents that supported the advancement of park improvements and future development activities.

- **WGA Consulting Engineers – Seguin Waterline Extension-Link Rd**
  Seguin, TX | 2025

  Provided boundary verification, topographic survey and utility survey services for a waterline extension. Services included verification of existing property boundaries, mapping of existing improvements and utilities, and preparation of metes and bounds exhibit to support easement acquisition and project design. Deliverables provided critical survey data for engineering plans, permitting, and construction efforts.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Marco Andrade, RPLS

Role: Central Texas Team Leader / Surveyor
Years of Experience: 22 years
License: Registered Professional Land Surveyor (RPLS) #6940

Marco serves as the Head RPLS and Senior Project Manager. Since starting his career in 2010, he has built extensive experience in land surveying, project management, and team leadership, establishing himself as a trusted professional in the surveying and land development industry.

With bachelor's degree in Civil Engineering and Architecture, Marco brings a unique combination of technical expertise and practical field knowledge to every project. His experience encompasses all phases of surveying, including boundary and topographic surveys, ALTA/NSPS Land Title Surveys, construction staking, easement preparation, land portioning, metes and bounds descriptions, GIS research, as-built surveys, and plat preparation.

Throughout his career, Marco has successfully managed a wide range of projects varying in size and complexity, including commercial land development, aviation infrastructure, transportation infrastructure, municipal improvements, and public-sector developments. His ability to coordinate multidisciplinary teams, maintain project schedules, and deliver accurate survey solutions has contributed to the successful completion of numerous high-profile projects across Texas.

As a licensed Registered Professional Land Surveyor (RPLS) with more than a decade of management experience, Marco is recognized for his commitment to quality, attention to detail, client-focused approach, and strong communication skills. His leadership and technical expertise continue to support Windrose's mission of delivering exceptional surveying and land services while fostering long-term client relationships.

EDUCATION & LICENSURE

Bachelor of Science, Civil Engineering
University of Texas at Tyler (2021)
Bachelor of Architecture
Cornell University (2010)
Texas Registered Professional Land Surveyor (RPLS) #6940

EXPERIENCE & LOCATION

22 Years, Texas

PROFESSIONAL ORGANIZATIONS & CERTIFICATIONS

Texas Society of Professional Surveyors National Society of Professional Surveyors Texas
Engineer-in-Training #79620 (2023)
Certified Floodplain Manager #4433-23N (2023)
Institute for Sustainable Infrastructure Professional #42759 (2021) TxDot
Certification: 11603_ 15.1.1., 15.2.1., 15.3.3., and 15.3.5

RELEVANT PROJECT EXPERIENCE

City of Baytown Bicentennial Park, Baytown, TX
Role: RPLS/Project Manager
Managed survey services including comprehensive boundary survey and preparing title reports to identify existing property ownership, easements, rights-of-way, and other encumbrances affecting the site.

TDCJ-Bell Unit, Cleveland, TX
Role: RPLS/Project Manager
Provided professional oversight for a 6.5-acre topographic survey, establishing survey control and directing the collection of detailed topographic data, including existing improvements, utilities, drainage features, hardscape, and surface elevations. The survey deliverables supported engineering design, permitting, and project development.

TDCJ-Wallace Pack Unit, Navasota, TX
Role: RPLS/Project Manager
Provided professional oversight for a 6-acre topographic survey, establishing survey control and directing the collection of detailed topographic data, including existing improvements, utilities, drainage features, hardscape, and surface elevations. The survey deliverables supported engineering design, permitting, and project development.

Woodlands Sports, Houston, TX
Role: RPLS/Project Manager
Served as the project manager for an ALTA/NSPS Land Title Survey and topographic survey for Buildings B and C. Oversaw the collection and verification of boundary information, improvements, easements, rights-of-way, and other title-related matters in accordance with ALTA/NSPS standards. Directed the preparation of detailed topographic mapping documenting existing site conditions.

City of Houston Fire Station 31, Houston TX
Role: RPLS/Project Manager
Provided professional oversight for a Categoy 1B, Condition 3 Boundary and Improvement Survey for the COH Fire Station 31. The survey included boundary verification, analysis of record information, and location of existing improvements and site features to support design and redevelopment efforts.

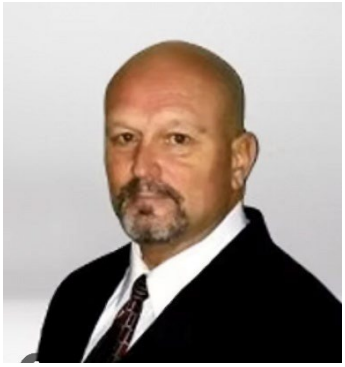
Steven M. Clouse WRC Primary and Secondary Treatment Expansion SAWs, San Antonio, TX
Role: RPLS/Project Manager
Completed while with Bain Medina Bain, Inc
Provided oversight for all surveying services, including a preliminary topographic survey for the target area, hydraulic surveying for existing treatment facilities, existing utility surveying, permanent onsite survey monuments, boundary retracement, and the production of easement documents for this project. This project included both pre-demolition and post-construction for new facilities built.

Echtle Offsite Sewer Extension, SAWs, San Antonio, TX
Role: RPLS/Project Manager
Completed while with Bain Medina Bain, Inc
Coordinated a construction stakeout survey of the project area to recover and verify horizontal and vertical control points. Marco provided oversight of the BMB team during a stakeout of centerline and centerline offsets as well as proposed sanitary manhole locations and field verification of manhole and borehole locations.

City of Del Rio Silver Lake WWTP, Del Rio, TX
Role: RPLS/Project Manager
Completed while with Bain Medina Bain, Inc
Provided topographic survey that included utilities, Right of Ways and recorded subdivision plats. Marco located boundary corners and led the team in preparation of the control for the aerial survey. Marco also provided hydraulic survey of the plant that included specific hydraulic elevations for design.

Stinson Municipal Airport Topographic Survey for Master Drainage Plan, San Antonio, Airport Systems, San Antonio, TX
Role: RPLS/Project Manager
Completed while with Bain Medina Bain, Inc
As the Survey Task Lead for this project, provided a topographic survey, storm sewer inverts, and camera/video of the outfall pipe services as well as a field survey which included survey project and access coordination, established horizontal and vertical control points for flow line elevations at outfalls and the immediate surrounding area(s); post process of fieldwork with QA/QC; provided 2D and 3D topographic files in AutoCad; and provided televising which consisted of camera/video images of outfall storm drain pipe.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Paul Jones, RPLS

Role: Senior Project Manager / Surveyor
Years of Experience: 47 years
License: Registered Professional Land Surveyor (RPLS) #5480

Paul is a Senior Project Manager for Windrose Surveying & Land Services, LLC, managing projects in Central Texas region. After graduating from college in 1978, he began his career in the surveying industry, working his way up through various survey roles including Party Chief to Vice President. Paul owned his own survey company for many years, adding exponential value to our team. With 45+ years of experience within his career, he has managed an array of projects with different complexities including land and site development, oil & gas, transportation, and municipal projects. He has comprehensive knowledge of ALTA Land Title Surveys, boundary analysis, topographic surveys, construction staking, easements and general plat preparation as well as Metes and Bounds descriptions. He has 20+ years of management skills and is a great addition to the Windrose team, his customer service, attention to detail, communication, and level of expertise all lead to successful project completions.

EDUCATION & LICENSURE

Sam Houston State University, Surveying & Engineering Geomatics, 1978
Lamar University, Engineering & Computer Science, 1976
Texas Registered Professional Land Surveyor (RPLS) #5480

EXPERIENCE & LOCATION

47 Years, Texas

PROFESSIONAL ORGANIZATIONS & CERTIFICATIONS

Texas Society of Professional Surveyors
National Society of Professional Surveyors Texas
TxDOT Certification: 11603

RELEVANT PROJECT EXPERIENCE

Cherryville, Phase I, Lockhart, TX
Role: RPLS/Project Manager
Served as project manager for a 3,200-acre topographic survey, overseeing all aspects of survey execution from planning through final deliverables. Managed the integration of LiDAR technology to enhance data collection efficiency and provide accurate, high-resolution topographic mapping.

Northwest Boulevard, Georgetown, TX
Role: RPLS/Project Manager
Served as project manager for survey services on a 54-acre tract in Georgetown. Managed the completion of Category 1A Boundary survey services and a tree survey, overseeing project coordination, field operations, quality control, and a timely delivery of survey data to support project planning and design.

Titanium Commerce-E. Howard Lane, Manor, TX
Role: RPLS/Project Manager
Served as project manager for survey services on a 150-acre development, overseeing a comprehensive scope of construction and land survey services. Responsibilities included construction layout, property line staking, wall and natural ground shots for wall design, staking of curb, AE power poles, electrical utilities, lift station, EV charging station, and gas lines. Additional services included ALTA/NSPS Land Title Survey, As-built survey, preparation of drainage exhibits, and establishment of drainage and water easements. Managed project coordination, quality control, and timely delivery of survey data to support design and construction activities.

1950 S Bagdad Road, Cedar Park, TX
Role: RPLS/Project Manager
Served as a project manager for survey services, overseeing the completion of Category 1A Boundary Improvement Survey, along with detailed topographic and tree surveys. Services included boundary analysis and monumentation, collection of existing ground elevations, visible improvements, utilities, drainage features, and the location of individual trees to support site layout, engineering design, and environmental planning.

401 W Whitestone Boulevard, Cedar Park, TX
Role: RPLS/Project Manager
Served as the project manager for a development project in Cedar Park, providing professional oversight of a boundary survey, tree survey, and preparation of metes and bounds description. Managed the platting process from preparation through submittal and coordination with the City of Cedar Park, including responding to review comments and supporting revisions. Represented the project at pre-development meetings, collaborating with the owner, design team, and City staff to facilitate the entitlement process and ensure compliance with applicable surveying and municipal requirements.

REFERENCES

Reference 1
Client/Organization: RC Page Construction
Contact Name: Greg Crawford
Phone: 210-375-9150
Email: greg@rcpageconstruction.com
Project(s): Titanium Commerce
Scope of Services: Construction layout, property line staking, wall and natural ground shots for wall design, staking of curb, AE power poles, electrical utilities, lift station, EV charging station, and gas lines. Additional services included ALTA/NSPS Land Title Survey, As-built survey, preparation of drainage exhibits, and establishment of drainage and water easements.

Reference 2
Client/Organization: McCormack Commercial
Contact Name: Kellene Appel
Phone: 832-694-4305
Email: kappel@mccormackcommercial.com
Project(s): Georgetown-54 acres (Northwest Blvd)
Scope of Services: Category 1A Boundary survey services and a tree survey, overseeing project coordination, field operations, quality control, and a timely delivery of survey data to support project planning and design.

Reference 3
Client/Organization: City of Baytown
Contact Name: Kimberly Patterson
Phone: 281-420-6681
Email: Kimberly.Patterson@baytown.org
Project(s): Bicentennial Park
Scope of Services: Category 1A Boundary Survey and preparing title reports to identify existing property ownership, easements, rights-of-way, and other encumbrances affecting the site.

INSURANCE

Windrose Surveying & Land Services maintains the required insurance coverage necessary to perform professional surveying services. A current Certificate of Insurance is provided herein.

CONTACT INFORMATION

Primary Contact

Yvonne Phu
Business Development Executive
Windrose Surveying & Land Services, LLC
281-906-3538
Yvonne.Phu@windroseservices.com
5353 W. Sam Houston Pkwy N. Ste 150, Houston, TX 77082

Project Manager/RPLS Contact

Marco Andrade
Central Texas Team Lead/Head RPLS (RPLS#6940)
832-276-5420
Marco.Andrade@windroseservices.com

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.F.
2026-2028 Professional Engineering Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-7, Professional Engineering Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion, the City of Edinburg requires Engineering Services on City projects which do require a specific engineering specialty. The qualified firm(s) selected should be experienced in the field of Engineering, having experience in the design of road and pavement signage, traffic signals, hydrology and hydraulics, utilities infrastructure, water and wastewater infrastructure, as well as other related civil and structural improvements and design. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and appraisal expertise to carry out the projects without constraints on producing documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date.

The rotation is for potential projects between October 2026 through September 2028. Projects to be funded in the upcoming fiscal years, as prioritized by the City Council.

Request for Qualifications were received on Tuesday, July 14, 2026, at 3:00 p.m. for Professional Engineering Services. Hard copies of RFQs are provided separately for City Council review. A total of thirty-nine (39) Request for Qualifications were received and reviewed by staff. All the submittals received met the criteria set out in the Request for Qualifications. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. Andurra Group, Inc. (Civil and Structural)
2. B2Z Engineering, LLC (Civil and Traffic)*
3. Civil Design Services, Inc. (Civil)
4. Colliers Engineering & Design (Civil)
5. Cruz-Hogan Consultants, Inc. (Civil)
6. DBR Engineering (MEP)
7. DeShazo Group, Inc (Traffic)
8. Ethos Holistique Holdings, LLC (MEP)
9. Freese and Nichols, Inc. (Civil, Traffic and MEP)
10. GFT Infrastructure, Inc. (Civil)
11. Halff Associates, Inc. (Civil, Structural, Traffic and MEP)*
12. Hanson Professional Services, Inc. (Civil, Structural, Traffic and MEP)
13. Izaguirre Engineering Group, LLC (Civil and Traffic)
14. Javier Hinojosa Engineering (Civil)*
15. JRH Engineering & Environmental Services, Inc.

16. KCI Technologies, Inc. (Civil, Traffic and MEP)*
17. LDG Enterprises, LLC (GDJ Engineering) (Civil)*
18. LeFevre Engineering, PLLC (Civil)*
19. Legacy Engineering Group (Civil and Traffic)
20. Melden and Hunt, Inc. (Civil)*
21. META Engineering, LLC (Civil)
22. Millennium Engineers Group, Inc. (Geotechnical and Environmental)*
23. Perez Consulting Engineers, LLC (Civil)
24. Quintanilla, Headley & Associates, Inc. (Civil)*
25. Rio Delta Engineering (Civil)*
26. Rummel, Klepper & Kahl, LLP (Civil, Structural and Traffic)
27. S2 Engineering, PLLC (Civil)
28. SAMES, Inc. (Civil)*
29. Scheibe Consulting, LLC (Civil)
30. SCIVLE (Civil and Traffic)
31. SDI Engineering, LLC (Civil)
32. SIGMA HN Engineers (MEP)
33. South Texas Infrastructure Group, LLC (Civil)*
34. SWG Engineering, LLC (Civil)
35. TEDSI Infrastructure Group (Civil)*
36. TRIMAD Consultants, LLC (Civil)
37. Trinity MEP Engineering, LLC (MEP)*
38. Urban Infrastructure Group, Inc. (Civil)
39. Valdez Engineering (Civil)

* On 2024-2026 rotation

Limiting the selection of firms between 5 and 10 for Civil Engineers and 1-3 on MEP will insure each firm will obtain a project as it arises. The current 2024-2026 rotation has 16 firms and have received approximately 2 projects.

3. Staff's Recommendation:

Staff recommends Awarding RFQ No. 2026-7 Professional Engineering Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s) as Projects Arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City Engineer

Attachments:

A. RFQ 2026-7 - Professional Engineering Services
B. Agreement (Draft)
C. Ardurra Group, LLC
D. B2Z Engineering, LLC
E. Civil Design Services, Inc.
F. Colliers Engineering & Design
G. Cruz-Hogan Consultants, Inc.
H. DBR Engineering

I. DeShazo Group, Inc
J. Ethos Holistique Holdings, LLC
K. Freese and Nichols, Inc.
L. GFT Infrastructure, Inc.
M. Halff Associates, Inc.
N. Hanson Professional Services, Inc.
O. Izaguirre Engineering Group, LLC
P. Javier Hinojosa Engineering
Q. JRH Engineering & Environmental Services, Inc.
R. KCI Technologies, Inc.
S. LDG Enterprises, LLC (GDJ Engineering)
T. LeFevre Engineering, PLLC
U. Legacy Engineering Group
V. Melden and Hunt, Inc.
W. META Engineering, LLC
X. Millennium Engineers Group, Inc.
Y. Perez Consulting Engineers, LLC
Z. Quintanilla, Headley & Associates, Inc.
AA. Rio Delta Engineering
BB. Rummel, Klepper & Kahl, LLP
CC. S2 Engineering, PLLC
DD. SAMES, Inc.
EE. Scheibe Consulting, LLC
FF. SCIVLE
GG. SDI Engineering, LLC
HH. Sigma HN Engineers
II. South Texas Infrastructure Group, LLC
JJ. SWG Engineering
KK. TEDSI Infrastructure Group, Inc.
LL. TRIMAD Consultants, LLC
MM. Trinity MEP Engineering, LLC
NN. Urban Infrastructure Group, Inc
OO. Valdez Engineering

EVALUATION

Request for Qualifications - Professional Engineering Services

Request For Qualification

Engineering

92500, 92536

Project ID: RFQ 2026-7

Release Date: Wednesday, June 24, 2026

Due Date: Tuesday, July 14, 2026 3:00pm

Posted Wednesday, June 24, 2026 8:00am

Bid Unsealed Tuesday, July 14, 2026 3:16pm by Lorena Fuentes

Pricing Unsealed Tuesday, July 14, 2026 3:16pm by Lorena Fuentes

All dates & times in Central Time

Post Information

Posted At:
Wed, Jun 24, 2026 8:00 AM
Sealed Bid Process:
Yes (Bids Unsealed / Pricing Unsealed)
Private Bid:
No

1. Introduction

1.1. Summary

The City of Edinburg's Engineering Department is currently seeking to retain a rotation list of qualified professional Engineering firms to provide engineering services. The term of the contract will be two (2) years from 10/01/2026 – 09/30/2028. The work will be assigned on an as-needed basis for a variety of capital improvement projects and city programs and projects. The work may be discrete, short term assignments or may be part of larger capital or planning efforts.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes

Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

1.3. Timeline

Release Project Date:
June 24, 2026

Question Submission Deadline:
July 7, 2026, 3:00pm

Proposal Submission Deadline:
July 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Request for Qualifications - Professional Engineering Services.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and respondent's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 14, 2026.

To obtain a copy of the Request for Qualifications or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFQ No. RFQ 2026-7 to the City Secretary's Office prior to the RFQ opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the proposals. The respondent's firm name shall appear on the outside of the envelope.

Submit Hard Copy Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

RFQ No. RFQ 2026-7

If you have any questions or require additional information contained in the RFQ, you may contact Lorena Fuentes, Interim Purchasing Manager. Please be sure to submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Tuesday, July 7, 2026.

The City reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed the most advantageous to the City, and hold the proposal for a period of 90 days without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to execute a Professional Services Contract for: RFQ 2026-7 Request for Qualifications - Professional Engineering Services

INTENT

The services to be provided under this RFQ shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFQ. There is no intention to disqualify any respondent who can meet the requirements.

DEVIATION FROM SPECIFICATION

Please read your requirements thoroughly and be sure that the RFQ offered complies with all requirements/specifications noted. Any variation from the solicitation requirements/specifications must be clearly indicated by letter, on a point by point basis, attached to and made a part of your RFQ. If no exceptions are noted, and you are the successful respondent, it will be required that the service(s) be provided as specified.

SUBMITTAL OF "HARD COPY" RFQ

If submitting a Hard Copy RFQ, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked "ORIGINAL," and one (1) Digital Copy in a flash drive**. Each RFQ must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFQs submitted by facsimile (fax) will not be accepted. Submittal of an RFQ in response to this solicitation constitutes an offer by the respondent. Once submitted, RFQs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFQ regardless of whether that respondent/firm is selected. Submission of a RFQ in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFQ, unless clearly and specifically noted in the RFQ submitted and confirmed in the contract between the City and the successful respondent otherwise. RFQs which do not comply with these requirements may be rejected at the option of the City. RFQs must be filed with the City of Edinburg before the deadline day and hour. No late RFQs will be accepted. Failure to meet RFQ requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

AUTHORIZATION TO BIND RESPONDENT TO RFQ

RFQs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFQ. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFQ. A corporation shall execute the RFQ by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFQ. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

ALTERATIONS/AMENDMENTS TO RFQ

RFQ CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFQ may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFQ

If unable to submit a RFQ, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFQ a list of any exceptions to the specifications/ requirements.

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFQ's **90 days** after deadline without taking action. Respondents are required to hold their RFQ's firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFQs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one, more than one, or no contract(s) in response to this RFQ.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Assistant Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFQ forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFQ. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal and e-mailed to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFQ documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFQ Submittal. Respondent(s) signature on Addenda shall be interpreted as the respondent’s “recognition and compliance to” official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for qualifications Request for Qualifications - Professional Engineering Services as specified.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFQ in whole or in part, to a third party without the written approval of the City of Edinburg.

RESPONDENT’S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for statement(s) of qualifications shall be directed to the designated individuals as outlined in the RFQ. Such interpretations, which may affect the eventual outcome of this request for statements of qualifications, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled **"Addenda and Modifications".**

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

RFQ PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFQ or for any work performed prior to execution of contract.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

VERBAL THREATS

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFQ submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFQs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Qualifications, if so stated in the Request for Qualifications. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Qualifications or reject the Qualifications at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after SERVICES have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

HISTORICALLY UNDERUTILIZED BUSINESS

Firm(s)/Sub Firm(s) will be required to comply with the President's Executive Order No. 11236 and Order No. 11375 which prohibits discrimination in employment regarding race, creed, color, sex, or national origin. Firm(s)/Sub Firm(s) must comply with the Title VI of the Civil Rights Act of 1964, Minority and Women Owned Business Enterprise standards and affirmative action requirements.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more.**

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker’s Compensation Statutory Coverage

Employer’s Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City’s Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. Engineering Services

The selected firm(s) will report to, and operate under, the direction of City of Edinburg's Department of Engineering staff. Must have a Texas Licensed Professionals with superior background, training, and qualifications meeting all requirements of this RFQ, Registered or licensed in the State of Texas, and shall provide services and have staffing covering some or all of the specialized categories listed below:

- Street Infrastructure Evaluation and Improvements
- Pavement Management and Improvements
- Utility Infrastructure Evaluation and Improvements
- Erosion and Sediment Control Design
- Water and Wastewater Evaluation and Improvements
- Structural Engineering (Improvements & Design)
- Hydrology & Hydraulics
- Transportation Evaluation
- Traffic Engineering Services
- Traffic Signal Design
- Environmental Engineering Services
- Civil Engineering
- Mechanical, Electrical & Plumbing (MEP) Engineering Services

All qualified firms or persons shall have current licenses as required under the State of Texas for the provisions of services requested for the City of Edinburg.

Engineering services provided by the chosen firm(s) may include, but may not be limited to:

- Field investigation and data collection
- Feasibility evaluation and alternatives analysis
- Design development and cost estimating
- Preparation of plans, specifications and estimates
- Review and check plans, subdivision and parcel maps, and computations submitted by private developers
- Review of engineering and encroachment permits
- Prepare environmental reports
- Review of environmental and engineering reports and proposals
- Coordination with utility agencies, consultants, and other public agencies
- Organization, participation and presentations at meetings held by City staff, the City Council, neighborhood groups, and other stakeholders
- Preparation of preliminary documents, plans and/or reports including findings and recommendations
- Preparation final documents, plans and/or reports responding to City and other stakeholder comments

- Preparation of handouts and graphical displays for public meetings
- Management and monitoring of capital improvement project
- Management and monitoring of planning projects
- Administration and monitoring of regional, state and federal grants
- General civil engineering support services as assigned

4.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

A. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

B. Firm Qualification and Experience – Discuss the firm's experience and history in performing engineering services in a timely manner, particularly for other governmental agencies in the past Two (2) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

C. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

D. References – Provide at least three (3) references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

E. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

F. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

G. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

H. Presentation – Electronic submittal only.

5. Vendor Questionnaire

1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

2. If you have any proprietary documents, please attach the redacted document here.

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

4. Required Forms

4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here*

Please download the below documents, complete, and upload.

CONFLICT_OF_INTEREST.pdf

*Response required

4.2. Please fill out and sign the General Questionnaire and upload here*

Please download the below documents, complete, and upload.

GENERAL_QUESTIONNAIRE.pdf

*Response required

4.3. Please fill out the Litigation Disclosure Form and upload here*

Please download the below documents, complete, and upload.

LITIGATION_DISCLOSURE_FORM.pdf

*Response required

4.4. Please fill out and sign HB 89 and upload here*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

HOUSE_BILL_89_VERIFICATION.pdf

*Response required

4.5. Please fill out and sign the Senate Bill 13 and upload here*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_13_VERIFICATION.pdf

*Response required

4.6. Please fill out and sign the Senate Bill 19 and upload here*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

SENATE_BILL_19_VERIFICATION.pdf

*Response required

4.7. Please fill out and sign the Non-Collusion Affidavit and upload here*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

CITY_OF_EDINBURG_NONCOLLUSION_AFFIDAVIT.pdf

*Response required

4.8. Please fill out and sign the Conflict of Interest form and upload here*

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page at
https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

4.9. If awarded the 1295 form will need to be provided.*

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at

https://www.ethics.state.tx.us/filinginfo/1295/

◯ Yes
◯ No

*Response required

4.10. Draft Agreement* Response not required./For reference only

Please download the below documents. *FOR REFERENCE ONLY

RFQ_Agreement_2026-2028_-_Engineering.pdf

6. Evaluation Criteria

1. Presentation

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

2. Ability to meet Schedules and Deadlines

Scoring Method:
Points Based
Weight (Points):
30 (*30% of Total*)

3. Stability and References

Scoring Method:
Points Based
Weight (Points):
15 (*15% of Total*)

4. Previous Experience with City

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

5. Overall Qualification of Team

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

7. Attachments

B - Rules for Electronic Bidding

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR PROFESSIONAL ENGINEERING SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT "A" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL ENGINEERING SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL ENGINEERING SERVICES PURSUANT TO RFQ NO. XXXX-XXX



QUALIFICATIONS

RFQ 2026-7

PROFESSIONAL ENGINEERING SERVICES

JULY 14, 2026



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SECTION

01



TRANSMITTAL LETTER

July 14, 2026

City of Edinburg
415 W. University Drive
Edinburg, TX 78541

ARDURRA GROUP, INC.
O: 956.462.5511
M: 956.251.9985
6909 SPRINGFIELD AVE # 303
LAREDO, TEXAS 78041

RE: QUALIFICATIONS FOR RFQ 2026-7 PROFESSIONAL ENGINEERING SERVICES

Dear Members of the Selection Committee:

The City of Edinburg continues to experience remarkable growth, solidifying its role as the heart of the Rio Grande Valley and a thriving hub for families, commerce, and opportunity. Ardurra Group, Inc. (Ardurra) is excited about the opportunity to provide Professional Engineering Services and support the City in its mission to deliver reliable, high-quality infrastructure to its residents. As a firm deeply rooted in South Texas, we understand the unique challenges and opportunities that come with the region's growth, and we are eager to bring our expertise to Edinburg as a trusted engineering partner. There are multiple instances where we can work alongside the City to undertake projects that will not only improve the quality of life within Edinburg, but also instill a sense of pride among your citizens as the community continues to flourish. As an experienced engineering firm with more than four decades of experience performing similar services for numerous Texas cities, and having delivered over $5 billion and 2,500 engineering projects across the state in the last decade, Ardurra provides a full range of engineering and support services that can be utilized to help support the City's vision and growth. Specifically, Ardurra offers the following:

- **A QUALIFIED, KNOWLEDGEABLE, AND RESPONSIVE PROJECT MANAGER.** *Ignacio Hinojosa, PE, Project Manager, has over ten years of experience in the planning and design of roadway, water, wastewater, utility, and traffic control projects across southern Texas. A native of the Texas–Mexico border region, he brings strong local insight, established regional partnerships, and a proven ability to deliver projects ranging from $10,000 to over $40 million. Ignacio is a strong communicator with an understanding and experience with all types of projects ranging from streets, drainage, water, wastewater, utility infrastructure improvements, and day-to-day engineering services.*
- **A FULL-SERVICE PROJECT TEAM THAT WILL PROVIDE UNMATCHED SERVICES NEEDED BY THE CITY.** *We have engineering planning, design, environmental, permitting, structural, survey, architectural, and construction management professionals that can respond quickly to the City's needs. Our team is specifically structured to serve Rio Grande Valley municipalities, with local presence and dedicated resources that ensure rapid mobilization and continuity of service.*
- **A LOCAL REPRESENTATIVE WITH RIO GRANDE VALLEY EXPERIENCE AND COMMUNITY AWARENESS.** *Roel "Roy" Rodriguez, PE, Client Service Manager, has extensive experience and knowledge of what it takes to deliver successful projects in the Valley. His understanding of risk assessment, cost estimating, and project management ensures projects will meet budgets and stay on schedule. Roy and Ignacio will work together as a dynamic team, fully committed to meeting all of the City's project needs with efficiency and excellence.*
- **OUR COMMITMENT TO PROVIDE QUALITY AND RESPONSIVE SERVICES.** *Ardurra has a proven track record as a responsive firm committed to meeting project schedules and budgets. Our large number of repeat clients — including long-standing relationships with the Cities of Corpus Christi, Del Rio, Eagle Pass, Pharr, Laredo, and others throughout the region — is an indication of the trust and confidence that our clients place in us. We have a record of providing accurate, fast, and value-driven services that will meet the City's schedules and budgets.*

Ardurra is thoroughly committed to providing exemplary engineering and responsive service to the City of Edinburg. Should you have any questions or require additional information, do not hesitate to contact me at **956.251.9985** *or* **ihinojosa@ardurra.com** *or Roy Rodriguez at* **956.279.0206** *or* **rrodriguez@ardurra.com**.

Sincerely,

Ignacio Hinojosa, PE
Project Manager

Roel "Roy" Rodriguez, PE
Client Service Manager

SECTION

02





FIRM QUALIFICATIONS AND EXPERIENCE

OFFICIAL CONTACTS

Roel "Roy"Rodriguez, PE
Client Service Manager
M: *956.279.0206*

Ignacio Hinojosa, PE
Project Manager
O: *956.462.5511*
M: *956.251.9985*

Dan Leyendecker, PE
Principal In Charge
O: *361.883.1984*
M: *361.960.2279*

Office Locations*

Laredo Office
6909 Springfield Ave # 303
Laredo, Texas 78041

Corpus Christi Offices
801 Navigation Boulevard #300
Corpus Christi, Texas 78408

2230 Saratoga Boulevard
Corpus Christi, Texas 78417

Houston Offices
11767 Katy Freeway #1040
Houston, Texas 77079

3115 Allen Parkway #300
Houston, Texas 77019

San Antonio Office
8918 Tesoro Drive #401
San Antonio, Texas 78217

**Ardurra has additional offices in Texas and nationally that are available to support any specific requirement the City of Edinburg would need.*

Firm Profile

Ardurra is a full-service engineering firm, specializing in the planning, design, construction, and management of roadways and streets, water facilities, wastewater facilities, traffic signal systems, and drainage systems.

We established the firm to provide the most efficient delivery of client-driven, innovative and customized solutions to municipalities. Formed by a group of seasoned professionals, Ardurra's leadership brings over 47 continuous years of proven, trusted engineering services in Texas. Today we are a group of approximately 2,600 professionals operating in offices coast to coast with local control and empowerment to respond quickly to your needs. In 2017, Ardurra was established as an independent company formed by the merger of like-minded firms with distinguished histories dating back to 1977.

Ardurra brings strong leadership backed by expert support to provide superior technical and client services to the City of Edinburg. Work will be performed from our Laredo office and supported by subject matter experts from our Corpus Christi, San Antonio, and Houston offices.

Due to continued growth, Ardurra has expanded our service offerings both locally and nationally; however, maintaining the "local firm" client service model is of the utmost importance. Not only does Ardurra offer some of the most experienced Texas-based engineers, but we are one of the largest public works and civil firms in Texas with more than 360+ engineers, designers, and support staff solely dedicated to municipal services.

In its 47 years of service, nearly 95% off all Ardurra clients are from the public sector. We understand the needs of local governments and their citizens, and are cognizant of the many local, state and federal regulations that govern our work, including the Texas Administrative Code; Texas Commission on Environmental Quality Rules and Regulations; Environmental Protection Agency Rules and Regulations; TxDOT; Standards, and Specifications; AWWA standards; and City of Edinburg standards manuals. Most of all, we understand your fiduciary responsibility to your constituents, and we will work in partnership with you to provide the best value in the shortest time frame to make sure your projects are successful.

Ardurra would like to be considered for:

- *General Civil Engineering*
- *Structural Engineering*
- *Traffic Engineering*
- *Electrical Engineering*
- *Construction Engineering Inspection*
- *Water & Wastewater*

Water & Wastewater

Proven Experience with Water & Wastewater Utility Engineering On-Call Consultant Service Contracts. *Ardurra has delivered successful water and wastewater projects across 50+ Texas communities.*

Ardurra's Water and Wastewater Utility Engineering On-Call Services include:

Water Services

- Transmission and Distribution Systems
- Water Treatment
- Booster and High-Service Pump Stations
- Ground Storage Tanks and Wells
- Water Reuse Projects and Quality Monitoring
- Regulatory Compliance and Taste/Odor Mitigation

Wastewater Services

- Treatment Plant Design and Upgrades
- Sanitary Sewer Lift and Pump Stations
- Conveyance Systems and Odor Control
- Biosolids Management and Nutrient Removal
- Pretreatment Programs and Permitting Support
- Hydraulic Modeling and Capacity Planning

General Civil Engineering

ROADWAY & STREET DESIGN SERVICES

Ardurra's professionals bring decades of fierce representation and advisory services for municipal clients in Texas and around the world. We have represented our client's interests each and every step, guiding them through relevant policy, risk, cost, technical, public acceptance, and service quality factors affecting the aging infrastructure.

Ardurra has provided roadway and street design that consisted of road and pavement design, pavement markings design and ADA design. We work collaboratively with the City and your stakeholders to develop and implement the most cost-effective, technically sound, long-term sustainable infrastructure solutions.

HYDROLOGY & HYDRAULICS

Municipalities in South Texas face unique hydrologic challenges due to the region's variable climate, flat terrain, and clay-heavy soils that contribute to low infiltration rates and high surface runoff. Ardurra's hydrology and hydraulics team includes subject matter experts with multiple decades of experience in watershed and drainage analysis, stormwater infrastructure improvements, floodplain management, master drainage planning, erosion and sediment control planning, and hydraulic modeling of existing and proposed infrastructure. We integrate sound hydrologic and hydraulic analysis into every stage of civil engineering—from big-picture planning through design and construction—helping municipalities make smarter, safer, and more cost-effective infrastructure decisions while meeting stringent regulatory standards.

Traffic Engineering Services

Ardurra has a unique blend of expertise in all aspects of traffic engineering that includes design of traffic signals, innovative intersections, warrant studies, intersection safety improvements, signal timing, ADA ramps, signing, pavement markings, crash analysis, traffic impact analysis, auto-turn analysis, and developing PS&E with agency project manuals. Our traffic engineers have been involved in all phases of the project life cycle and are able to provide valuable input and guidance.

Ardurra's design capabilities range from complex multilevel interchanges to urban arterial reconstruction to complete streets. We also provide specialized experience in various types of Intelligent Transportation Systems (ITS) and systems integration including computerized traffic signal systems, street, light rail transit, advanced traffic management systems, and automated travel information systems. We are the only firm with an in-house traffic signal lab to test and evaluate traffic signal equipment before it is deployed in the field. Our clients have relied on our expertise in comprehensive planning, engineering design, and construction management to provide safe and efficient transportation solutions.

Specific traffic engineering services that will be available to the City of Edinburg would include:

- Traffic and Warrant Studies
- Traffic Analysis
- Traffic Control Plans
- Traffic Engineering Studies & Forecasting
- Traffic Impact Studies
- Traffic Standards Development
- Traffic Signal Timing Plans
- Traffic Simulation

Construction Engineering Inspection (CEI)

Ardurra's proven comprehensive management approach starts by pro-actively preventing measures that historically result in change orders, budget overruns, delays, scheduling problems and design errors, while keeping the client's best interest at the forefront. Ardurra remains mindful of each project's goals and objectives while serving as the client's representative. Ardurra's personnel balance the fundamentals of construction with the latest technologies and materials and utilize state-of-the-art computer systems and software necessary to plan and manage all phases of construction. Services include Resident Project Representative (RPR) Services; Contractor coordination; Scheduling and estimating; Pion & Constructibility review; Quality control and assurance; Document control and review; Change order management; Construction oversight; Safety management; and Value engineering.



"I am always coming up with something new and Ardurra is able to respond promptly to provide what I need in a timely and professional manner. "

—MELINDA MORITZ
DIRECTOR OF PUBLIC WORKS
CITY OF LEON VALLEY

Structural Engineering

Ardurra has delivered structural solutions across Texas through on-call contracts and standalone projects, working with local governments, state agencies, and private sector clients. Our project experience demonstrates our ability to navigate local construction conditions, regulatory constraints, and multi-stakeholder coordination requirements.

Ardurra's structural engineering team provides comprehensive analysis, design, and rehabilitation services for municipal infrastructure, including water and wastewater facilities, retaining walls, pump stations, and flood control systems. Our designs prioritize resiliency, sustainability, and cost efficiency, ensuring constructability and long-term performance while adhering to the Municipal Design Criteria.

To deliver high-quality, tailored solutions, we apply advanced structural modeling and analysis techniques for site-specific challenges, evolving regulatory requirements, and environmental constraints. Whether designing new municipal buildings, rehabilitating aging infrastructure, or integrating flood-resilient solutions, Ardurra develops cost-effective structural systems that enhance safety, functionality, and long-term durability.

Beyond municipal infrastructure, our structural engineering expertise spans a diverse range of facilities, including commercial, public, industrial, and institutional developments. Our portfolio includes office buildings, educational institutions, healthcare centers, transportation structures, flood control infrastructure, and public works facilities. This broad experience allows us to apply industry best practices and innovative design strategies to meet the specific challenges of the City of Edinburg's built environment.

Electrical Engineering Services

Ardurra takes a comprehensive, collaborative, and solutions-driven approach to delivering electrical engineering services for the City of Edinburg. Our process begins with a detailed assessment of project requirements, local regulations, and existing infrastructure, ensuring all designs align with City of Edinburg standards, NEC and NESC codes, and energy efficiency goals. We work closely with City staff, utility providers, and stakeholders to integrate safe, cost-effective, and future-ready electrical solutions into municipal projects, minimizing disruptions and optimizing long-term performance.

Our team prioritizes constructability, system resilience, and sustainability, incorporating energy-efficient LED lighting, backup power solutions, smart grid technology, and SCADA system integration to enhance public safety and operational reliability. Our Laredo-based presence provides rapid response times, on-site technical support, and seamless coordination with contractors and regulatory agencies. Whether designing traffic signal systems, power distribution networks, or electrical upgrades for public facilities, Ardurra ensures reliable, scalable, and high-quality solutions that support the City of Edinburg's infrastructure growth and modernization efforts.

Ardurra's Electrical Engineering department provides various electrical design and analysis services tailored to municipal infrastructure, roadway systems, public utilities, and water/wastewater facilities. Our team specializes in power distribution, lighting design, emergency power solutions, SCADA system integration, and intelligent transportation systems (ITS), ensuring the City of Edinburg's electrical infrastructure remains reliable, energy-efficient, and future-ready.

Project Leadership, Reporting Responsibilities & How Ardurra Will Interface with the City

As one of the most experienced Texas design firms, Ardurra brings the strongest portfolio of lessons learned on similar roadway, water, wastewater, surveying, traffic, drainage, and public works projects, and we intend to partner with the City to enhance the infrastructure. Our Project Manager, Ignacio Hinojosa, PE, will lead and manage the internal team and all disciplines, and he will be responsible for all technical content and communication. Our Client Services Manager, Roel "Roy" Rodriquez, PE, MPA, will also be available for any and all communication concerns. Once assigned a project, we anticipate regular meetings as needed to discuss project progress. Ardurra will keep a continuous running decisions log to aid in recording process and design decisions along the way.

We have successfully utilized an electronic project management tool through Autodesk BIM 360. We will deploy similar technologies for the City like SharePoint site, Teams, etc.

Each team will be assembled based on the project and will work together to accomplish the primary goal: completing the project efficiently, on time, and within budget

The Ardurra project team is also capable and prepared to address and execute projects with aggressive schedules that need to be met under any circumstances. The ample number of engineers depicted in the organizational chart, backed by the resources of our entire firm, will be able to provide prompt service to the City and to respond and produce deliverables in short time frames during emergencies. Our project team is prepared to promptly produce multiple deliverables at the same time.

Work Products

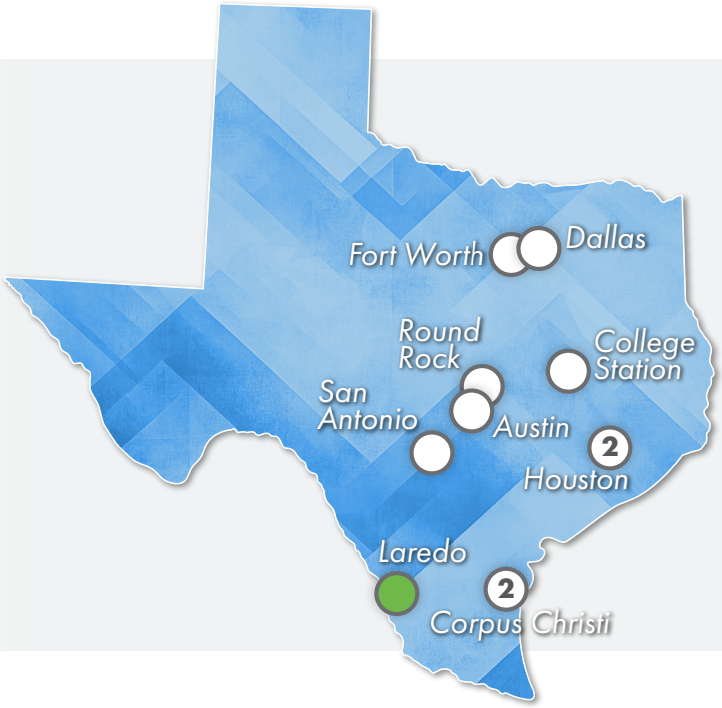
Ardurra will provide quality work products such as reports analyses, correspondence, submittals, construction drawings and other documents produced in connection with all our services. We are also committed to transparency regarding staffing. Should there be any proposed changes to key personnel during the project, Ardurra will communicate those changes in writing to the City of Edinburg for prior approval. This ensures continuity and consistency in project execution, helping to build a strong, trust-based relationship with the City.

Responsiveness

Ardurra's team has been formed to assure aggressive schedules will be met, even under the most pressing circumstances. There is no commitment that would hinder progress of producing these services in a timely manner. Ardurra will provide answers and solutions to questions and issues for the City in a prompt and concise manner. Ardurra takes pride in the quality of our products and services.

Ardurra understands the complexity of managing projects with multiple stakeholders. We appreciate that our role includes meeting the schedule and budget expectations of City leaders while balancing the operational needs of City staff. We take this responsibility very seriously, maintaining open communication lines and soliciting stakeholders' input throughout each project. This approach fosters a collaborative working environment and ensures that project goals remain aligned with City priorities.

Our Laredo office will serve as the primary location for this project, supported by our other Texas offices, allowing us to bring together local expertise and the depth of a nationwide organization.





TECHNICAL APPROACH

Project Resource Planning

Ardurra understands that proper planning is essential to maintaining key staff availability so that completion of a project will progress in a timely and organized manner and in accordance with the established schedule. We closely monitor staff workload against current and projected staff commitments and these projections are factored into decisions of who to propose for new assignments. Using the tools we have available to predict project commitments, we are able to take on new work or adjust staffing levels as necessary to maintain a high level of service for our clients. Our Workload Projection Calculator distributes current and anticipated projects' required manpower resources over each project's anticipated schedule to compare required vs. available resources. Using this tool, our managers can predict staffing needs for the upcoming weeks and months to make sure that we have adequate manpower available for our awarded projects and probable contracts and work orders.

The Project Manager, Ignacio Hinojosa, PE, and Client Service Manager, Roy Rodriguez, PE, MPA, will work together as a dynamic duo, fully committed to meeting all of the City's project needs with efficiency and excellence. Ignacio "Nacho" will lead the overall project administration and coordination, serving as the primary liaison between the City and the design team, while ensuring the City's priorities remain central throughout the process. Drawing on extensive project management experience, our team will implement tailored tools, forms, and resources to streamline project execution to ensure timely and cost-effective delivery of specialized services, the team will strategically engage subject matter experts as needed throughout the project. These experts will be brought in to address specific technical challenges, regulatory requirements, or unique project components ensuring high-quality outcomes without unnecessary delays or costs. This resource driven approach allows the team to remain flexible and responsive while maintaining rigorous standards across all project phases.

At a minimum, the team will provide monthly status reports that include updates on active project schedules, cash flow tracking, completed tasks, upcoming activities, and any emerging issues or information needs. Microsoft Project will be used to plan and track progress, facilitate collaboration, and keep the project organized and on schedule.

In addition to the technical approach we will be presenting throughout this section, Ardurra considers the behind the scenes administrative support just as important to a successful project. Having worked recently on a range of projects funded by several different sources, including CDBG, RESTORE, ARPA, SRF, we have the understanding and experience to assist the City throughout the entire project life cycle. This will allow us to respond promptly to requests and to be proactive throughout the planning, design, bidding and construction phases - saving time and money.

Project Understanding

We understand the City of Edinburg periodically has a need for general types of projects that require various types of engineering disciplines. We are prepared and ready to facilitate these projects with the utmost of integrity and purpose.

Ardurra, like many municipalities in South Texas, recognizes the importance of building strong partnerships with neighboring communities, private industry, and local agencies. Through these collaborations, we are committed to developing reliable, forward-thinking infrastructure that serves current needs while ensuring long-term sustainability for future generations.

Our commitment to sustainable infrastructure extends across multiple sectors. In transportation, we prioritize the development of multimodal networks that reduce traffic congestion, lower emissions, and enhance connectivity by promoting walkability, public transit, and alternative mobility options. One notable success is our work in Harlingen, where we delivered a comprehensive traffic operations and safety analysis. This effort helped establish a community supported vision for a key corridor and resulted in a preferred design concept, complete with preliminary engineering to guide future improvements.

At the heart of our work is a commitment to honoring the cultural heritage and identity of the region while advancing infrastructure that is adaptable, resource-efficient, and resilient in the face of climate change and population growth.

For a typical /standard design project our approach consists of:

Preliminary Design
0 - 30% - 60%

- Ecological and geotechnical investigations
- Subsurface Utility Engineering (SUE)
- Detailed design calculations
- Equipment and material selection
- Drawing and specification development
- Cost estimating
- Permitting pre-application meetings
- Identify hardening / resiliency opportunities

Final Design
60 - 100%

- Define construction sequencing / phasing
- Complete drawings and specifications
- Obtain permits
- Value engineering
- Final cost estimates

Construction Phase

- Moderate pre-construction meeting
- Submittal and schedule of value review
- Respond to RFIs
- Provide part/full time construction observation
- Assist with pay applications, change orders/claims
- Witness testing
- Assist with startup, training, and O&M manuals
- Provide operations assistance
- Develop record drawings and final certifications



Ardurra understands that every region in Texas is rich with history and is committed to preserving that heritage while implementing sustainable improvements to support growth. By integrating eco-friendly transportation solutions, advanced water and wastewater management systems that conserve resources, and green construction practices that minimize environmental impact during the building phase, Ardurra professionals work to responsibly enhance quality of life by delivering innovative, future-ready civil engineering solutions that bring pride to every generation through thoughtful and sustainable development.

We have developed a comprehensive three-phase scope of work designed to support a proactive, results-driven approach to project delivery.

The first phase, the **Preliminary Phase,** *encompasses all foundational tasks required to initiate the design process. This includes a thorough review of project objectives, site conditions, regulatory considerations, and stakeholder input. We will facilitate collaborative discussions with all key parties to define a scope that aligns with multi-tiered needs, operational priorities, and long-term goals. This phase will conclude with a value engineering effort in coordination with the City to establish the most cost-effective strategy that maximizes return on investment.*

The second phase, the **Design Phase,** *involves the development of detailed plans, technical specifications, and supporting documentation necessary for implementation. All deliverables will be prepared in alignment with applicable codes, standards, and project requirements, ensuring constructability, efficiency, and long-term performance.*

The final phase, **Construction Administration,** *includes providing the City with comprehensive oversight and quality assurance to ensure full compliance with approved plans and specifications. This includes regular site inspections, progress monitoring, contractor coordination, and issue resolution as needed to maintain schedule, budget, and quality expectations.*

This methodology is intentionally structured to be scalable and adaptable. Once the scope for a particular project is fully defined, we will further tailor our approach to address project-specific challenges and opportunities, ensuring efficient execution and optimal outcomes.

As described earlier in our proposal, Ignacio Hinojosa, PE, will lead our team as Project Manager for City of Edinburg. His experience includes working with municipalities and public agencies on numerous projects including streets, drainage, flood control, traffic control plans, development standards and plan and plat reviews, as well as representation at City Council meetings as required.

Ignacio and the team assembled for this project, know the City of Edinburg and understand the vision and high level of working standards that the City has. Nacho and the team also take great pride in being considered an extension of City staff coordinating our projects, coordinating with other consultants, and providing input or deliverables always in the best interest of the City.

Ignacio will attend City meetings and meet with staff when requested to understand the City's needs and respond to technical questions. When assigned a specific work task, depending on the nature of the task, we will perform the work on a "time and materials" basis using agreed to rates, or we can develop a "Task Order" that defines the scope of the task and establishes a budget and schedule for performance of the task.

Project Reporting

Our PM, Ignacio, and Technical Director, Byron Sanderfer, PE, CFM, will provide to the City staff, on a bi-weekly basis, a one-page written "Project Status Report" to ensure that Engineering, Public Works, and other staff are aware of the current status of all projects. The weekly "Project Status Report" will include:

- Description of the project
- Work performed in the past week
- Work planned to be completed in the following week
- Issues that need resolving to move the project forward
- Assessment of the project scope adequacy, budget and schedule

The Project Status Reports will be e-mailed to the City for review. The City can request clarification on any of the projects, if needed. Below is an example of the spreadsheet that is currently used by Ardurra to report to the City of Edinburg.

Project Management, Communication & Responsiveness

The heart of any timely project is a detailed and accurate schedule. The key components to minimizing changes involve carefully defining the project scope with the City of Edinburg. Ardurra's project manager, Ignacio, will work with the City's staff to confirm all key steps, phases, milestones, approvals, and project meetings for the project, then incorporate the items into a detailed schedule. Ardurra's scheduling method will summarize consistent and disciplined thinking in a systematic manner. This will ensure the appropriate number of resources have been allocated.

QA/QC Program

The primary goals of our Quality Control Program are to consistently achieve the high standards of technical excellence expected by the City. Ardurra employs a quality control program that includes early involvement in project scoping to establish a coherent review process.

The quality assurance/quality control plan for a project includes the following items:

- **Project Delivery Guidelines.** Project delivery guidelines are established for project assignments to define the common vision of all team members for completion of each element of the project. A project definition workshop will be held with the City and stakeholders to establish a clear understanding of the specific needs for each project element and the appropriate delivery method to meet the project requirements.
- **Project Management Plan.** Our project manager and task leaders will develop a detailed set of project instructions for execution of the work. The instruction set will define key project information and milestones for all project team members.
- **QA/QC Team.** An inter-disciplinary team of qualified professionals including subconsultants will be assigned as quality control reviewers for each discipline. Subconsultants for Ardurra have been employed for years and on numerous projects.

Ardurra uses proprietary checklists for each aspect of the project and are changed to the specific needs of the work.

Fundamental aspects of our QC process are to conduct integrated interdisciplinary (including subconsultant) reviews at key milestones to avoid potential conflicts between disciplines, and to establish a design hold in coordination with the City at the correct milestone to ensure meeting quality, schedule, and budget.

Budgeting development for the proposed project includes the knowledge and experience that Ardurra possesses to execute the type of work involved in the proposed maintenance facility. Ardurra develops detailed scope of work and reviews with all team members to assure continuity. The proposed Opinion of Probable Construction Cost (OPCC) is then compared to historical and similar work to assure that the budget will provide for the expected work. Budgeting in today's supply chain environment can be challenging, but Ardurra's experience will provide guidance to the City for construction estimates.

Scheduling for this project will be secure and predictable with Ardurra's knowledge of the current construction market and issues involving execution of contracts. Ardurra will work with City staff to confirm key phases milestones, approvals and assure timely meetings to resolve any scheduling issues. With Ardurra's proven and consistent history of project construction delivery, the City can be assured of project completion.

Ardurra makes better use of dollars by creating and managing a master schedule with milestones at the strategic level, along with short-interval schedules. The schedule will specify the start and finish dates for each activity, as well as the interlocking relationships between activities. This effective take on the Critical Path Scheduling method will be used as a management control tool for defining, integrating and analyzing what must be done to complete each project on time and within budget. Ardurra will work with the City of Edinburg to create a smooth, more reliable workflow that maximizes productivity and minimizes waste.

Ardurra's team has been formed to assure aggressive schedules will be met, even under the most pressing circumstances. There is no commitment that would hinder progress of producing these services in a timely manner. Ardurra is committed to provide answers and solutions to questions and issues for the City in a prompt and concise manner.

Ardurra will produce deliverables for the City's review, coordination and feedback at agreed milestones. The City can also contact Ardurra's Laredo office at any time as needed. Ignacio Hinojosa and the rest of our team will be working first-hand on this project and may provide information, attend meetings, conduct investigations, and conduct site visits in a moment's notice.

Ensure Quality & Correctness of Calculations, Reports, Studies, Drawings, Specifications & Documents

To ensure project requirements are carried through the design and construction phases, Ardurra employs internal processes during design, coordinates with the client, and ensures communication between the design team and construction personnel. Internally, designs are reviewed by the supervising engineer several times throughout each phase. The reviews include line-by-line checks of reports and drawings to ensure completeness, and conformance to the project scope, schedule, and budget.

Key Individuals Responsible for QA/QC

Byron Sanderfer, PE, CFM, along with the Ardurra project team will review all design aspects, anticipate performance of proposed improvements, and note any future hindrances to operation and maintenance practices. Also, alternatives and design modifications will be vetted to address concerns found during review for consideration by the project team. Throughout planning and design, documents are coordinated and reviewed with the client and stakeholders to discuss project compliance, goals, and if requirements as designed provide expected scope conformity to the City. Ardurra's quality assurance program enhances the quality and accuracy of the final product, which in turn eliminates unnecessary change orders and constructability issues.

Approach to Facilitating the Regulatory Process

Current regulations and associated agencies applicable to project scope activities are defined by Ardurra staff after the project kick off meeting. Specific regulatory entity permits and approvals required for any projects through the construction phase will be defined during the preliminary engineering phase along with typical lead times and contact information.

Time frames including deadlines required to secure permits and approvals will be input into project schedules as they are developed during the design phases so it doesn't hinder the overall schedule.

As an example, Ardurra has worked on multiple projects that have required regulatory coordination.

After a Preliminary Engineering Report (PER) is accepted by the City of Edinburg, Ardurra will contact appropriate regulatory agencies and public entities to confirm that readily available and previously distributed regulations and requirements, as well as past policies, are still current. Submittal of documents to secure permits and approvals will depend on the levels of design required to produce supporting documentation in final form, while observing the project schedule. Ardurra will monitor progress of its submittals and address any questions from regulatory agencies and entities. If necessary, Ardurra will meet with agencies and entities to review the project scope and submittal documentation to resolve issues.

Ardurra's staff regularly secures permits and approvals from counties, state and federal agencies such as the Texas Department of Transportation, the State of Texas Office of Rural Community Affairs, EAA, TCEQ, the Army Corps of Engineers and other agencies on a regular basis. Ardurra has been highly successful in securing approvals from regulatory agencies.

Ability to Respond in an Expedited Manner

The ability to meet deadlines is crucial to any project. Ardurra uses its allocated time, cost and resources to estimate the work needed, and to manage risks as the project is implemented. We have immediate staff availability to commit to these assignments. As projects progress, Ardurra's project manager will continue to pro-actively manage risks, issues, staffing and communication.

Certain projects may be very diverse, requiring several disciplines of professional services to complete. Each design team will be assembled based on the project assignment and will work well together to accomplish the primary goal: completing the project efficiently, on time and within budget.

The Ardurra project team is also capable and prepared to address and execute future projects with aggressive schedules that need to be met under any circumstances. The ample number of engineers depicted in the organizational chart, backed by the resources of our entire firm, will be able to provide prompt service to the City of Edinburg and to respond and produce deliverables in short time frames during emergencies. Our project team is prepared to promptly produce assorted deliverables at the same time.

Additionally, some future City of Edinburg projects may require prompt initial response and extended work hours on very short notice to complete and prevent broadening of an existing problem in order to maintain regulatory compliance. Ardurra staff is adept at accessing issues quickly in emergency situations so they can quickly develop alternatives for the repair and replacement of infrastructure in short time frames.

Ardurra has held and currently holds work order type contracts with other public entities and has delivered and continues to produce deliverables for emergency-type projects in expeditious time frames for those entities.

Ardurra offices have and will continue to support each other as needed with supplementary staff support during design or construction phases to complete project deliverables and commitments within committed time frames.

Construction management activities for assigned projects will be readily performed by designated project engineers, engineers in training, or construction observers based in Ardurra's Laredo and San Antonio offices.

Above all, Ardurra will provide creative, practical solutions that deliver innovation and value to the City. We will oversee all projects to assure design work is properly implemented and not misinterpreted in the field by contractors or independent construction observers. Close coordination with the City, the design team, our subcontractors, and the contractor will assure each project's success, delivering ultimate value to the City of Edinburg.

PRELIMINARY PHASE SERVICES

- **Hold project initiation meeting:** Initial consultation will be held with the City of Edinburg staff to detail contacts, coordination, project schedule, and specific project issues and needs. The extent of the preliminary engineering activities and project limits will be defined during this initial meeting. Existing concerns, preferred materials and preferences for design will be discussed.
- **Assemble and review existing data:** All existing data related to the project will be assembled and reviewed (e.g., all available water, wastewater, electric, cable and gas utility plans for the area, existing data and interview data from the City, utility maintenance records, utility system and right of way maps, etc.).
- **Establish initial design criteria and design constraints:** Develop the specific criteria for the production of plans, specifications and estimates. Ardurra will incorporate the gathered data into its design to reduce the need for change orders.
- **Evaluate existing data:** This will include soils investigations, field surveys, and data provided by the City of Edinburg. Ardurra will gather any additional information required for the project.
- **Conduct physical inspections:** Design personnel will go to the field with available information to determine problem areas and areas where additional information is needed. This is a very important step to completely understand a project.
- **Report/Summary:** Review, prepare and finalize preliminary cost estimates and schedules for implementing the recommendations.

DESIGN PHASE SERVICES

- **Prepare detailed construction drawings in accordance with established design criteria and good engineering practices:** Key features of the drawings will include location maps, written general instructions to the Contractor detailing critical requirements, plan sheets for utility improvements, standard details, miscellaneous details, etc.
- **Prepare detailed specifications and contract documents in accordance with established design criteria and good engineering practices:** Key features of the specifications and contract documents will include a complete contract document package using any City requirements, with specific insurance requirements, safety requirements, limitations of authority, and related matters, as well as technical specifications containing detailed requirements for construction materials, execution, measurement and payment, submittals, and related project requirements.
- **Regulatory Agencies:** Submit required information to regulatory agencies for review and approval.
- **Conduct second physical inspection:** Design personnel would go to the field with the final plans and visually verify everything works on the ground. This can avoid costly construction change orders.
- **Cost Estimates and Schedules/Bidding:** Using the prepared bid forms and the most current bid prices from similar projects, Ardurra will prepare detailed cost estimates and schedules, then work with the City in requesting, receiving and reviewing bids.

CONSTRUCTION MANAGEMENT & CONSTRUCTION OVERSIGHT

Ardurra's team will attend the pre-construction meeting. Locations of proposed improvements in areas as worked with multiple variations of project delivery methods for the City of Edinburg with potential construction challenges will be discussed, critical areas requiring extra attention during design will be identified, and Ardurra will review the contractor's materials submittals to ensure compliance with specifications. Recommendations for payment will be based on established, completed milestones, and our team will prepare any necessary change orders. Ardurra will respond to requests for information submitted by the contractor to maintain construction schedules.

Ardurra will perform inspections at regular intervals as outlined in the contract and at the completion of each milestone, and the contractors progress and quality will be monitored. Ardurra will meet monthly with the City and the contractor to go over the pay requests and address any construction issues.

Governmental Agency On-Call Contract Experience - Past 2 Year Experience

Ardurra understands On-Call Governmental Contracts and over the past two years have served the following clients in South Texas:

- City of Laredo
- City of Eagle Pass
- City of Del Rio
- Webb County
- City of San Antonio
- City of Leon Valley
- City of Converse
- City of Helotes
- City of Houston
- City of Corpus Christi
- City of Alice
- Bexar County

Ardurra has successfully delivered over 50 projects for these entities in the past 2 years. These projects have ranged from $40,000 in construction costs to 10M+ through these on-call contracts.

Ardurra will rapidly mobilize a dedicated, multidisciplinary on-call team to meet the City of Edinburg's expedited schedules across all civil engineering disciplines — transportation, traffic, water and wastewater, hydrology & hydraulics, structural, and environmental. We commit immediate staff availability and firmwide resources to quickly assemble discipline-specific teams, manage scope/time/cost, mitigate risks, and deliver concurrent, high-quality deliverables from initial assessment through construction oversight. Our project managers proactively manage staffing, schedule, communications, and issues so projects advance without delay and regulatory obligations are preserved.

Key strengths and discipline-specific capabilities

- **Immediate mobilization:** *ready-to-assign personnel for transportation, traffic, water/wastewater, H&H, structural, and environmental work, with rapid augmentation from Ardurra's regional and national offices.*
- **Multidiscipline coordination:** *integrated teams (e.g., traffic engineers + structural + H&H for roadway and bridge emergencies; SCADA/controls + water operators + environmental for wastewater incidents) to produce cohesive solutions and simultaneous deliverables.*
- **Technical readiness:** *quick-turn conceptual and construction-support designs, hydraulic modeling and flood routing, traffic control/detour plans, pump/bypass designs, structural shoring/temporary repairs, and environmental sampling/permit coordination.*
- **Regulatory and funding support:** *Depending on the projects requirements, Ardurra provides the necessary compliant documentation, permitting support, and cost documentation to accelerate reimbursements and approvals of regulatory agencies.*
- **Field & construction support:** *construction management, inspection, and quality assurance from regional offices to ensure designs are implemented correctly and promptly.*
- **Extended-hours & emergency response:** *staff prepared for immediate initial response, extended work hours, and rapid alternative development to contain issues and maintain compliance.*
- **Continuity & stakeholder coordination:** *a committed core management team for project duration and close collaboration with City departments, contractors, and subcontractors to meet schedule and budget goals.*

Ardurra's depth of engineers, cross-discipline expertise, and proven emergency performance ensure the City of Edinburg receives timely, practical, and cost-effective civil engineering solutions under accelerated schedules.

While all projects will be managed out of Laredo, below is a list of the Offices that will be completing the design alongside our project manager:

WORK CATEGORY	OFFICE LOCATION				
	LAREDO	CORPUS CHRISTI	SAN ANTONIO	HOUSTON	MERCEDES*
Street Infrastructure Evaluation and Improvements	●		●		
Pavement Management and Improvements	●		●		
Utility Infrastructure Evaluation and Improvements	●	●	●	●	●
Erosion and Sediment Control Design	●		●		
Water and Wastewater Evaluation and Improvements	●	●		●	
Structural Engineering (Improvements & Design)		●	●		
Hydrology & Hydraulics	●		●		
Transportation Evaluation	●		●	●	
Traffic Engineering Services	●		●	●	
Traffic Signal Design	●			●	
Environmental Engineering Services	●	●			
Civil Engineering	●	●	●	●	●
Mechanical, Electrical & Plumbing (MEP) Engineering Services				●	

**Subconsultant office*

Subconsultant

Office Location
Mercedes Corporate Office
2020 E. Expressway 83
Mercedes, Texas 78570
956-565-4637

GUZMAN AND MUÑOZ ENGINEERING AND SURVEYING, INC. (GMES) *specializes in a broad range of engineering, surveying, and construction-related projects including public works improvement projects in the areas of street improvements, drainage improvements, water and wastewater plants, water distribution and wastewater collection systems, and various surveying projects.*

GMES has also provided engineering and surveying staff support to various municipalities in regard to R.O.W. acquisition, mapping, and surveying. Their list of clients includes nonprofit agencies, housing authorities, municipalities, counties, political subdivisions, governmental agencies (including various school districts), airports, and private developers. GMES is very familiar with the economic constraints that are associated with a limited budget. With that in mind, you can rest assured that economic limitations will play an important factor in providing engineering support and advice on any of your projects or program. All of these skill sets are directly applicable for the successful execution of any project assigned to GMES as necessary to complete all projects per your RFQ 2026-7 Professional Engineering Services. GMES brings the talent and depth of approximately 21 employees that includes engineers, surveyors, an environmentalist, planners, technicians, management, and related support personnel. Respectively, the experience of GMES' staff in construction management and the construction industry, knowledge of the funding criteria, and project inspection add to the analytical and project scheduling expertise that is vital to timely and cost-effective project completion.

Relevant Projects:

Owassa Road San. Sewer Line from Sugar Road, East 3,000 L.F, City of Edinburg, TX. *GMES completed boundary and topographic surveys of the project area and conducted a survey of existing utilities that may be affected, GMES developed preliminary construction plans/profiles of the project. We were informed of other unserved areas west of Sugar Road that was being worked on by another firm that would need to discharge into our project collection line. GMES proposed to start the collection line on the east end, at a point within the last unserved property, and proceed west with an 8" sewer line at a minimum slope of 33% for 3,000 L.F. and end at a proposed small grinder pump station at the northeast corner of the intersection of Owassa and Sugar Road. We also proposed 7 manholes. GMES' proposal would allow for a shallower installation of our project and for a connection from the other project west of Sugar Road to the proposed Grinder pump. From the proposed grinder pump station, a 4" discharge force main will proceed east and then north for 2,370 L.F. at the entrance of Amara Hospice and discharge into an existing manhole. GMES also prepared Surveying documents.*



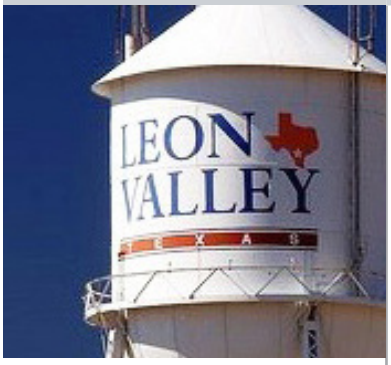




Veterans Blvd Drainage Improvements, City of Edinburg, TX. *Prepared design and surveying for street, drainage, and sewer improvements to Rojas, Santa Maria, and Thomson Road and design of 8.3 acre detention.*

Similar Project Experience

The strong professional culture of project performance at Ardurra, promotes professional results, sharing of knowledge to meet goals and expectations which result in projects that not only flow in a timely manner, but also meet and exceed industry standards. Project documentation in the following list demonstrates work that is delivered on time and meets and exceeds client requirements. Ardurra stands ready to immediately provide excellence in project service delivery to the City, as it has in the past and will continue to do in the future.

	PROJECT NAME	DESCRIPTION	OWNER	DATES
	As-Needed Engineering Services Eagle Pass, Texas	Ardurra serves as the As-Needed Engineering Consultants for the City of Eagle Pass, essentially serving as an extension of staff. Ardurra is responsible for general city infrastructure improvements and maintenance, bridge infrastructure, realignment of roadways, plat reviews, construction plan reviews, park improvements, site development, drainage improvements, and any other services determined by the City. Ardurra has also assisted in securing over $6 million in federal funding for various projects.	City of Eagle Pass Eduardo Soto, PE City Engineer 830.968.2320	2019 - Ongoing
	Professional Engineering Services Leon Valley, Texas	Ardurra is providing civil engineering services for the day-to-day activities as City Engineer for the City of Leon Valley as design engineers, master planners and project managers. The majority of the design and master plan work includes drainage and detention modeling, design, preparation of plan sets, traffic control plans, utility coordination, cost estimates, technical specifications, contract documents and construction management. The majority of the project management work includes reviewing other engineering firms' work associated with drainage, water quality plans, and FEMA CLOMR and LOMR submitted to assure compliance with the City ordinances and federal requirements. As City Engineer, Ardurra reviews Water Pollution Abatement Plans, plats, re-plats, right of way permits, floodplain permits for adherence to local, state and federal compliance, and performs construction inspection for the development associated with these permits.	City of Leon Valley David Dimaline Public Works Director 210.681.1232 x201	2017 - Ongoing
	On-Call General Engineering Helotes, Texas	Ardurra is providing civil engineering services for the day-to-day activities as City Engineer for the City of Helotes as design engineers, master planners and project managers. The majority of the design and master plan work includes drainage and detention modeling, design, preparation of plan sets, traffic control plans, utility coordination, cost estimates, technical specifications, contract documents and construction management. The majority of the project management work includes reviewing other engineering firms' work associated with drainage, water quality plans, and FEMA CLOMR and LOMR submitted to assure compliance with the City ordinances and federal requirements. As City Engineer, Ardurra reviews Water Pollution Abatement Plans, plats, re-plats, right of way permits, floodplain permits for adherence to local, state and federal compliance, and performs construction inspection for the development associated with these permits.	City of Helotes Corey Vullo Public Works Director 210.326.8482	2004 - Ongoing

	PROJECT NAME	DESCRIPTION	OWNER	DATES
	City Engineering Services Castle Hills, Texas	As City Engineer, Ardurra provides civil engineering services for the day-to-day activities for the City of Castle Hills as design engineers, master planners and project managers. The firm reviews and provides recommendations to the City staff regarding plats, re-plats, right-of-way permits, zoning applications, development permits, engineering drawings, design calculations, and performs routine construction inspections for the development associated with these permits. Ardurra also serves as the City's Floodplain Administrator and the City Engineer responsible for commercial and residential development reviews. As the City's Floodplain Administrator, Ardurra performs reviews and provides recommendations for the City regarding floodplain development permits, FEMA CLOMR and LOMR submittals, and drainage plans to check for adherence to local, state, and federal compliance.	City of Castle Hills Chris Duque City Manager 210.293.9673	2014 - Ongoing
	As-Needed Engineering Water Treatment Division and Staff Augmentation Services Laredo, Texas	Ardurra currently provides As-Needed Engineering and Staff Augmentation Services for the City of Laredo's Water Treatment Division. Ardurra is committed to provide the City of Laredo's Utilities Department with the highest level of service through our local Laredo office and multiple offices across the State of Texas. Ardurra provides the following services to the City of Laredo: ▪ Site visit and inspection reports for on-going construction projects which are not part of separate contract agreements ▪ Development of plans, specifications and estimates for projects that are to be determined by the Water Treatment Division ▪ Miscellaneous As-Needed Water Quality, Water Treatment Division facility improvements or field assistance ▪ TCEQ coordination and correspondence ▪ Emergency Response coordination and consulting	City of Laredo Rolando San Miguel Water Treatment Superintendent 956.721.2000	2021 - 2025
	Water & Wastewater On-Call Services Corpus Christi, Texas	Engineering services to supplement the City's staff with personnel and resources to assist with any technical, operational, maintenance, diagnostic, and/or design concerns with City water and wastewater treatment facilities. Assisted the City with multiple tasks, under the direction of the Engineering/Utilities Departments, to ensure that the water and wastewater treatment plants and associated collection/distribution systems remained operational. Services included hydraulic modeling, evaluation of various treatment technologies to determine the best fit for the City, and the design work for the rehabilitation and/or replacement of critical equipment.	City of Corpus Christi Jeff Edmonds, PE Director of Engineering 361.826.3851	2015 - 2021

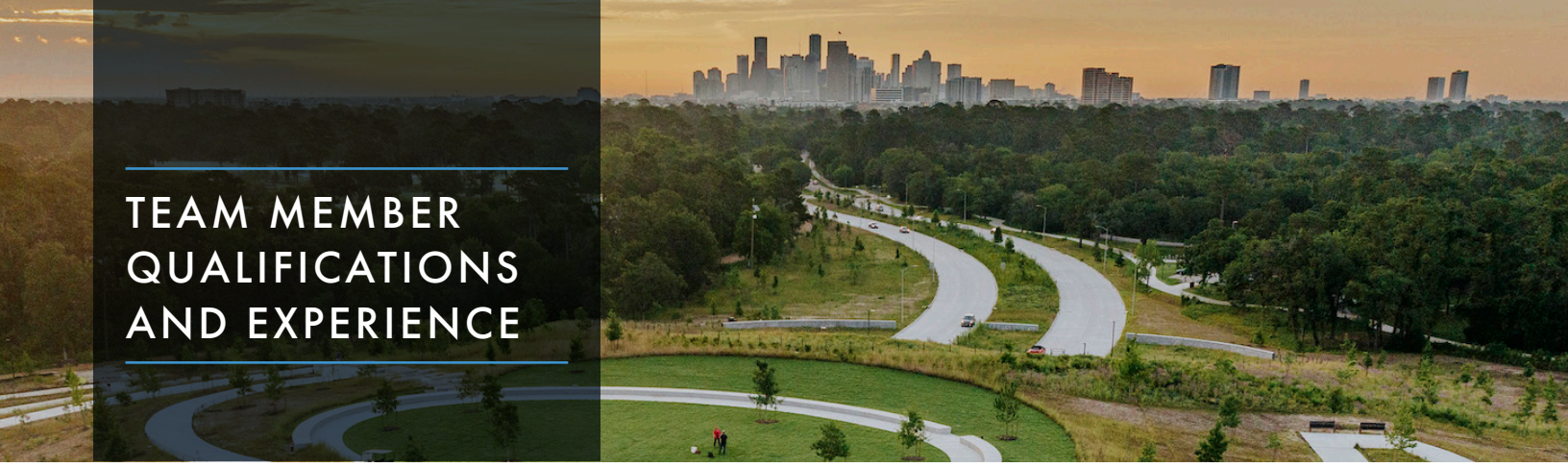
	PROJECT NAME	DESCRIPTION	OWNER	DATES
	On-Call Engineering Services Bandera, Texas	Ardurra is providing on-call engineering services for the City of Bandera to support the City's infrastructure needs. Services and engineering support includes: support for maintenance street, drainage, water and wastewater infrastructure; developing scopes and budget estimates for capital improvements to water and wastewater systems; assistance with reviewing and responding to TCEQ inquiries related to water and wastewater systems; preparing scopes and budget estimates for CDBG grant applications for improvements to the water and wastewater systems; prepare TWDB Drinking Water State Revolving Fund loan application including preliminary engineering, scoping of improvements and budget estimate; design, bidding and construction phase services for wastewater improvements including lift station replacement; design, bidding and construction phase services for water system improvements including new public water supply well; development of system wide water model; and development review.	City of Bandera Jill Shelton Dickerson City Secretary 830.796.3765	Ongoing
	As-Needed On-Call General Engineering Services Laredo, Texas	Ardurra provided general civil engineering services for construction projects as needed to serve as on-call on a rotation basis including but not limited to prepare surveys, engineering designs, preparation of plans, specifications and estimates for roadways, drainage, traffic safety, water distribution, wastewater collection, environmental, storm water pollution prevention, floodplain, sidewalks, hike and bike trails, etc. for the City of Laredo.	City of Laredo Eliud De Los Santos, PE City Engineer 956.791.7346	2022 - 2024
	On-Call Planning & Engineering Services Bellaire, Texas	Ardurra provided planning, permitting, and development related services for the day-to-day activities for the City of Bellaire. In addition to part-time in-house staff augmentation, the firm reviewed and prepared staff reports to the Zoning Board of Adjustments, City Planning and Zoning Commission and City Council regarding plats, re-plats, permits, site plan reviews, zoning, variance applications, and development permits. The Ardurra team is currently working on a Maser Drainage Plan for the City.	City of Bellaire Travis Tanner Director of Development Services 713.662.8243	2020 - 2023

SECTION

03



TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

PROJECT PRINCIPAL
Dan Leyendecker, PE

PROJECT MANAGER
Ignacio Hinojosa, PE

CLIENT SERVICE MANAGER
Roel "Roy" Rodriguez, PE, MPA

TECHNICAL DIRECTOR QA/QC
Byron Sanderfer, PE, CFM

GENERAL CIVIL ENGINEERING
ROADWAY DESIGN
Ricardo Zamora, PE, CFM
HYDROLOGY & HYDRAULICS
Swapnil Dusane, PE
Omar Gallegos, PE

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
Raghu Veturi, PE, PTOE
TRAFFIC SIGNAL
Lokesh Vijayagopal, PE, PTOE
DESIGN SUPPORT
Roberto Gallegos, PE

CONSTRUCTION ENGINEERING INSPECTION
CONSTRUCTION MANAGER
Sharath Vennavelly, PE, PMP, CCM
INSPECTORS
Daniel DeLuna, PE

WATER/WASTEWATER
DESIGN
Yue Sun, PE, BCEE
Jeff Peters, PE
Delany Walker, PE
Hector Peña, PE
Brent Nicholas, PE

STRUCTURAL ENGINEERING
STRUCTURAL ASSESSMENT
Eric Trejo, PE
BUILDING STRUCTURAL SYSTEMS
Nic Green, PE
BRIDGE STRUCTURAL SYSTEMS
Diego Jimenez, PE

ELECTRICAL ENGINEERING
ELECTRICAL
Agata Ristow, PE

SURVEY & CIVIL SUPPORT
SURVEY & CIVIL SUPPORT
Jose L. Muñoz, PE, SIT
GMES

SUPPORT SERVICES

GEOTECHNICAL
MEG Engineering
GRANT ASSISTANCE
James Bronikowski, PE

SURVEYING
Sergio Canales, RPLS
ENVIRONMENTAL
Amy Hesseltine, PE

PLANNING
Raghu Veturi, PE, PTOE
ADDITIONAL DESIGN SUPPORT
Edgar Gonzalez



Ignacio "Nacho" Hinojosa, PE

PROJECT MANAGER

Mr. Hinojosa has more than ten years of experience in the planning and design of roadway, water, wastewater, utility, and traffic control design. Native to the Texas-Mexico border and serving as the Laredo office lead, Mr. Hinojosa takes special pride in acting as an extension of his client's staff and applies his expertise with critical infrastructure improvement projects. He has served as Project Manager and Client Service Manager for the City of Eagle Pass, City of Laredo, Webb County, and Maverick County in water, wastewater, roadway engineering, transportation, traffic engineering, conceptual planning, and bridge infrastructure projects. His relevant projects include the following:

EDUCATION

BS, Civil Engineering, University of Texas, San Antonio

REGISTRATION

Professional Engineer, Texas No. 138711

YEARS OF EXPERIENCE

10 Years

As-Needed Engineering Services - City of Laredo, City of Eagle Pass, Webb County, and City of Del Rio, TX. Mr. Hinojosa serves as Project Manager for numerous projects and services for multiple municipalities and counties. Mr. Hinojosa and his team are responsible for general municipal/county infrastructure improvements and maintenance, bridge and airport construction, inspection, maintenance and improvements, realignment of roadways, plat reviews, construction plan reviews and any other services determined by our clients.

Camino Real International Bridge, Commercial Lane Realignment, City of Eagle Pass, Eagle Pass, Texas. Ignacio served as the Project Manager for the Camino Real International Bridge Commercial Lane Realignment project. He was responsible for the conceptual design of the commercial lane realignment project for the Bridge Department in the City. The commercial lane realignment conceptual design took aim at providing the City with a solution to provide left turning movements of commercial traffic exiting the Camino Real International Bridge. Ardurra team met with City staff and studied the port of entry to identify the issues related to traffic congestion, geometric constraints, real estate constraints, economic development opportunities, and other important considerations to develop a concept that address all criteria. The recommended alternative included grade separation for commercial traffic, increased outbound and inbound capacity, dedicated outbound commercial lane, dedicated Express Pass lane, drainage, and pedestrian infrastructure improvements. Ardurra coordinated with local, state and federal stakeholders to gather input and gain support for the proposed improvements. The successful delivery of this project resulted in the adoption of the conceptual alternative, and the City's pursuit to continue with the process of PS&E for the recommended project.

Eagle Pass Thoroughfare Master Plan – 2025, Eagle Pass, TX. Ignacio served as the Project Manager for the City of Eagle Pass 2025 Thoroughfare Master Plan (TMP), a 20 year plan adopted in November 2025 to guide long term transportation planning and roadway development. The TMP was developed to identify existing and future roadway corridors, establish a clear functional street classification system, guide development review and subdivision design, preserve necessary right of way prior to development, and coordinate roadway planning efforts with TxDOT and the Eagle Pass Metropolitan Planning Organization (MPO).

Zacate Creek 42" Wastewater Interceptor from Zacate Creek WWTP to Chacon Creek Design-Build, Laredo, TX (On-Going). Project Manager. Ardurra is part of a Design-Build Team for the City of Laredo's Tunnel Diversion structure. This is a 42" gravity sewer with manholes that will be constructed using microtunneling. The tunnel will tie in at the City's Zacate WWTP on the upstream end and to an existing 54" interceptor that runs along Chacon Creek on the downstream end. The project requires flow determination and diversion modeling, extensive permitting and multiple crossings, erosion and sediment control, endangered species management, and geotechnical investigation and geological formation analysis.

San Antonio Water System (SAWS), City of San Antonio, San Antonio, TX. Project Engineer. Responsible for required sanitary sewer adjustment and replacements which included 220 LF of 15-inch PVC that crosses LP 1604, reroute of approx. 210 LF of 15-inch PVS along northside of 1604, reroute of approx. 1,400 LF of 10-inch forcemain along 1604 eastern property line, reroute of approx. 160 LF of 10-inch forcemain crossing LP 1604 from Campbellton , and approx. 5,350 LF of 10-inch forcemain along southside LP 1604.



Roel "Roy" Rodriguez, *PE, MPA*

Client Service Manager

Mr. Rodriguez is an experienced City Manager with a demonstrated history of working in the government administration industry. Skilled in Capital Improvement Planning and Implementation, Economic Development Contract Negotiations, Budget Preparations, International Cooperation and Negotiations, Negotiations with State and Federal Government, Land Development, Nonprofit Organizations, Transportation Engineering, and Government. He is a member of the Texas City Managers Association (TCMA), American Society of Civil Engineers, and South Texas College Public Administration Advisory Council and former president of TCMA Region 10. He is a former director of the Lower Rio Grande Water Committee and former gubernatorial appointee to the Texas Municipal Retirement System Board of Trustees, where he twice held the position of chairman between 2005 and 2018. Additionally, he serves in multiple roles for Our Lady of Perpetual Help Catholic Church. Governor Greg Abbott has appointed Roel "Roy" Rodriguez, PE to the State Pension Review Board for a term set to expire on January 31, 2029. The Board reviews all Texas public retirement systems, both state and local, for actuarial soundness and compliance with state law. He is also currently the chairman for the South Texas Water Working Group.

EDUCATION

Master of Public Administration (MPA) , University of Texas, Pan American

Bachelors of Science, Civil Engineering, Texas A&I University

REGISTRATION

Professional Engineer, Texas No. 114851

YEARS OF EXPERIENCE

30+ Years

South Texas Region Project Development, South Padre Island, TX. Client Service Manager. Mr. Rodriguez is responsible for the client service relationship for the south Texas region. He will ensure projects are fulfilled on time and within budget. His main objective is making sure the client is completely satisfied with the services and will engage with the community as owner representative when needed.

Texas State Pension Review Board, Austin, TX. Board Member**.** Mr. Rodriguez was appointed by Governor Greg Abbott to the State Pension Review Board for a term set to expire on January 31, 2029. He is tasked with several key responsibilities including, oversight of retirement systems, data compilation and reporting, education and training, and policy recommendations. His term is through 2029.

City of McAllen, McAllen, TX. City Manager. As the City Manager Mr. Rodriguez oversaw all city departments with the aid of four Assistant City Managers, along with support staff. The Assistant City Managers monitor various departments assigned to them and report directly to the City Manager. When it comes to projects from the various city departments, the City Manager's office monitors goals, missions, spending and budgets. As the City Manager he was also known as the Chief Budget Officer, overseeing all of the finances for the City of McAllen. He also held other positions to include general manager, assistant city manager, and McAllen public utility general manager.

City of Harlingen, Harlingen, TX. City Manager. As the City Manager Mr. Rodriguez ensured that City services were accomplished in an efficient, effective, and a cordial manner; developed programs and strategies for a safer environment; created a positive perception of the City by cooperating with other governmental agencies by administering the policies established by the City Commission, and by coordinating, directing, and reviewing activities of all municipal operations. He also held the assistant City Manager and City Engineer positions.

City of Weslaco, Weslaco, TX. City Engineer. As City Engineer, Mr. Rodriguez provided analytical analyses and design, develops plans, specifications, and estimates, management, coordination, and construction support for the Public Works Department. This included water, and sewer, drainage, and roadway design. He also provided construction management and oversight for projects.

Jefferson County, Jefferson County, TX. County Engineer. Mr. Rodriguez was involved in various engineering duties, including reviewing subdivision plans, construction plans, and drainage plans to ensure compliance with county requirements. Responsible for coordinating with other agencies such as TxDOT, drainage districts, water districts, engineering firms, and other county departments related to county projects. He also managed the engineering division by supervising assigned personnel and overseeing the surveying, design, and construction of county projects. Mr. Rodriguez maintained effective working relationships with public officials, contractors, and other county and local governmental departments.



Byron Sanderfer, PE, CFM

TECHNICAL DIRECTOR AND QA/QC TASK LEAD

Mr. Sanderfer has more than 24 years of experience providing both rural and urban civil engineering services specializing in street and intersection improvements and storm drainage systems. He applies his expertise in the application of technology and scientific principles for clients in all regions of Texas. Mr. Sanderfer is an expert in managing municipal public work projects involving coordination with TCEQ, TDLR, THC, NEPA, ESA, TWDB, EAA, and FEMA. He has also been involved with grant-funded projects such as CDBG, MIT-MOD, HMA, TDEM, CDBG-DR through GLO, and HMGP.

EDUCATION

Bachelor of Science, Civil Engineering, University of Texas, San Antonio

REGISTRATION

Professional Engineer, Texas No. 99241

Certified Floodplain Manager No. 2240-12N

Expertise & Skill Sets

- Project Management
- Public Works Engineering
- Roadway Design
- Drainage Design
- Construction Phase Services
- Construction Management
- PS&E Design
- Water/Wastewater Design
- Water & Transportation Master Planning

Relevant Projects

- City of Leon Valley, On-Call Engineering Services
- City of Castle Hills, On-Call Engineering Services
- City of Eagle Pass, As Needed Engineering Services
- City of San Antonio, On-Call Program Management
- City of Del Rio, On-Call Engineering Services
- City of Corpus Christi, On-Call Engineering Services
- San Antonio Water System (SAWS), Government On-Call Engineering Services
- SAWS, Production Facilities Improvements
- SAWS, SSO Reduction Program
- City of San Antonio, On-Call Engineering Services



Dan Leyendecker, PE

PRINCIPAL IN CHARGE

Mr. Leyendecker serves as regional director for Ardurra. He oversees the day-to-day operation of the company and is a recognized leader in the industry, with a distinguished career spanning over 34 years. Mr. Leyendecker's expertise includes streets, sewer, water, wastewater and drainage infrastructure. His project experiences include master planning, detailed design and construction management. He has been a project principal, manager and engineer for numerous projects with construction costs ranging from $10,000 to more than $109 million.

EDUCATION

Bachelor of Science, Civil Engineering, Texas A&M University

REGISTRATION

Professional Engineer, Texas No. 81499

Expertise & Skill Sets

- Resource Management
- Public Works Engineering
- Roadway Design
- Drainage Design
- Construction Phase Services
- Construction Management
- PS&E Design
- Water/Wastewater Design
- Water & Transportation Master Planning

Relevant Projects

- City of Corpus Christi, On-Call Engineering Services
- Port of Corpus Christi Authority, On-Call Engineering Services
- City of Eagle Pass, As Needed Engineering Services
- City of Castle Hills, On-Call Engineering Services
- City of Leon Valley, On-Call Engineering Services
- City of Del Rio, On-Call Engineering Services
- San Antonio Water System (SAWS), Government On-Call Engineering Services



Ricardo "Rick" Zamora, PE, CFM

GENERAL CIVIL ENGINEERING - ROADWAY DESIGN TASK LEAD

Mr. Zamora has over 23 years of experience in Civil Engineering. He is experienced in the design, development, and construction of various TxDOT, City, and Bexar County projects. Mr. Zamora has been involved in the PS&E process for several projects involving roadway reconstruction for both major and minor roadways. He has knowledge in PS&E, preparation of bridge layouts, traffic control plans, hydraulics, and Level II Scour analysis as a designer, as well as construction experience as the project engineer for a freeway reconstruction project.

REGISTRATION

Professional Engineer, Texas No. 94752
Certified Floodplain Manager, Texas No. 1529-09N

Expertise and Skill Sets

- PS&E Design
- Traffic Control Plans
- Roadway Design
- Drainage Design
- Construction Phase Services
- Construction Administration

Relevant Project

- City of Leon Valley, On-Call Engineering Services
- City of Helotes, On-Call General Engineering Services
- City of Eagle Pass, As Needed Engineering Services
- City of Castle Hills, On-Call Engineering Services
- San Antonio Water System (SAWS), Gov't On-Call Engineering Services
- City of San Antonio, On-Call Program Management



Swapnil Dusane, PE

GENERAL CIVIL ENGINEERING - HYDROLOGY TASK LEAD

Mr. Dusane has 9 years of experience in the planning, design and modeling of stormwater and roadway related projects. His expertise includes Floodplain Management, Watershed Modeling, Drainage Impact Analysis and Design of Hydraulic Structures. He is certified in the latest technology and utilizes GIS and flow modeling software.

REGISTRATION

Professional Engineer, Texas No. Passed his exam waiting on license number.

Expertise and Skill Sets

- Drainage Analysis
- Hydraulic and Hydrology
- Roadway Design
- Drainage Design
- Construction Phase Services
- Construction Management
- PS&E Design

Relevant Project

- City of Laredo, Zacate Hike and Bike Trail Drainage Analysis
- City of Leon Valley, Seneca West Drainage Improvements
- City of Helotes, On-Call Engineering Services
- City of Eagle Pass, As Needed Engineering Services
- City of Castle Hills, On-Call Engineering Services
- City of Leon Valley, On-Call Engineering Services



Omar Gallegos, PE

GENERAL CIVIL ENGINEERING - DRAINAGE DESIGN TASK LEAD

Mr. Gallegos has 3 years experience providing hydrologic and hydraulic calculations for drainage projects. He applied the Rational Method and NRCS Method using HEC-HMS to design and/or improve culvert crossings and selected different types of safety end treatments to be installed according to culvert type, horizontal clearance and right of way limits. Also designed new locations for roadway inlets and retaining walls inlets throughout overpass bridges and system networks to accommodate required peak runoff discharge demand.

REGISTRATION / CERTIFICATION

Professional Engineer, Texas No. 154993

Expertise and Skill Sets

- Hydraulic and Hydrology
- Culvert Design
- Roadway Design
- Drainage Design
- Construction Phase Services
- Construction Management
- PS&E Design

Relevant Project

- City of Goliad, Wastewater Treatment Plant Improvements
- City of Corpus Christi, Multiple Roadway Designs
- Port of Corpus Christi Authority, Bulk Material Terminal Public Pad Improvements
- City of Eagle Pass, As Needed Engineering Services
- City of Castle Hills, On-Call Engineering Services
- City of Leon Valley, On-Call Engineering Services



Raghu Veturi, PE, PTOE

TRAFFIC ENGINEERING - TRANSPORTATION PLANNING TASK LEAD

Mr. Veturi has 23 years of progressive experience in traffic engineering and transportation project development. He has in-depth knowledge of the practical concepts and applications of traffic engineering and transportation planning. His expertise includes analyzing and designing traffic control systems and intersections. He also has extensive experience in street lighting evaluation and Intelligent Transportation Systems (ITS). He is well versed with Microsoft Office Applications, AutoCAD, Microstation, and several traffic engineering softwares. Mr. Veturi has hands on experience in managing and marketing government and private sector projects and has served as Engineer-of-Record (EOR) for several projects throughout the State of Texas.

REGISTRATION

Professional Engineer, Texas No. 116330

Professional Traffic Operations Engineer, Texas No. 2413

Expertise & Skill Sets

- Program Management
- Traffic Control Plans
- Traffic Signal Design
- Traffic Engineering Studies
- Traffic Analysis

Relevant Project

- City of Harlingen, Traffic Study
- City of Houston, Multiple Roadway Designs
- Harris County, Bulk Material Terminal Public Pad Improvements
- Harris County Toll Road Authority, As Needed Engineering Services
- Fort Bend County, On-Call Engineering Services



Lokesh Vijayagopal, PE, PTOE

TRAFFIC ENGINEERING - TRAFFIC SIGNAL DESIGN TASK LEAD

Mr. Vijayagopal has 24 years of experience in Traffic and Transportation Engineering. He has worked on projects for private developers as well as public agencies in the States of Texas. He has professional experience ranging from traffic analysis & access management analysis, traffic simulation, signal timing, signal design, traffic control design, signing and pavement marking design, to cost estimation and specifications. He is highly experienced utilizing transportation software including Highway Capacity, Synchro/SimTraffic, and VISIM along with drafting tools like MicroStation.

REGISTRATION

Professional Engineer, Texas No. 81499

Professional Traffic Operations Engineer, Texas No. 3113

Expertise and Skill Sets

- Program Management
- Traffic Control Plans
- Traffic Signal Design
- Traffic Engineering Studies
- Traffic Analysis
- Traffic Demand Modeling

Relevant Project

- Montgomery County, Access Management and Traffic Mobility Study
- City of Tomball, Medical Complex Drive Corridor Study
- City of Sugar Land, Traffic Signal Design
- City of Houston, Traffic Signal Design
- City of Houston, On-Call Traffic Engineering
- METROSolutions, Traffic Signal Timing



Roberto Gallegos, PE

TRAFFIC ENGINEERING - DESIGN SUPPORT

Mr. Gallegos has worked as a transportation associate on a variety of transportation projects ranging from planning through design and construction. His experience includes multiple project disciplines, such as roadway, traffic, drainage, and ITS. He has performed design tasks, developed construction cost estimates, plan production and 3D modeling using Power Geopak, Open Roads, Sign CAD, ArcGIS Pro, and Civil 3D. He has over 5 years of full-time experience in the transportation field.

REGISTRATION

Engineer-in-Training, Texas No. 77250

Expertise and Skill Sets

- Engineer In Training
- Feasibility Studies
- Roadway Design
- Drainage Design
- Construction Phase Services
- Construction Management
- PS&E Design

Relevant Project

- City of Brian, US 190 and SH 6 Corridor Feasibility Study
- City of Thrall, Thrall Roadway Improvement Designs
- City of Granger, Davilla Street Culvert Replacement
- Florida Department of Transportation, Central Polk Parkway ITS design and plan sheets development
- Florida Department of Transportation, Port St. Lucie, Drainage Improvements



Sharath Vennavelly, PE, PMP, CCM

CONSTRUCTION ENGINEERING INSPECTION (CEI) TASK LEAD

Mr. Vennavelly is a PE, PMP, CCM, and holds a Master's degree in Construction Management. He has nine years of experience in Construction and Project Management, most recently serving as an Assistant Project Manager to a GEC Project Manager. In this role, he manages critical and specialty work elements in order to deliver projects on schedule. He understands the importance and impacts of time as it relates to construction. His permitting and utility coordination experience includes the City of Houston, TxDOT and private utility companies.

REGISTRATION

Professional Engineer, Texas No. 138174

Expertise & Skill Sets

- Certified Construction Manager
- Project Management Professional
- Construction Management
- Cost Estimating
- Construction Phase Services
- Construction Administration
- PS&E Design

Relevant Project

- City of Houston, Memorial Park Central Connector
- Upper Kirby Redevelopment Authority (UKRA), West Alabama Roadway Design Management
- UKRA, Bissonnet Street Utility Corridor Development
- Uptown Houston District (UHD), Westheimer Paving and Drainage Improvements
- Tax Increment Redevelopment Zone #7, OST nd Griggs Phase II



Daniel DeLuna, PE

CONSTRUCTION ENGINEERING INSPECTION (CEI) INSPECTION TASK LEAD

Mr. DeLuna, is a TxDOT retiree and has 36+ years of Highway Engineering Design and Construction Project Management experience. His engineering design experience is related to project oversight, Quality Assurance/ Quality Control (QA/QC) Review, Constructability Review, and PS&E development and submittal processing (with the use of TxDOTCONNECT – estimates, specifications, and all supporting documentation) of design of new location highways, freeways, upgrade to freeway standards, reconstructions, rehabilitations, restoration, and resurfacing projects. He construction experience at Laredo District office included managing construction auditors, construction record keepers, and managing construction contract obligations.

REGISTRATION

Professional Engineer, Texas No. 79443

Expertise & Skill Sets

- TxDOT Management
- Roadway Design
- Construction Phase Services
- Construction Management
- PS&E Design

Relevant Project

- City of Laredo, Zacate Creek WWTP Gravity Interceptor
- TxDOT Laredo District, US 83 Dimmit Rehabilitation
- Webb County, IH-35 Reconstruction
- United States Army Corp of Engineers, Fort Hood Vehicle Bridge
- TxDOT Laredo District, SH 359 highway reconstruction



Eric Trejo, PE

STRUCTURAL ENGINEERING - STRUCTURAL ASSESSMENTS TASK LEAD

Mr. Trejo has more than 35 years of experience with the design and management of commercial and institutional type buildings, structures for plants, refineries and related industries, and shoreline protection systems. His experience includes marine engineering design for dock facilities and related structures, as well. Mr. Trejo has performed various projects for the Port of Corpus Christi Authority, including the analysis and design of monopile and group pile type mooring and breasting structures, dock extensions, dock renovations and sheet pile bulkhead systems. Mr. Trejo utilizes the latest 3-D finite element modeling software for detailed structural analysis and design of structures.

REGISTRATION

Professional Engineer, Texas No. 75758

Expertise and Skill Sets

- Structural Design
- Certified Windstorm Inspector
- Board Certified Structural Engineer
- Commercial Buildings
- Institutional Buildings
- Facility Type Structures

Relevant Project

- City of Corpus Christi, On-Call Engineering
- Port of Corpus Christi, On-Call Engineering
- City of Laredo, New Chlorination/Ammonia Facilities at Jefferson WTP
- City of Corpus Christi, St. John's Methodist Church
- Corpus Christi Regional Transportation Authority (CCRTA), New Maintenance Office Building



Yue Sun, PE, BCEE

WATER & WASTEWATER TREATMENT PROCESS DESIGN

Ms. Sun has 24 years of experience with water and wastewater facility design, treatment process selection, hydraulic analysis and pump station design, water treatment bench scale and pilot studies, water quality control and regulatory compliance, public water system monitoring, and source water and distribution water quality control and management. She has been involved in the expansion and/or upgrades of water and wastewater treatment plants in the central region of Texas and her responsibilities have included project planning, design management and coordination, construction services and project delivery.

EDUCATION

MS, Environmental Engineering, Virginia Tech

MS & BS, Environmental Engineering, Tongji University, China

REGISTRATION

PE, Texas No. 96723

Expertise & Skill Sets

- Wastewater Treatment Plant
- Water Treatment Plan
- High Service Pump Station
- Lift Stations
- Sanitary Sewer Main / Water Main
- Elevated Storage Tank

Relevant Projects

- City of Sugar Land, Water Treatment Plant Expansion
- City of Pflugerville, High Service Pump Station
- City of Houston, On-Call Wastewater Treatment Plant Services
- City of Houston, East Water Purification Plant Expansion
- City of Houston, Hydraulic Evaluation for WPP



Jeff Peters, PE

WATER & WASTEWATER TREATMENT PROCESS DESIGN

Mr. Peters has more than 30 years of experience in the design and construction administration of water and wastewater treatment and conveyance systems and general civil engineering; managed day-to-day activities including direct client contact; supervising administrative personnel and staff engineers; preparing construction drawings, specifications, detailed cost estimates and engineering reports; performing technical reviews; and managing construction activities for municipal projects. Specific design experience includes the design of numerous WWTPs and sanitary sewer lift station expansion or modification projects ranging in size from 0.1 MGD to 50.0 MGD.

EDUCATION

BS, Electrical Engineering, University of Texas, Austin

REGISTRATION

PE, Texas No. 86347

Expertise & Skill Sets

- Wastewater Treatment Plant
- Water Treatment Plan
- High Service Pump Station
- Lift Stations
- Sanitary Sewer Main / Water Main
- Elevated Storage Tank

Relevant Projects

- City of Sugar Land, Water Treatment Plant Expansion
- City of Pflugerville, High Service Pump Station
- City of Houston, On-Call Wastewater Treatment Plant Services
- City of Houston, East Water Purification Plant Expansion
- City of Pearland, Water Reclamation Facility Design Build



Delany Walker, PE

WATER & WASTEWATER TREATMENT PROCESS DESIGN

Ms. Walker has over 6 years of experience in water and wastewater utility design. She has gained knowledge in site development, utility design, and rehabilitation methods. Projects she has worked on include rehabilitation of sewer mains with methods of CIPP, Pipe Burst, and Open-Cut Replacement. She has also completed site development through the platting process utilizing utility design of the water and wastewater pipelines. She has completed projects on replacement of existing waterlines, proposed transmission lines, disinfection facilities, and pump stations rehabilitation and design.

EDUCATION

BS, Civil Engineering, University of Texas, San Antonio

REGISTRATION

PE, Texas No. 147062

Expertise & Skill Sets

- Wastewater Treatment Plant
- Water Treatment Plan
- High Service Pump Station
- Lift Stations
- Sanitary Sewer Main / Water Main
- Elevated Storage Tank

Relevant Projects

- San Antonio Water System (SAWS), Sewer Adjustments Organized Sewage Collection System Modifications
- SAWS, Sewershed Package Improvements
- City of Del Rio, Northside Sanitary Sewer Outfall
- Canyon Lake Service Company, Water Main Extension
- City of Harlingen, Raw Water Line PER



Hector Peña, PE

WATER & WASTEWATER TREATMENT PROCESS DESIGN

Mr. Hector Pena has 10 years of experience in the planning, design and construction of water and wastewater facilities. He has managed municipal projects with a focus on process mechanical design and provided construction management and administration services. Experience focuses on the planning and design of municipal facilities including engineering design and construction administration services.

EDUCATION

BS, Civil Engineering, University of Texas San Antonio

REGISTRATION

PE, Texas No. 132400

Expertise & Skill Sets

- Wastewater Treatment Plant
- Water Treatment Plan
- High Service Pump Station
- Lift Stations
- Sanitary Sewer Main / Water Main
- Elevated Storage Tank

Relevant Projects

- City of Laredo, Laredo Integrated Wastewater Master Plan
- Fort Bend County, On Call Sanitary Sewer Rehab
- City of Georgetown, Rabbit Hill and Domel GST Rehab and Misc. Improvements
- City of Houston, Gulf Coast Water Authority Canal System
- City of Weslaco, Water Treatment Plant Expansion



Brent W. Nicholas, PE

WATER & WASTEWATER QA/QC

Mr. Nicholas is responsible for mechanical and process design engineering, project management, and inter-discipline coordination on water plants, wastewater treatment plants, lift stations, in-plant sewer drainage/ process water distribution, and stormwater pump stations. He is responsible for verifying design compliance with local, state, and national design criteria, and code guidelines, as well as preparing construction plans and specification packages for bid. In addition to creating preliminary and final engineering reports for regulating agency project approval, he sees his project assignments through to construction completion and closeout thus ensuring continuity from project start to finish.

EDUCATION

BS, Mechanical Engineering, Texas A&M University

REGISTRATION

PE, Texas No. 83349

Expertise & Skill Sets

- QA/QC
- Wastewater Treatment Plant
- Water Treatment Plan
- High Service Pump Station
- Lift Stations
- Sanitary Sewer Main / Water Main
- Elevated Storage Tank

Relevant Projects

- Fort Bend County Municipal Utility District No 25 – Wastewater Treatment Plant Improvements
- Mustang Bayou Wastewater Treatment Plant Expansion
- Reflection Bay Water Reclamation Facility Expansion
- 69th Street Wastewater Treatment Plant Improvements



Jose L. Muñoz, PE

SURVEY & CIVIL SUPPORT

GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, INC.
Texas Registered Engineering Firm F-8017
2020 E. Expressway 83 Mercedes, Texas 78570
Ph: 956-565-4637 jmunoz@gmes.biz

Mr. Muñoz has 40 years of engineering and surveying experience with various engineering firms in Texas and California. He has designed and constructed engineering projects in various areas of civil engineering. He is currently managing facility planning, design, and construction of several infrastructure improvement projects in the Rio Grande Valley. Mr. Muñoz has the experience and is familiar with local municipal and state regulations required for the design and construction and survey of various disciplined projects. Responsible for management and oversight of the day-to-day activities, project controls, coordination, and scheduling for all phases of engineering, surveying, and construction projects. Mr. Muñoz is also a Land Surveyor-In-Training and takes a direct hands-on approach to all the work GMES is committed to completing.

EDUCATION

Bachelor of Science, Civil Engineering, Texas A&M University

REGISTRATION

PE, Texas No. 70782
Surveyor-In-Training

Expertise & Skill Sets

- Survey
- Civil Engineering Services
- Project Controls & Coordination
- Project Management

Relevant Projects

- City of Edinburg, Owassa Road Sanitary Sewer Line from Sugar Road, E. 3000 LF
- City of Edinburg, Veterans Blvd Drainage Improvements
- City of Los Fresnos, Water Treatment Plant Project
- Raymondville Emergency Well & Reverse Osmosis WTP



Niclas Green, PE

STRUCTURAL ENGINEERING - BUILDING STRUCTURAL SYSTEMS TASK LEAD

Mr. Green has over 11 years' experience providing structural engineering, design and cost estimating and control services. His expertise includes plant and refinery repairs and rehabilitation, marine, port and harbor facilities, foundations and retaining, buildings and other structures, emergency/disaster evaluations, structural analysis, cost estimating, and general rehabilitation, retrofit and repair services. Mr. Green's impressive background and knowledge of cost estimating, and design services work together to serve our client's specific needs.

EDUCATION

MS, Structural Engineering, Texas Tech
BS, Civil Engienering, Texas Tech
BS, Architecture, Texas Tech

REGISTRATION

Professional Engineer, Texas No. 126232

Expertise and Skill Sets

- Structural Assessments
- Building Structural Systems
- Structural Design
- Structural Rehabilitation
- Construction Phase Services
- Construction Management
- PS&E Design

Relevant Project

- City of Goliad, CDBG Engineering Services
- City of Corpus Christi, OSO WRP Headworks & Lift Station Improvements
- Port of Corpus Christi Authority, Bulk Terminal Master Plan
- City of Robstown, Street Bond Improvements
- Jim Wells County, FEMA Drainage Improvements
- City of Corpus Christi, Greenwood Senior Citizens Center Structural Assessment



Diego Jimenez, PE

STRUCTURAL ENGINEERING - BRIDGE STRUCTURAL SYSTEMS TASK LEAD

Mr. Jimenez has over 20 years of experience in the design of bridges and miscellaneous structures. He has designed various types of transportation structures such as prestressed concrete and steel welded plate girder bridges, retaining walls, bridge culverts, overhead sign structures, noise walls, and bridge rehabilitation projects. He is well versed in conceptual and final design, quantity and cost estimates, plan and specification preparation (including bridge repairs and retrofits), and shop drawing review. He is a graduate of the FDOT PE training Program (2007) and is familiar with many industry software programs, including Microstation, Larsa4D.

EDUCATION

MS & BS, Civil Engineering, Florida International University

REGISTRATION

Professional Engineer, Florida No. 68557

Expertise and Skill Sets

- Program Management
- Steel Bridge Design
- Bridge Rehabilitation
- Bridge Repair Design
- PS&E
- Plan Review and Design

Relevant Project

- Florida Department of Transportation (FDOT), Certified Training Program and Temporary Traffic Control
- FDOT, In-house plan review and design
- FDOT District #3, Minor Bridge Repair Design
- FDOT District #3, Quality Control Officer for emergency bridge repairs
- FDOT District #6, East MacArthur Causeway Bridge Rehabilitation



Agata Ristow, PE

ELECTRICAL ENGINEERING TASK LEAD

Ms. Ristow has 17 years of electrical engineering experience for the water, wastewater and solid waste, food and beverage, pharmaceuticals and oil and gas markets. Her expertise encompasses the design, implementation, and project management of electrical system improvement and SCADA projects for water and wastewater treatment plants across the United States. Additionally, she has experience in electrical engineering for transportation applications including project management, light rail, catenary, and signaling.

EDUCATION

Master of Engineering, Electrical Engineering, INSA Lyon Engineering University, France

REGISTRATION

Professional Engineer, Texas No. 113239

Expertise and Skill Sets

- SCADA
- Project Management
- Electrical System Improvement
- Wastewater Treatment Plants
- Electrical Design
- Instrumentation Design
- PS&E Design

Relevant Project

- City of Houston, On-Call Wastewater Services at 69th Street WWTP
- City of Cedar Park, Water Reclamation Facility Rehabilitation
- San Antonio Water System (SAWS), Basin Pump Station Improvements
- City of Austin, Walnut Creek WWTP Water Reuse Initiative Tank Assessment
- Trinity River Authority, WWTP HVAC System Upgrades
- City of Fort Worth, Addition of UV Disinfection System at Village Creek WWTP

SECTION

04





REFERENCES

CITY OF LAREDO

Eliud De Los Santos, PE
City Engineer
Edelossant@ci.laredo.tx.us
956.791.7346
1110 Houston St.
Laredo, TX 78041

CITY OF EAGLE PASS

Eduardo Soto, PE
City Engineer
Esoto@eaglepasstx.gov
830.968.2320
1100 Eidson Rd.
Eagle Pass , TX 78852

CITY OF DEL RIO

Greg Velazquez
Public Works Director
gvelazquez@cityofdelrio.com
830.774.869
114 W Martin St.
Del Rio, TX 78840

CITY OF LEON VALLEY

David Dimaline
Public Works Director
210.681.1232 x201
D.dimaline@leonvalleytexas.gov
6400 El Verde Road
Leon Valley, TX 78238

CITY OF CONVERSE

Joshua Mair, CPWP-M
Assistant City Manager
210.988.1635
jmair@conversetx.gov
406 S. Seguin Street
Converse, Texas 78109

CITY OF HELOTES

Corey Vullo
Public Works Director
210.326.8482
cvullo@helotes-tx.gov
12951 Bandera Road
Helotes, Texas 78023

CITY OF CORPUS CHRISTI

Jeff Edmonds, PE
Director of Engineering Services
361.826.3851
jeffreye@corpuschristitx.com / jeffreye@cctexas.com
P.O. Box 9277, Corpus Christi, TX 78469

CITY OF HOUSTON PUBLIC WORKS

Fazle Rabbi, PE
Houston Water/Houston Public Works
832.395.2687
fazle.rabbi@houstontx.gov
611 Walker Street, Houston, TX 77002

SECTION

05





ARDURRA-01 KMCGUFFIN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/8/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	CONTACT NAME: PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279 E-MAIL ADDRESS: admin@amesgough.com
INSURED Ardurra Group, Inc. 1000 N.W. 57th Court, Suite 800 Miami, FL 33126	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Charter Oak Fire Insurance Company A++ (XV) — 25615 INSURER B : Phoenix Insurance Company A++, XV — 25623 INSURER C : Travelers Property Casualty Company of America, A++, XV — 25674 INSURER D : National Fire & Marine Ins. Co. A++ XV — 20079 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY X PRO-JECT LOC OTHER:	X	X	630-5X487435	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X	X	810-5X558309	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	X	X	CUP-5X642114	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	UB5X489557	1/1/2026	1/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liab.			42-EPP-306878-08	1/1/2026	1/1/2027	Per Claim	1,000,000
D	Professional Liab.			42-EPP-306878-08	1/1/2026	1/1/2027	Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: MSA EPCOR Contract # 212293 Engineering Consultant Services

Epcor USA Inc. is included as additional insured with respect to General Liability, Automobile Liability, and Umbrella Liability when required by written contract. General Liability includes Additional Insured coverage for On-Going & Completed Operations as required by written contract. General Liability, Automobile Liability, and Umbrella Liability are primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and when required by written contract. General Liability, Automobile Liability, Workers Compensation, and Umbrella Liability policies include a waiver of subrogation in favor of the additional insureds where permissible by state law and when required by written contract. Umbrella Liability SEE ATTACHED ACORD 101

CERTIFICATE HOLDER	CANCELLATION
Epcor USA Inc. 5656 West Talavi Boulevard Glendale, AZ 85306	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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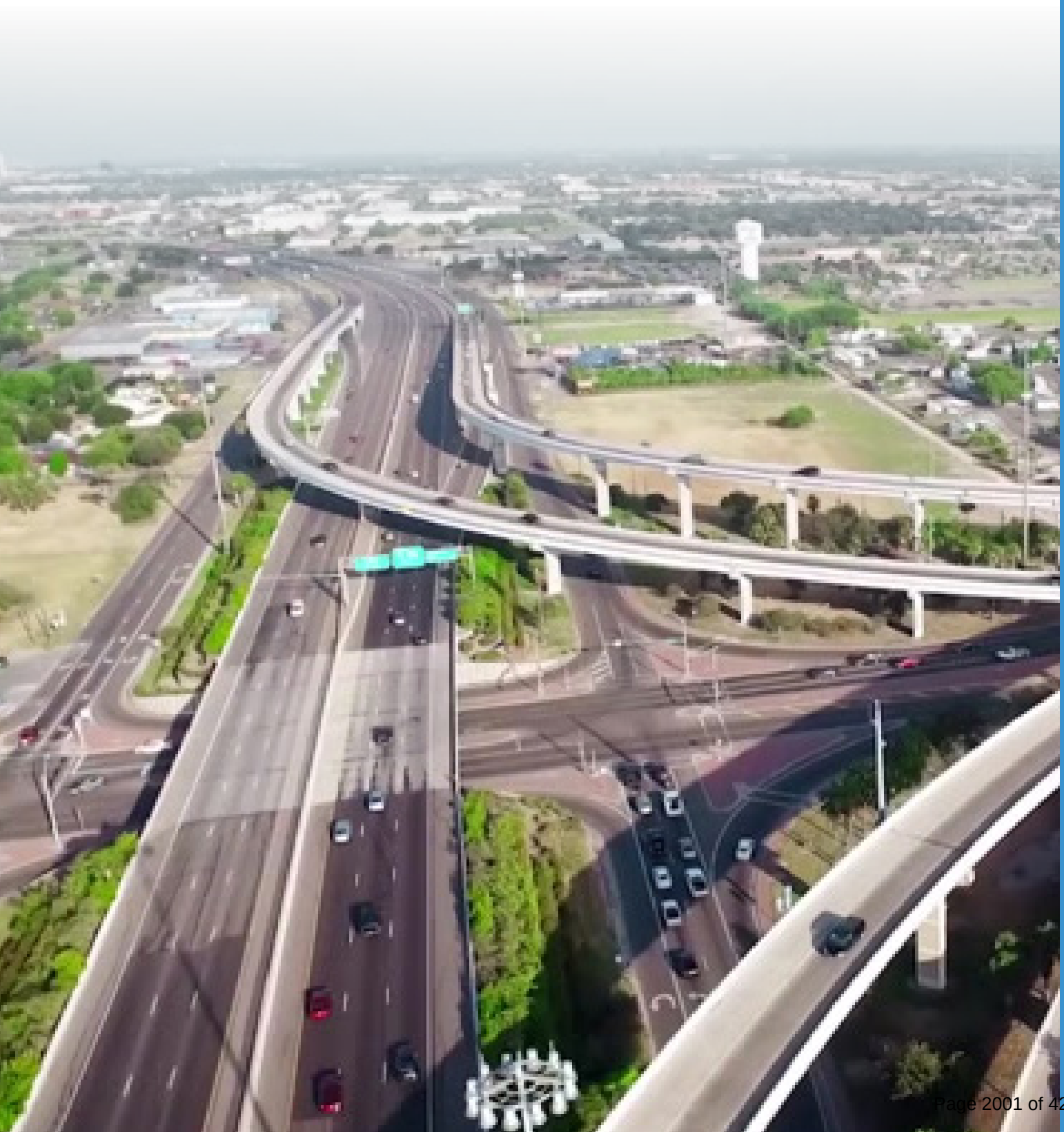
Insurance Claims Statement

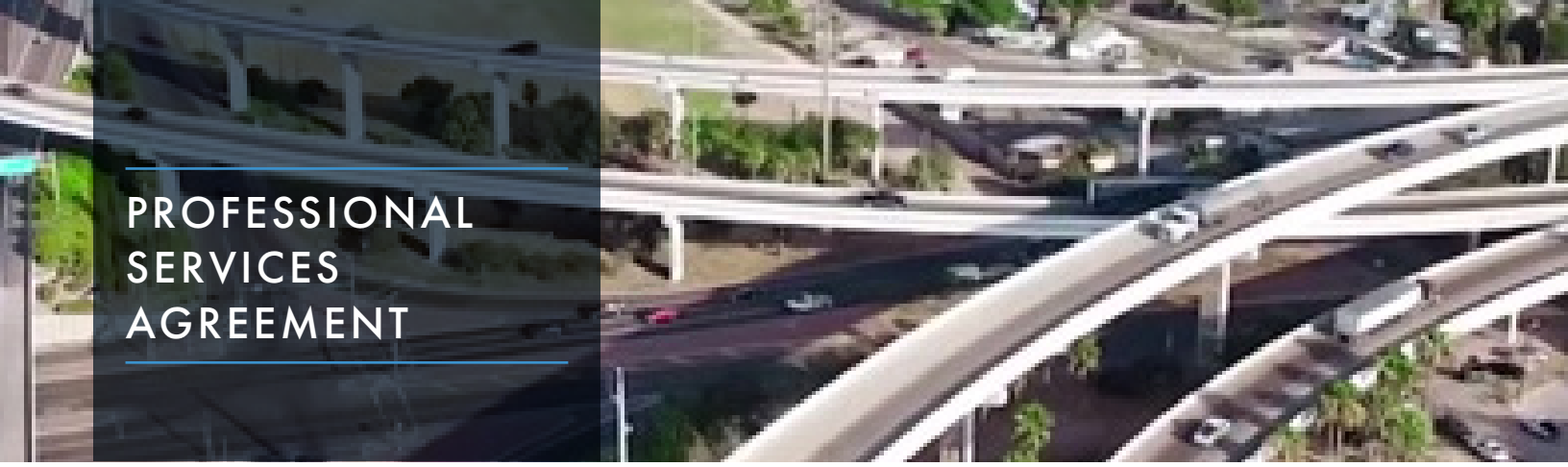
Ardurra Group, Inc., its affiliated entities, and their officers and directors and senior management team have no prior or ongoing criminal actions. In addition, there are no material prior or ongoing civil actions involving the company. There have been various actions against Ardurra arising out of the ordinary conduct of its business, many of which are unrelated to the performance of its professional services (motor vehicle accident and personal injury claims). It is the opinion of management that the resolution of any ongoing actions will not materially affect the consolidated financial position of the company, the company's operations, or the company's ability to perform the services being solicited. Below is a list of litigation commenced against Ardurra Group, Inc. in the past **ten years** (which list excludes matters like motor vehicle accidents and personal injury claims):

- Copperstone Master Association, Inc. vs. The Ryland Group, Inc. and Standard Pacific of Florida GP, Inc. et al.; Circuit Court of the Twelfth Judicial Circuit Manatee County, Case No. 2017-CA-04724; July 2018; Ardurra Group, Inc., was joined into a suit in Florida regarding inspection services performed in 2015; Voluntarily dismissed.
- Woods of Ortega Condominium Association v. D.R. Horton, Inc., et al.; Circuit Court of the Fourth Judicial District Duval County; Case No. 2019-CA-4063; July 2019; Florida matter brought by condominium association regarding alleged construction defects; Voluntarily dismissed.
- Joseph Dennis Gilberti, Jr. vs. Ardurra Group, Inc., King Engineering Associates, Inc. Henningson, Duram & Richardson, Inc., Stantec Consulting Services, Inc., Carollo Engineers, Inc., Progressive Water Resources, LLC, and Hazen and Sawyer, PC; United States District Court, Middle District of Florida, Tampa Division; Case No. 8:19-cv-2012-T-33AAS; September 2019; Plaintiff asserted claims against engineering firms regarding water infrastructure; Motion to dismiss granted.
- Bowen and Kron Enterprises Inc. and Vapor Industries, LLC vs. Ardurra Group, Inc.; Nueces County, 214th District Court, Case No. 20222DCV-0498-F; February 2022; Allegations by contractor for City of Corpus Cristi for cost overruns; Resolved without Ardurra's involvement.
- City of San Diego vs. The 5125 Company, 2GS, LLC d/b/a Earthworks Enterprise, Ardurra Group, Inc. d/b/a LNV and f/k/a LNV, LLC and f/ka/ LV, Inc., and Robert Viera, P.E.; 229th Judicial District, Duval County, TX, Cause No. DC-22-157; November 2022; Claim alleging defects in construction of drainage improvement project. Ardurra denies any allegation of fault; Settled.
- City of Parma vs. Ardurra Group, Inc.; District Court for the Third Judicial District, State of Idaho, Canyon County, Case No. CV14-25-0398; April 2024; City asserted claims regarding its wastewater treatment plant that include allegations of design deficiencies; Matter is ongoing. Ardurra denies all allegations.
- Willow Bend Home Owners Association of Manatee County, Inc. a Florida non-for-profit corporation vs. CWES XV LLC, et al.; Circuit Court of the 12th Judicial Circuit, Manatee County, Case No.: 2024- CA-001501; July 2024; HOA alleges design and construction defects. Ardurra only provided environmental monitoring and none of the allegations from the HOA relate to Ardurra's scope of services; Voluntarily dismissed with prejudice.

SECTION

06





PROFESSIONAL SERVICES AGREEMENT

Professional Services Agreement Acknowledgment Statement

Ardurra Group, Inc. hereby acknowledges that it has read and reviewed the Professional Services Agreement (PSA) as set forth by the City of Edinburg in connection with **RFQ 2026-7 for Professional Engineering Services**. Ardurra fully understands the terms, conditions, and obligations contained therein, including all prerequisite insurance requirements.

Ardurra further certifies that it is fully aware of the insurance requirements specified in the Professional Services Agreement and confirms its ability to procure and maintain the requisite insurance coverages at the required levels for the duration of any contractual agreement entered into pursuant to this solicitation. Evidence of such insurance shall be provided upon request or as required by the Agreement.

Should Ardurra be selected as the most qualified firm, it agrees to enter into the Professional Services Agreement with the City of Edinburg as presented.

Authorized Representative:

Ignacio Hinojosa, PE	Project Manager
Name	Title
	July 14, 2026
Signature	Date

SECTION

07



CONTACT INFORMATION



CONTACT INFORMATION

OFFICIAL CONTACT

Ignacio Hinojosa, PE
Project Manager
O: 956.462.5511
M: 956.251.9985
ihinojosa@ardurra.com

OFFICIAL CONTACT

Roel "Roy" Rodriguez, PE, MPA
Client Service Manager
M: 956.279.0206
rrodriguez@ardurra.com


ARDURRA
WWW.ARDURRA.COM





Statement of Qualifications

for

PROFESSIONAL ENGINEERING SERVICES

RFQ #2026-7

Submittal Due:
July 14, 2026 at 3:00PM







B2Z ENGINEERING
900 S. Stewart Rd. Suite 2 • Mission, TX 78572
(956) 585-3773

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Required Forms	Appendix	

(Acknowledged and uploaded individually on OpenGov Portal)

- Certificate of Liability Insurance (COI)
- Conflict of Interest Disclosure
- General Questionnaire
- Litigation Disclosure Form
- HB 89 Verification Form
- SB 13 Verification Form
- SB 19 Verification Form
- Non-Collusion Affidavit
- Conflict of Interest Questionnaire

Tab I – Transmittal Letter

July 14, 2026

Mr. Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: Statement of Qualifications for Professional Engineering Services
Request for Qualification (RFQ) 2026-7

Dear Mr. Hinojosa,

B2Z Engineering, LLC (B2Z) is pleased to submit our Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ 2026-7) for Professional Engineering Services. We appreciate the opportunity to be considered for the City's engineering services rotation and are committed to continuing to provide responsive, high-quality engineering solutions that support the City's capital improvement program and long-term infrastructure goals.

For more than 17 years, B2Z has provided comprehensive engineering, geotechnical engineering, construction materials testing, and construction management services to municipalities, counties, state agencies, and other public entities throughout Texas. Since 2018, B2Z has proudly served the City of Edinburg under the City's On-Call Professional Engineering Services contract, successfully supporting numerous infrastructure improvements through responsive service, technical expertise, and dependable project delivery.

Our team offers extensive experience across the disciplines identified in this RFQ, including civil engineering, transportation engineering, street and utility infrastructure improvements, pavement management, hydrology and hydraulics, structural engineering, geotechnical engineering, and construction materials testing. Supported by experienced professional engineers, technical specialists, and field personnel, B2Z delivers practical, cost-effective solutions tailored to the unique needs of municipal clients. B2Z's **state-of-the-art, AASHTO-accredited, TxDOT-certified,** and **USACE-validated** laboratory further strengthens our ability to provide comprehensive engineering support from planning through construction.

Mr. A. Reza Badiozzamani, PE, CFM, will serve as the Senior Project Manager and primary point of contact for this contract. Mr. Badiozzamani has full authority to commit the resources of B2Z Engineering and ensure timely, responsive service throughout the duration of the agreement. He will manage this contract from B2Z's Mission office located at 900 S. Stewart Road, Ste 2, Mission, Texas 78572. He can be reached at (956) 655-1995 or Reza@B2ZEng.com.

B2Z acknowledges that no addenda were issued for this Request for Qualifications.

Thank you for your time and consideration. We value our longstanding relationship with the City of Edinburg and welcome the opportunity to continue serving the City as a trusted engineering partner. We are confident that our experienced local team, multidisciplinary capabilities, and commitment to responsive client service make B2Z well qualified to support the City's engineering needs throughout the 2026–2028 contract term.

Thank you for your consideration.

Respectfully,

Aisha Gonzalez
President

900 S. Stewart Road, Ste. 2
Mission, TX 78572
(956) 585-3773

Tab II – Firm Qualification and Experience

Firm Introduction

B2Z Engineering, LLC (B2Z) is a **premier engineering consulting firm established in 2009** and licensed through the State of Texas as a Professional Engineering Firm (TBPE #F-11187). B2Z is **100% LOCALLY OWNED AND OPERATED** and has been headquartered in the Rio Grande Valley since 2009. We are a **Woman-Owned Minority Business** with engineering offices and materials testing laboratories in Mission, Brownsville, San Antonio, Houston, and Austin.

B2Z has a uniquely qualified group of **LOCAL TALENT** with extensive experience and knowledge in the fields of:

- **Civil Engineering**
- **Structural/Bridge Engineering**
- **Street Infrastructure Evaluation & Improvements**
- **Pavement Management and Improvements (Pavement Design)**
- **Roadway Design**
- **Transportation Evaluation**
- **Hydrology & Hydraulics (Drainage Analysis and Design)**
- **Erosion & Sediment Control Design**
- **Project Management**



Office Providing Services

900 S. Stewart Road, Suite 2
Mission, TX 78572

Contact Person

Mr. Reza Badiozzamani, PE, CFM
Reza@B2ZEng.com
(956) 585-3773

B2Z Certifications & Accreditations:

- **AASHTO Accredited Laboratory**
- **USACE Certified Laboratory**
- **TxDOT Certified Laboratory**
- Women's Business Enterprise (WBE)
- Minority Business Enterprise (MBE)
- Texas Board of Professional Engineers (F-11187)
- Woman Owned Small Business (WOSB)
- Economically Disadvantaged Woman Owned Small Business (EDWOSB)
- Hispanic American Business Enterprise (HABE)
- Small Business Enterprise (SBE)
- Administratively Qualified with Texas Department of Transportation

Services under this contract will be performed out of our Mission office. Additional support, if needed, will be provided from our regional offices in Brownsville, San Antonio, Houston, and Austin. B2Z's Mission Engineering & Laboratory Offices employ over 50 professional and technical personnel. Services performed out of this office include but are not limited to civil engineering, bridge design, roadway design, drainage design, construction and/or project management, construction engineering & inspection, geotechnical engineering & testing, and construction materials testing.

Statement of Interest

B2Z has an executed contract with the City of Edinburg to provide professional engineering services as needed. We are ready and able to continue to provide these services. The team assembled for this pursuit is adequately staffed and has the capability to perform the services required. Our team was constructed with the simple goal of being able to provide the City of Edinburg with the highest level of service and necessary resources to ensure the successful completion of all assigned projects. The B2Z team offers extensive first-hand employment experience with local, state, and federal entities and is fully cognizant of all applicable federal, state, and local codes, regulations, and standards relating to transportation infrastructure projects that the City of Edinburg may assign.

B2Z is contracted by various entities to provide **professional engineering services**. These entities include, but are not limited to, the Cities of Edinburg, McAllen, Mission, Hidalgo County, Hidalgo County Drainage District No. 1, Hidalgo County Regional Mobility Authority, Hidalgo County Urban County Program, and the Texas Department of Transportation (TxDOT).

B2Z recently competed on a **statewide TxDOT Bridge On/Off Replacement contract** and was **1 of 19 firms (out of 73 responsive firms) awarded a 5-year contract not to exceed $5M.**

Unique Qualifications

B2Z's team of designers and technicians have worked on various types of projects, including, but not limited to; building construction, parks and recreational facilities, parking lots, detention and drainage facilities, water towers, rural roadways, controlled access expressways, and bridge/structural design in; timber, concrete, steel, pre-stressed beam, pre-stressed box beam, pre-stressed U-beam, pan girder, steel plate girder, single column bent, multi-column bent, cantilevered and straddle bent, and strut & tie modeling. In addition to our broad design experience, B2Z has widespread experience with meeting, and in most cases exceeding, aggressive project schedules with short deadlines.

Through the years, our team of professionals has earned a reputation for taking a prominent role in the design and construction of public and private projects. **Whether we are working on a large/small project, we give each task the same attention to technical excellence and quality control while maintaining responsiveness.**

The B2Z business model is to develop trusted relationships by being responsive, providing top-notch customer service, and delivering reliable effective solutions to our clients in a way that minimizes construction costs and expedites construction timelines.

B2Z is very familiar with Plans, Specifications, and Estimates (PS&E) projects which typically consist of varying elements of design including grading, rigid pavement, flexible pavement, lime treated subgrade, flexible base, bridges, storm drain systems, rural drainage systems, environmental design, traffic control, traffic signals, signing, delineation, pavement markings, high mast illumination, safety lighting, embankments and retaining walls.

B2Z's staff is pre-certified in a multitude of categories and has years of experience in working on the design and plan production of highway and bridge structures, in accordance with the latest AASHTO and LRFD design manuals and TxDOT requirements. The following table shows B2Z's current TxDOT pre-certifications:

B2Z Engineering, LLC - Areas of Certification (TxDOT Pre-Certs.)			
1.1.1	POLICY PLANNING	**11.6.1**	CONSTRUCTION SCHEDULE SUPPORT-GENERAL
1.2.1	SYSTEMS PLANNING	**11.8.1**	CONSTRUCT SCHEDULE SUPPORT-SCHED BRIDGE & INTERCHANGE PROJ
1.3.1	SUBAREA/CORRIDOR PLANNING	**11.9.1**	RAILROAD COORDINATION MANAGEMENT DURING CONSTRUCTION
1.4.1	LAND PLANNING/ENGINEERING	**11.10.1**	CONSTRUCTION RECORD KEEPER
1.6.1	MAJOR INVESTMENT STUDIES	**12.1.1**	ASPHALTIC CONCRETE PRODUCTION
1.8.1	PUBLIC INVOLVEMENT	**12.1.2**	PORTLAND CEMENT CONCRETE
1.9.1	GEOGRAPHIC INFORMATION SYSTEM (GIS) AND DATA ANALYSIS	**12.1.3**	MATERIALS ENGINEERING
3.2.1	ROUTE STUDIES & SCHEMATIC DESIGN	**12.1.4**	ASPHALTIC CONCRETE PLACEMENT
4.2.1	ROADWAY DESIGN	**12.1.5**	PORTLAND CEMENT CONCRETE PLACEMENT
4.4.1	FREEWAY INTERCHANGES	**12.1.6**	EMBANKMENT/SUBGRADE/BACKFILL/BASE PRODUCTION
4.5.1	CONSTRUCTABILITY REVIEW	**12.1.7**	EMBANKMENT/SUBGRADE/BACKFILL/BASE PLACEMENT
5.2.1	BRIDGE DESIGN	**12.2.1**	CONCRETE PLANT INSPECTION AND TESTING
5.3.1	MULTI-LEVEL INTERCHANGE DESIGN	**12.2.2**	PREFABRICATED STRUCTURAL MATERIALS FABRICATION PLANT INSPECTION

5.5.1	BRIDGE & NON-BRIDGE CLASS CULVERT AND INLET DESIGN	**12.2.5**	HOT MIX ASPHALT (HMA) PLANT INSPECTION AND TESTING
6.1.1	ROUTINE BRIDGE INSPECTION TEAM LEADER	**12.4.1**	PAVEMENT DESIGN SERVICES
7.1.1	TRAFFIC ENGINEERING STUDIES	**12.5.1**	PAVEMENT EVALUATION
8.1.1	SIGNING, PAVEMENT MARKING & CHANNELIZATION	**14.1.1**	SOIL EXPLORATION
9.1.1	BICYCLE AND PEDESTRIAN FACILITY DEVELOPMENT	**14.2.1**	GEOTECHNICAL TESTING
9.4.1	BIKEWAY DESIGN	**14.3.1**	TRANSPORTATION FOUNDATION STUDIES
10.1.1	HYDROLOGIC STUDIES	**14.4.1**	BUILDING FOUNDATION STUDIES
10.2.1	ROADWAY HYDRAULIC DESIGN	**14.5.1**	EVALUATION & DESIGN OF GEOTECHNICAL RELATED STRUCTURES
10.5.1	BRIDGE SCOUR EVALUATIONS AND ANALYSIS	**18.3.1**	UTILITY ADJUSTMENT COORDINATION
11.1.1	ROADWAY CONSTRUCTION MANAGEMENT AND INSPECTION	**18.6.1**	UTILITY MANAGEMENT & COORDINATION OVERSIGHT
11.2.1	BRIDGE CONSTRUCTION MANAGEMENT AND INSPECTION	**22.3.1**	OWNER VERIFICATION – LABORATORY MANAGER
11.3.1	CONSTRUCTION SUPERINTENDENT	**23.8.1**	CLAIMS ANALYSIS AND MANAGEMENT
11.4.1	ENVIRONMENTAL INSPECTIONS	**23.13.1**	PROJECT OFFICE OPERATIONS
11.5.1	CONSTRUCTION SCHEDULING PROJECT MANAGER		

Meeting Timeline Requirements & Staffing



We have staff available to begin work immediately for any size project (part-time or full-time). On all B2Z projects, we are cognizant that maintaining a predictable project schedule is paramount to successful project delivery. The B2Z team prides itself on meeting, and often exceeding the schedules developed by our clients and project owners. We have developed a system for project schedule monitoring that has proven itself on over $1B worth of construction contracts. As a function of our proven system, we develop a schedule early in the process to ensure that we have the appropriate staffing levels assigned to the critical path components. This schedule is developed in conjunction with both the client and any other project stakeholders with consideration of the major project milestones and anticipated project hurdles. **B2Z has committed the services of experienced personnel who know and understand the tasks required to perform municipal projects.** This will undoubtedly allow us to keep ahead of schedule and add additional resources as appropriate. A few examples of our previous successes in this arena are as follows:

- B2Z was contracted to provide engineering services that included a feasibility study and design of a 46-foot-wide (overall width), 1,450-foot-long proposed bridge consisting of Tx62 prestressed girders to replace an existing lower deck truss bridge and approaches at SH 174 over the Brazos River in Hill County. **Due to fast-track negotiations with the TxDOT Waco District, B2Z was able to exceed the project schedule on a Cat 6a Bridge Replacement project that was programmed for letting in FY 2022 and position the project to receive funding in FY2019.** We worked with the FHWA and TxDOT to facilitate concurrent reviews and expedited our response time for all comments they had. This accelerated schedule was needed because the structure was considered structurally deficient, and as such we (and the client) felt it prudent to replace it as early as possible to ensure the safety of the traveling public.
- B2Z was contracted to provide engineering services that included design for SH 6 over Lake Waco and FM 116 at SH 9 overpass next to Fort Hood. Due to the impending expiration of project funds, B2Z met an aggressive accelerated 6-month design schedule for approach roadway work and two (2) independent bridge replacement projects for TxDOT. Since project funding was set to expire if these deadlines were not met, we developed a Plan of Action which included additional staffing and around-the-clock work to complete the PS&E package. We

ultimately **finished the project two (2) weeks ahead of schedule and the quality of deliverables was to the client's satisfaction.**

- B2Z encountered numerous redesigns during the construction phase services on the SH 31 project in Waco. Most redesigns resulted from streamlining construction phasing agreed to by the Contractor and TxDOT. Temporary shoring, temporary drainage, adjustments to inlet or storm sewer locations, and salvaging existing drainage all required redesign but did not impact construction milestone completion dates or budget. B2Z proposed multiple solutions and conducted a cost/benefit analysis to select the best solution. As the Engineering Firm of Record, we met with the contractor weekly to make rapid changes to the traffic control plan (TCP) to mitigate traffic issues due to weather. As a result of rapid TCP adjustments, **the Contractor earned all early finish bonuses and opened the freeway six (6) months early and the project remained on budget.**

B2Z FIRM CERTIFICATIONS



WBENC
WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL
JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

to

B2Z ENGINEERING, LLC

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

Certification Granted: June 22, 2017
Expiration Date: June 30, 2023
WBENC National Certification Number: WBE1701147

WBENC National WBE Certification was processed and validated by Women's Business Enterprise Alliance, a WBENC Regional Partner Organization.

Authorized by April Day, President Women's Business Enterprise Alliance

WBEA

NAICS: 541330, 236220, 237310, 238910, 541330, 541340, 541350, 541370, 541380, 541490, 541611, 541618, 541620
UNSPSC: 77000000, 77101500, 77101505, 77101600, 80101600, 80101604, 81100000, 81101500, 81101502, 81101505, 81101510, 81101512, 81101513, 81101514, 81101520, 81101528, 81101703, 81102200, 81102620, 81141501, 81141805

WBE Certified Firm



THIS CERTIFIES THAT

B2Z Engineering, LLC

NMSDC
National Minority Supplier Development Council

* Nationally certified by the: **SOUTHWEST MINORITY SUPPLIER DEVELOPMENT COUNCIL**

*NAICS Code(s): 541330; 541380; 237310; 236220; 541340; 541350; 541490; 541611; 541618; 541620

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

06/01/2022		AU02385
Issued Date		**Certificate Number**
06/01/2023	**Ying McGuire** **NMSDC CEO and President**	
Expiration Date		**Karen Box President/CEO**

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: http://nmsdc.org

Certify, Develop, Connect, Advocate.

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

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B2Z Projects

B2Z is currently providing professional engineering services on the City of Edinburg's Schunior Road Improvement Project. We are well versed in how the City likes to conduct its business. B2Z has provided professional engineering services to governmental agencies throughout the State of Texas including, but not limited to, the City of McAllen, the City of Mission, Hidalgo County, Hidalgo County Drainage District No. 1, and the Texas Department of Transportation (TxDOT). Below is a listing of recent projects completed or currently in process.

Schunior Road Improvements – Widening, Sidewalks, Bridge Replacement, ROW Acquisition

Client: City of Edinburg

Contact: Mr. Mardoqueo Hinojosa, P.E., CFM – Ph. (956) 388-8211

Description/Scope: B2Z was contracted by the City of Edinburg to develop schematic alternatives & PS&E for roadway and drainage improvements to Schunior Rd. from Closner Road to McColl Road. This project is 2.5 miles in length and ROW varies from 40ft to 100ft throughout. The City had included this project in its 2018 roadway bond issuance proposing to widen it to 4 lanes, improve the deteriorated Rail Road Crossing, add sidewalks due to its proximity to UTRGV, replace and/or widen a prestressed box beam bridge over a drainage ditch, and warrant traffic signals at Jackson Rd. and McColl Rd. Construction documents include typical sections, estimated quantities, traffic control plan, removal plan, roadway plan and profile, utility plan, EPIC, SW3P, and earthwork cross-sections.





Mile 17 ½ from Depot Road East to Mon Mack Road

Client: Hidalgo County Precinct No. 4

Contact: Honorable Commissioner Ellie Torres – Ph. (956) 383-3112

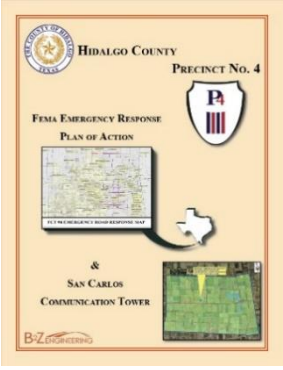
Description/Scope: B2Z worked with the City of McAllen to develop an interlocal agreement between the City and Hidalgo County Precinct No. 4 for the Mile 17 ½ project. B2Z was contracted by Hidalgo County Precinct 4 to provide schematic, PS&E, pavement design, hydrologic studies, environmental services, public involvement, utility coordination services, uncontrolled mapping, and office surveys.

Emergency Response Plan of Action & San Carlos Communication Tower Mapping

Client: Hidalgo County Precinct 4

Contact: Honorable Joseph Palacios – Ph. (956) 383-3112

Description/Scope: B2Z was contracted by Hidalgo County to perform feasibility studies including preliminary design values, uncontrolled mapping, and preliminary ROW. Exhibits were generated for 72 locations within the precinct that were damaged due to flooding. These exhibits included city limits, county jurisdiction, on/off system roads, damaged limits, and construction cost estimates. Overall exhibits highlighting the adversely impacted areas within the precinct were developed.



Project Specific Emergency Response Engineering Analysis

Client: Hidalgo County Precinct No. 4

Contact: Honorable Joseph Palacios – Ph. (956) 383-3112

Description/Scope: B2Z was contracted to provide professional engineering services to Hidalgo County Precinct No. 4 for the emergency response engineering analysis of 18 locations through the precinct jurisdiction. The analysis included establishing basic design concepts, project controls and a general scope for the project, as well as creating overall project exhibits highlighting the impacted areas overlayed on Aerial Imagery, developing drainage area maps, project location maps, floodplain and outfall maps and digital elevation maps. This contract and task order are 100% complete.





Brushline Road – PS&E, Hidalgo County, Texas

Client: Hidalgo County Precinct 4

Contact: Hon. Joseph Palacios – Ph. (956) 383-3112

Description/Scope: B2Z was contracted to provide professional engineering services to Hidalgo County Precinct No. 4 for the needed roadway improvements to Brushline Road from FM 490 to SH 186. This project was 1.2 miles long which scope of work included feasibility studies, and roadway design controls (geometric design, general guidelines for project development, grading design, and pavement design), drainage mapping, signings, markings and signalization, as well as traffic control planning.

Tower Road, Cesar Chavez Road, and San Juan Road Bridge Repairs

Client: Hidalgo County Precinct No. 2

Contact: Honorable Commissioner Eduardo "Eddie" Cantu – Ph. (956) 787-1891

Description/Scope: B2Z was contracted by Hidalgo County Precinct 2 to develop full PS&E for the roadway and bridge improvements for the off-system bridge replacements at Tower Rd, Cesar Chavez Rd., San Juan Rd, and a bridge class culvert at Highline Rd. all crossing the South Floodwater Channel. These projects included structural analysis, geotechnical engineering, and bridge design. Construction documents include roadway and bridge typical sections, bridge layouts, abutment details, span sheets, and interior bent details.





Regional Linear Park Project

Client: Hidalgo County Precinct No. 2

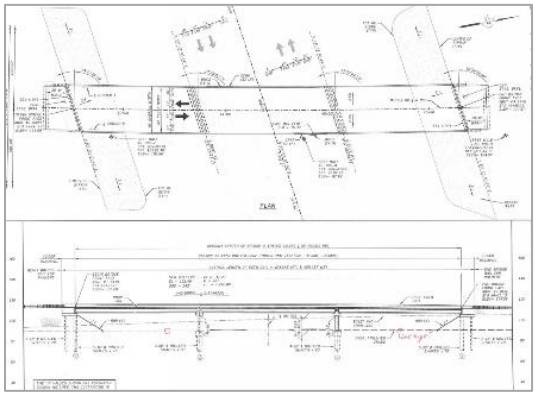
Contact: Honorable Commissioner Eduardo "Eddie" Cantu – Ph. (956) 787-1891

Description/Scope: B2Z was contracted to provide professional engineering services to Hidalgo County Precinct No. 2 for the Regional Linear Park Project. The scope of work provided included feasibility studies, environmental assessment reviews, public involvement coordination, schematic design, PS&E, landscaping and irrigation layouts. B2Z assisted in the completion of the PS&E for the project as well as created all landscaping and irrigation layouts.

SH 365 Bridge Layout Development & Design Detailing at USIBWC Floodway

Client: Hidalgo County Regional Mobility Authority (HCRMA)

Contact: Mr. Pilar Rodriguez, P.E., Executive Director – Ph. (956) 402-4762



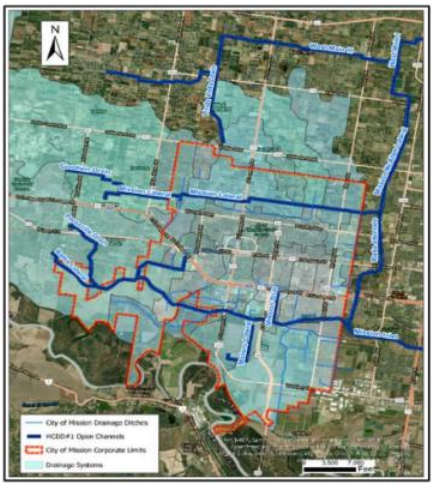
Description/Scope: B2Z was contracted to develop the bridge layout for the SH 365 Mainlanes Bridge over the USIBWC Main Floodway (consisting of an approx. 3,500 ft long by 56 ft wide Ph. I and 118 ft wide Ph. II - including portion over 23rd St., Tx-Girder bridge with concrete deck on rectangular caps and circular columns founded on drilled shafts). The bridge layout incorporated a proposed levee realignment of the north main floodway levee bank. Additionally, B2Z was tasked with development of Bridge Layouts for 3 connecting bridges including SH 365 Mainlanes over 23rd St (SP 115), SH 365 On & Off Ramp to SP 115 (same structure type as mainlanes noted - 850 ft long by 26 to 33 ft wide).

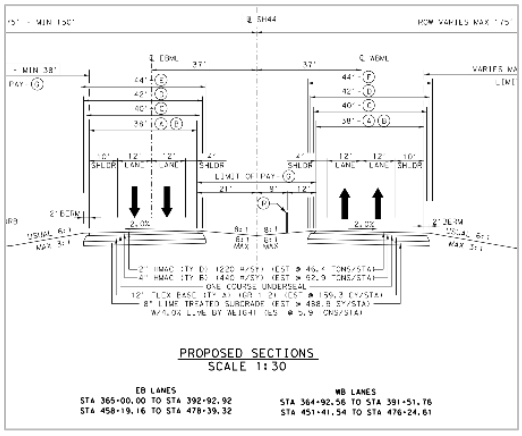
City of Mission City-Wide Drainage Projects Design Management

Client: City of Mission

Contact: Mr. Juan Pablo 'JP' Terrazas, P.E, Assistant City Manager – Ph. (956) 585-3275

Description/Scope: B2Z Engineering is currently serving the City of Mission as the City's project managers for the design & construction management of 7 city-wide drainage projects. This program is currently in the design phase. The B2Z team is providing design management and oversight of seven design engineers of records that were retained by the City to upgrade the drainage systems around the City. In this phase, B2Z is tasked with ensuring each project is being designed in a manner that meets constructability and specification standards, as well as enforcing schedule adherence by each engineer of record. B2Z is also providing the City with Construction Management & Inspection Services and Construction Materials Testing for the 7 drainage projects.





SH 44 PS&E / Corpus Christi, TX

Client: L&G Engineering

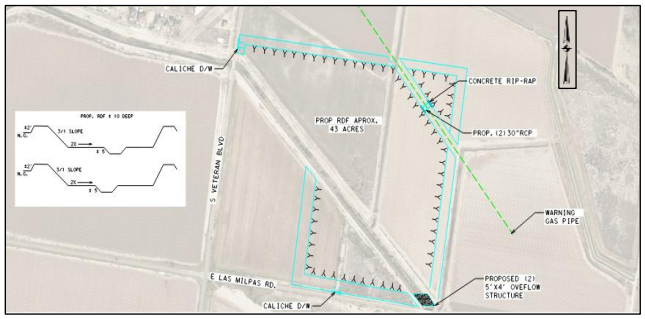
Contact: Mr. Jorge Madrigal – Ph. (956) 585-1909

Description/Scope: B2Z was contracted by L&G Engineering to provide bridge design and PS&E services to TxDOT for 3 pairs of twin bridges on SH 44 outside of Corpus Christi. The design consists of 6 TX-Girder bridges with concrete deck on rectangular caps. The 2 twin bridge overpasses that cross CR 61 and SH 24 have circular columns founded on drilled shafts. The twin bridge at OSO creek has a 60-degree bent skew and is founded on prestressed concrete piles.

South Lateral Drain 43 AC Regional Detention Facility

Client: Hidalgo County Drainage District No. 1

Contact: Mr. Raul Sesin, P.E., CFM, District Manager – Ph. (956) 292-7080

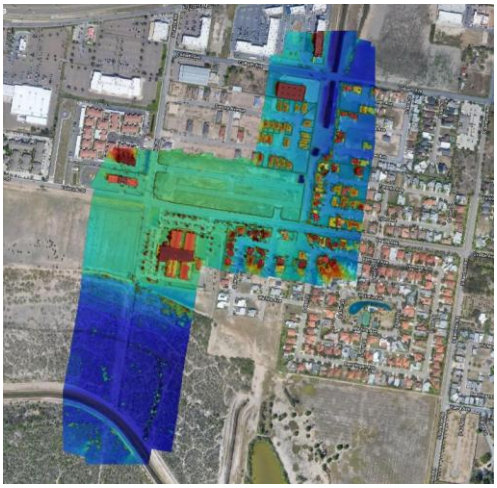


Description/Scope: B2Z was contracted by Hidalgo County Drainage District No. 1 to provide project development services and full Plans, Specifications, and Estimates (PS&E) for a proposed 43 AC Regional Detention Facility (RDF) adjacent to the South Lateral Drain east of Veterans Road. The proposed RDF is 10 feet deep and has two overflow structures, which will help alleviate heavy flooding for the project area. B2Z is also preparing a Hydrologic and Hydraulic report to model the RDF's benefits for the area. The report consists of a 2D unsteady flow HEC-RAS model, showing the flooding extents for existing and proposed conditions along the RDF, for different storm events. This project is still in the design phase, the Engineer Construction Estimate is $3.4M.

2018 Drainage Bond Project #25: Mission McAllen Rado Alternate Phases I & II

Client: Hidalgo County Drainage District No. 1

Contact: Mr. Raul Sesin, P.E., CFM, District Manager – Ph. (956) 292-7080



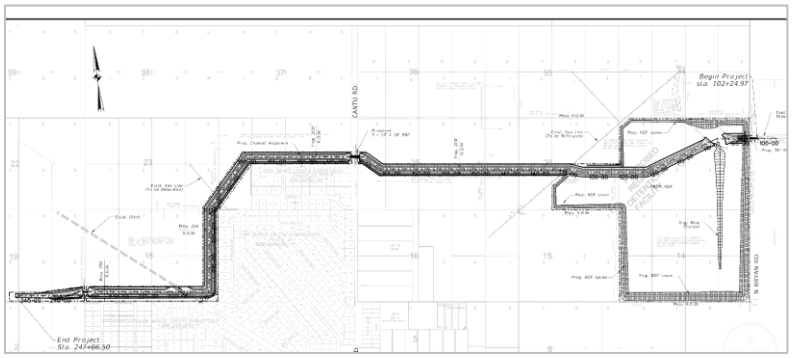
Description/Scope: B2Z was contracted by Hidalgo County Drainage District No. 1 to minimize the threat of flooding in Precinct 2 by upgrading the existing Rado Drain that outfalls into the Mission Inlet. The project includes analyzing and developing existing and proposed hydrologic conditions using HEC-HMS and hydraulic models using HEC-RAS. Several alternatives have been analyzed to optimize the most cost-effective solution. B2Z is using these models to design a new drainage structure (3,600 LF of new location 10' x 8' box culvert) that will add enough capacity to accommodate a 50-year storm event. B2Z is also preparing an engineering report, schematic, roadway reconstruction PS&E, and drainage PS&E for this project. Phases I & II are currently under construction.

2018 Drainage Bond Project #27: Monte Cristo Road & Conway Road

Client: Hidalgo County Drainage District No. 1

Contact: Mr. Raul Sesin, P.E., CFM, District Manager – Ph. (956) 292-7080

Description/Scope: B2Z was contracted by Hidalgo County Drainage District No. 1 to design culvert and channel improvements for the Monte Cristo & Conway Drain. The services being provided include but are not limited to data collection, geographic information systems, hydrologic analysis, hydraulic analysis, hydrologic and floodplain mapping, channel/drainage design, roadway design, plans, specifications and estimates, field surveying and photogrammetry. B2Z is designing a new drainage system to include a 90-acre regional detention facility. The new channel will consist of 140ft to 240ft of ditch right-of-way. After conducting survey and field investigations, B2Z identified a low-lying area to create the proposed 90-acre basin (Regional Detention Facility). B2Z proposed an alternate design to be the first

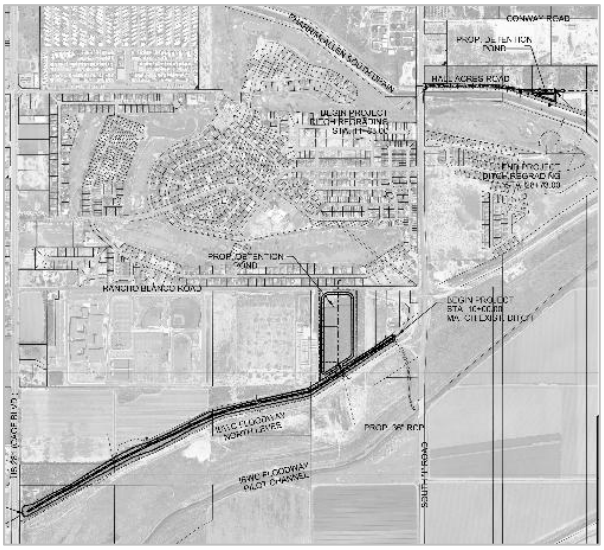


of its kind in the Rio Grande Valley. This design would include higher banks (instead of costly excavation) to retain water on site. A 48" RCP bleeder line would connect to the outfall drain. B2Z performed a 2D Unsteady Flow Model using HEC-RAS to show the flooding extents before and after improvements.

2018 Drainage Bond Project #33: South I Road Detention Phases I & II

Client: Hidalgo County Drainage District No. 1

Contact: Mr. Raul Sesin, P.E., CFM, District Manager – Ph. (956) 292-7080



Description/Scope: B2Z was contracted by Hidalgo County Drainage District No. 1 to provide Plans, Specifications, and Estimate (PS&E) for the South I Rd Detention project. This project is broken up into two segments, where segment one's limits are on Javalina Dr. from Cage Blvd (Bus. 281) to S I Rd. Segment two's limits are on Hall Acres Rd. from S I Rd to 0.35 miles west. On segment one, B2Z was tasked with improving the drainage adjacent to the north floodway to provide relief to a historically recorded flood-prone area. Drainage improvements for this segment include upgrading a drainage ditch that runs the length of the limits and a detention pond that bleeds into a permanent pump structure at the top of the north International Boundary & Water Commission (IBWC) Floodway levee. B2Z was responsible for designing the permanent pump structure and ensuring that it was IBWC approved. On segment two, B2Z was tasked with improving the drainage in the area and design a pump structure to discharge the collected water into an adjacent HCDD1 drain ditch. B2Z's design for this segment includes improving the roadside ditches, ensuring a positive flow to a detention pond at the end of the project. B2Z also designed a pump platform to hold the pump structure as well as provide specifications to HCDD1 for the appropriately sized submersible pump. This design will accommodate a 100-year storm event.

Our Services

As shown through our past project experience, B2Z is highly qualified to provide superior professional engineering services to the City of Edinburg. B2Z would like the City to **continue** to view our firm as an extension of its staff, utilizing our expertise whenever necessary. We understand the City of Edinburg is seeking to retain a rotation list of qualified professional engineering firms to provide the following services:

- Field investigation and data collection.
- Feasibility evaluation and alternatives analysis.
- Design Development and cost estimating.
- Preparation of plans, specifications, and estimates (PS&E).
- Review and check plans, subdivision and parcel maps, and computations submitted by private developers.
- Review of engineering and encrouchment permits.
- Prepare environmental reports.
- Review of environmental and engineering reports and proposals.
- Coordination with utility agencies, consultants, and other public agencies.
- Organization, participation and presentations at meetings held by City staff, the City Council, neighborhood groups, and other stakeholders.
- Preparation of preliminary documents, plans and/or reports including findings and recommendations.
- Preparation of final documents, plans and/or reports responding to City and other stakeholder comments.
- Preparation of handouts and graphical displays for public meetings.
- Management and monitoring of capital improvement projects.
- Management and monitoring of planning projects.
- Administration and monitoring of regional, state, and federal grants.
- General civil engineering support services as assigned.

For the purposes of this statement of qualification, we would like to elaborate on typical procedures for providing Preliminary Engineering & Plans, Specifications, and Estimates (PS&E) Services.

Part 1 – Pre-Design: Development of Design Criteria & Laying the Groundwork

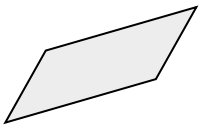
The first steps in designing civil/transportation projects are: creating (or adopting) specifications and design criteria (typically based on the project funding source), identifying constraints and/or areas of concern, establishing design parameters, and developing a project schedule through a Design Concept Conference (DCC). The DCC meeting is intended to discuss items such as: pavement design, hydraulic design, typical sections, horizontal & vertical alignments, design speed, ROW widths, impacts to local and state roads, overpass and ramp locations, utility coordination, bridge structures, etc. The next step in project development is laying the groundwork for the project including ROW Surveys & Mapping, Route and Design Studies & Schematic Design, and Utility Location & Coordination.

Design Surveys

Design surveying is the collection of field data to establish the spatial relationship of existing features required by the engineer for the development of the proposed improvements. Requirements for data will change based on needed scope of work.

ROW Surveys & Mapping

Right-of-Way (ROW) mapping is a boundary survey of parcels of land to be acquired for proposed project purposes. The ROW map, parcel plats and property descriptions must be prepared under the supervision of an RPLS. We work with the RPLS to ensure ROW mapping delineates all fee title and easement interests.



Route Studies & General Schematic

Route Studies are conducted in coordination with survey, ROW, and utility locates to determine optimal path of least resistance for design. These studies are utilized to develop a design that avoids high impacts on the ROW or areas of environmental concern; helping to keep the project on schedule. Lastly, the preliminary schematic is generated and typically submitted to resource agencies and approval authorities for approval prior to PS&E.

Utility Location & Coordination

Utility adjustments are frequently required for civil projects. The coordination process consists of initial project advisory letters, exposure letters, follow-up letters, and final adjustment letters. Compensable utilities are handled by the Compensable Utility Process as required by the TxDOT Utility Accommodation Policy. Final utility adjustment packages include all impacted compensable and non-compensable utilities.

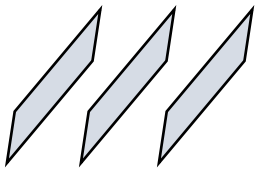
Part 2 – Design the Project (PS&E)

The design phase of the project is when everything starts to come together. Thoroughly developing, reviewing, and modifying all plans, specifications, and estimates is crucial for every successful project. It is of the utmost importance that the management of the preliminary engineering phase (Part 1) is carefully and delicately executed. The final product is only as good as the preliminary information gathered. The following highlights the main components of the design process.

Roadway Design

- Horizontal Alignments and Vertical Profiles
- Plan & Profile Sheets (Geometry of Project)
- Intersection Layouts and Roadway Data Sheets
- Removal Layouts (In Areas of Existing Infrastructure)
- Design of Geometric Cross Sections

B2Z will determine the optimal alignment and vertical profile using roadway design software such as GEOPAK. Once the alignment and profile are set, design cross-sections are analyzed to determine ROW needs and costs associated with earthwork quantities. B2Z will adhere to the guidelines and specifications as outlined in the latest TxDOT Roadway Design Manual and/or local government standards & manuals.



Traffic Control Plan (TCP) & Design

This includes the construction phasing of traffic including TCP layouts, TCP typical sections and design of traffic-related items such as signals, signing, and striping.

- **TCP**: B2Z will ensure all requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD) will be followed.
- **Signing**: B2Z will show small & large signs on plan layouts.
- **Striping**: B2Z will prepare pavement marking layouts including pavement markings, delineation, raised pavement markers, and object markers. Compliance with ADA standards for accessible design will be verified on all pedestrian facilities.
- **Signalization**: B2Z will verify signal warrants and will design signalized intersections based on existing and projected traffic volumes and proposed traffic analyses.

Structural Design (Bridges & Miscellaneous Structures)

- Bridge Layouts
- Typical Sections
- Foundation Layout
- EQ & Bearing Seat Elevations
- Abutment & Bent Sheets
- Column Details
- Span Sheets
- Beam Layouts
- Miscellaneous Details
- Aesthetic Treatments

B2Z has completed a multitude of projects on various bridge types including typical overpasses and underpasses, small waterway crossings (drainage ditches and irrigation canals), medium to large waterway crossings (floodways), combination overpasses (roadways combined with railroads/other), and direct connectors/flyovers. B2Z has many years of experience in designing structures with the latest AASHTO LRFD Bridge Design specifications and TxDOT Bridge Design manuals. We utilize TxDOT design programs such as Bridge Geometry System (BGS), Pre-stressed Concrete Beam Design/Analysis Programs (PSTRS 14 & PGSuper), Bent Cap Analysis Program (CAP 18), and Foundation Design/Analysis Program (WINCORE). In addition, we continue to implement design techniques such as finite-element modeling using RISA-3D and other software programs to analyze complicated transportation structures ensuring the most precise analysis and the most efficient structural designs.

Drainage Design

- **Hydrology** – Study of Drainage Area (Watershed)
- **Hydraulics** – Design of Ditches, Outfalls, Culverts, and Other Stormwater Control Devices to Effectively Control Water
- Drainage Area Maps
- Hydrologic Computation Sheets
- Utilties & Drainage (U&D) Sheets

ESRI ArcGIS Pro will be utilized to facilitate various spatial data processes required for the hydrologic model development including topographic data development, watershed delineation, and hydrologic parameter extraction. A project Digital Elevation Map (DEM) will be developed using Light Detection and Radar (LiDAR) data and supplemented by field survey. ArcGIS extensions such as ArcHydro have the capability to process DEM datasets for automated watershed delineations and create input files for use in hydrologic modeling. Existing land use data will be estimated from current aerial photography and Hidalgo County parcel maps. US Army Corps of Engineers' HEC-HMS software will be used for computing peak flows and generating hydrographs for further use in hydraulic evaluations of channels and crossings. A frequency based hypothetical storm method referenced from NOAA's Precipitation Frequency Data Server for Atlas 14 will be inputted. NRCS Unit Hydrograph transformation method and NRCS Curve Number loss rate method will both be used to estimate runoff. Peak flows will be calculated for different storm events, for both existing and proposed conditions.

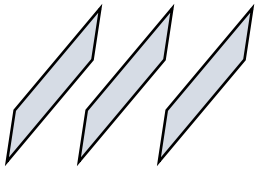
Environmental Services

If work being performed requires any environmental permitting or inspections prior to, or during construction, the B2Z team can provide all services related to this task. Furthermore, if any State or Federal funding will be utilized, requiring the need for environmental studies following the NEPA process, the team is ready to provide said services.

Drainage Design continued

A hydraulic model for channels and crossings will be evaluated using the US Army Corps of Engineers' HEC-RAS software. RAS Mapper will be utilized to prepare geometric data from GIS for import into HEC-RAS, such as the terrain model. Field survey of the channels and crossings will be integrated into the geometric data. Peak flow data determined by the HEC-HMS model will be entered as boundary conditions for the HEC-RAS model. Existing and proposed conditions water surface elevations will be evaluated for the design storm event.

For stormwater drainage systems, B2Z uses GEOPAK Drainage for analysis and design. B2Z will consider the overall watershed and any future additions of the system. HY-8 may also be used for proposed drainage culvert analysis. Depending on the drainage area size, Rational Method will be used to size side ditches in rural projects.



Geotechnical Engineering

Geotechnical Field and Lab

B2Z has 3 drilling rigs, 3 drilling support vehicles, and 5 full-service Geotechnical and Construction Material Testing Laboratories (including 2 mobile labs).

Geotechnical Engineering Analysis

B2Z provides Soil Survey Models, Shear Strength Profile Development, Scour Analysis, Foundation Analysis/Design, Earth Structure and Global Stability Analysis, Settlement Analysis, Retention Systems Analysis, Soil Stabilization, Pavement Design (Flexible/Rigid Pavement), RW Design, TSS (Shoring) Design, etc.

Part 3 – Finalize PS&E Package and Prepare Submittal Documents (Bid Package)

After completion of all Design Tasks, B2Z will compile all documentation into a Plan, Specifications and Estimates package including but not limited to: Final Set of Design Plan Sheets – Construction Drawings (mylar or paper copies), Final Project and Construction Specifications, Final Quantities, Engineer's Construction Estimate (and Estimate of Construction Time), Design Documentation Forms and Design Bid Forms (specific to the city). B2Z is also well-versed in the bidding process and can assist the City of Edinburg with this task upon request.

Quality Assurance / Quality Control (QA/QC)

The B2Z team understands the importance of QA/QC and is familiar with the frustrations of poor QA/QC practices. The B2Z team is not just aware but committed to minimizing the review and oversight required by the Client through the implementation of an internally developed QA/QC process.



Quality Assurance is defined as an overall management plan to guarantee the integrity of the product, while **Quality Control** is defined as the series of analytical measurements used to assess the quality of the product. The goal of quality assurance and quality control (QA/QC) is to identify and implement data collection and analytical methodologies that limit the introduction of error. The B2Z team will ensure the implementation of a Project QA/QC Program, which will be the blueprint for identifying how the quality system of the organization will be performing the work for each task:

Step 1 - Project Management and Organization.
Planning and scoping processes that will assist the team performance, production quality and timeliness of results. This step is important since it creates the foundation and boundaries for teamwork. All the objectives for this project will be evaluated and agreed upon by all members of the team/client; the planning meetings and progress reports will determine the success of the tasks.

Step 2 - Data Generation and Collection.
Operations need to be planned and the data collected needs to be reviewed to ensure the information being utilized by the team is reliable and of good quality. If the data integrity is compromised; the results obtained will undoubtedly be erroneous regardless of the amount of effort and consistency of the team's work.

Step 3 - Assessment and Oversight. Consistent monitoring throughout the life of the project will be achieved by setting up a project schedule chart depicting the timetables and responsibilities of each team member. There will be continuous regular meetings to assess the flow of information, data collected, status of work and to assure the quality of work is being preserved. The Project Manager will be in constant communication and coordination with each one of the team members to provide necessary flow of information. The Client's Program Manager will be kept abreast of every detail.

Step 4 - Project Validation and Product Delivery. Quality review will be audited at various stages of the project. Internal audit target dates have been established at 30%, 60%, and 90% completion of each. Team leaders will be given a checklist of the product completeness expected. Independent peer review will be implemented prior to submitting any information to the Project Manager (PM). A thorough review by the PM and QA/QC Manager will be required prior to submitting any information to the Client's Contract Manager. All contact and flow of information for this project will be done directly by the Project Manager to the Client's Program Manager and/or Board of Directors.

Step 5 - Approval of the QA/QC. Prior to implementing this plan, schedules, meeting times, places, data collection techniques, etc. will be presented to the Client's Program Manager for review and approval. All meetings with stakeholders and local entities will be organized, documented, and provided to all people involved in the project.

Tab III – Team Member Qualifications and Experience

Team Member Qualifications and Experience

B2Z and its team members hold themselves to the highest level of both personal and professional integrity and only undertake tasks in which they can perform competently and expertly. This ethical standard has resulted in B2Z not being party to a lawsuit since its inception in 2009, nor has a claim been made against its errors and omissions insurance policy. Furthermore, all B2Z personnel follow the National Society of Professional Engineers' (NSPE) code of ethics and its six fundamental canons.

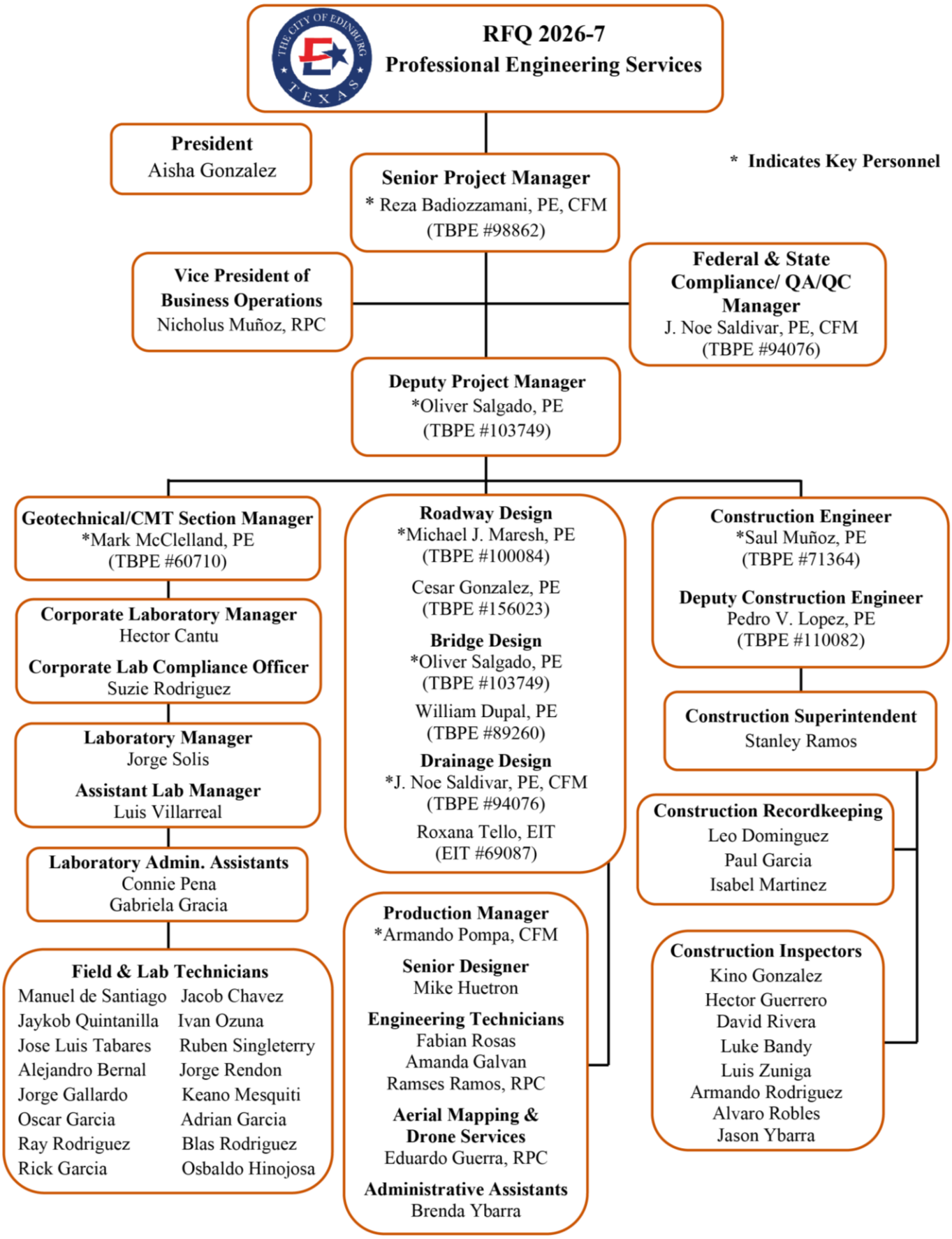
NSPE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

- Hold paramount the safety, health, and welfare of the public.
- Perform services only in areas of competence.
- Issue public statements only in an objective and truthful manner.
- Act for each employer or client as faithful agents or trustees.
- Avoid deceptive acts.
- Conduct themselves honorably, responsibly, ethically, and lawfully so as to enhance the honor reputation, and usefulness of the profession.

B2Z's staff is comprised of highly skilled individuals possessing **extensive knowledge and expertise** in civil engineering, structural/bridge engineering, pavement/roadway design, drainage analysis and design, geotechnical engineering, and construction engineering (please refer to page 22 for an illustration of our organizational chart).

Mr. Reza Badiozzamani, PE, CFM, will serve as the **Senior Project Manager.** He brings *over 23 years* of experience in Civil Engineering, with an emphasis on Program and Project Management. **Mr. Oliver Salgado, PE,** will serve as the **Deputy Project Manager and Bridge Design Engineer.** He brings *over 23 years* of experience managing the delivery of Plans, Specifications, and Estimates (PS&E) for various complex bridge structures and roadway projects. **Mr. Mark McClelland, PE,** will serve as the **Geotechnical/CMT Section Manager**, bringing *over 44 years* of geotechnical engineering and testing experience. **Mr. Michael Maresh, PE,** will serve as the **Roadway Design Engineer.** He brings *over 23 years* of transportation engineering experience in urban and rural roadway design. **Mr. J. Noe Saldivar, PE, CFM,** will serve as the **QA/QC Manager & Drainage Analysis/Design Engineer**, bringing *over 28 years* of progressive experience in transportation and drainage planning and design. **Mr. Saul Muñoz, PE,** will serve as the **Construction Engineer.** He brings *over 42 years* of experience – with 25 years at TxDOT managing PS&E design, road/bridge construction, contract administration, project letting, project management, and final project acceptance. **Mr. Armando Pompa, CFM,** is B2Z's **Production Manager,** bringing *over 20 years* of experience in the infrastructure industry. He oversees the civil infrastructure department by assisting the project engineering team (Task Leads) with plan production and design input. Mr. Pompa also oversees the GIS department with over 12 years of experience as a GIS analyst. *Resumes with biographical summaries and project experience are provided on the following pages of this submittal.*

Organizational Chart





Reza Badiozzamani, PE, CFM

Title
Senior Project Manager

Years of Experience
23

Years with Firm
17

Education
BS, Civil Engineering, University of Texas – Austin w/Honors

Training/Certifications
Professional Engineer: Texas/98862

Certified Floodplain Manager CFM/2187-11N

Areas of Expertise
- Geotechnical Engineering
- Construction Materials Testing
- Bridge & Roadway Design
- Hydrology & Hydraulics
- Bidding Procedures
- Report Development
- Project Planning

TxDOT Pre-Certifications

3.2.1	10.1.1	14.1.1
4.2.1	10.2.1	14.2.1
4.4.1	11.1.1	14.3.1
5.2.1	12.1.3	14.4.1
5.5.1	12.4.1	14.5.1
8.1.1	12.5.1	

Summary

Mr. Badiozzamani functions as B2Z's Senior Project Manager. Mr. Badiozzamani is responsible for all engineering, geotechnical and construction material testing laboratory projects in addition to managing various aspects of the engineering laboratory division. His duties also include overseeing personnel during the development and subsequent completion of the B2Z projects and providing QC/QA for all laboratory testing procedures (verifying laboratory compliance with ASTM, AASHTO, ACI, and TxDOT testing requirements as specified by the project). Mr. Badiozzamani is responsible for the review of all Commercial and Governmental Construction Material Testing Reports produced by B2Z Engineering. Additionally, Mr. Badiozzamani assists the Geotechnical Engineer with the development and analyses of Geotechnical Studies and Recommendations for various clients. Mr. Badiozzamani has a wealth of hands-on experience in Soil Classification, Soil Testing, Soil Specialty Testing (Vane-Shear, Unconfined Compression, One-Dimensional Consolidation), and Concrete Field and Laboratory Testing.

Relevant Project Experience

Hidalgo County Outerloop Masterplanning Effort, Hidalgo County RMA

Mr. Badiozzamani was the lead engineer for over 60 professionals working on the master planning of over 130 miles of the new location Hidalgo County Outer loop project. This project consisted of over 12 different public open houses strategically held throughout the county to inform the affected stakeholders of the proposed facilities. Mr. Badiozzamani represented Hidalgo County RMA before the TxDOT Commission and ran point on the successful application of securing over $112M to the project. Mr. Badiozzamani made various presentations to Hidalgo County Commissioners Court as to the status of the project and worked with the Hidalgo County MPO to have the adopted alignments included in the Hidalgo County Therefore Plan for the protection of the ROW.

Mission Inlet Recertification Project, Hidalgo County Drainage District No. 1

Mr. Badiozzamani was responsible for all public involvement and outreach with affected stakeholders. He worked as the liaison between Hidalgo County Drainage District No. 1 (HCDD1) and FEMA/IBWC for the needed recertification and remapping efforts for Hidalgo County. Mr. Badiozzamani made multiple presentations to the Cities of Mission & McAllen on behalf of HCDD1 and managed the various aspects needed for implementation of the remapping effort.

Madero International Bridge Presidential Permit, City of Mission

Mr. Badiozzamani worked with the City of Mission and their Mexican counterpart to perform a "feasibility study" for a new international bridge crossing across the Rio Grande. This coordination included outreach with the state department as well as the state of Tamaulipas needed for the final permitting of this new international bridge crossing.

TX-MX Border Transportation Master Plan – HDR Engineering – TxDOT

This project was a multimodal, binational transportation plan to address challenges, issues, opportunities and needs for moving goods and people across the Texas-Mexico border. Several rounds of meetings were held every 2 to 3 months including Binational Regional Steering Committee (BNRSC) meetings that included key public officials coordinating with the Border Trade Advisory Committee (BTAC) and TxDOT to help develop the master plan. Stakeholder meetings were conducted with binational public and private sector stakeholders. Public meetings were advertised and held.

Additional Project Information Available Upon Request



Oliver F. Salgado, PE

Title
Deputy Project Manager & Bridge Design Engineer

Years of Experience
23

Years with Firm
9

Education
BS, Civil Engineering
University of Texas Austin, 2002

Training/Certifications
Professional Engineer: Texas/103749

Local Government Project Procedures Certified (LGPP)

Areas of Expertise
- Toll Plaza Design
- Bridge Design
- Foundation Design
- Pavement Design
- Program Management
- Geotechnical Testing
- Geotechnical Engineering

TxDOT Pre-certifications

3.2.1	8.1.1	14.2.1
4.2.1	10.1.1	14.3.1
5.2.1	10.2.1	14.5.1
5.3.1	12.1.3	
5.5.1	14.1.1	

Summary

Mr. Salgado has over 23 years of progressive experience in managing a wide range of diverse civil engineering projects. He has managed the delivery of plans, specifications, and estimates (PS&E) for various complex bridge structure and roadway projects as both a consultant and working for TxDOT's Bridge Division and Waco District offices. Mr. Salgado has successfully delivered several multi-disciplinary and multi-office projects demonstrating his ability to increase and sustain efficiency in large scale projects, particularly within accelerated schedule environments. Furthermore, Mr. Salgado has been Engineer of Record on several complex structures including multi-level interchanges. Mr. Salgado is proficient in all TxDOT bridge design softwares (BGS, Bridgelink, Cap18, Wincore) and 3rd party softwares (Vbent, Open Bridge, and SP column).

Relevant Bridge Project Experience

Recreational Trails Connectivity Project [Hidalgo County Precinct 2]

B2Z was contracted by Hidalgo County Precinct 2 to develop a Feasibility Study (WA#1) to determine how to connect two existing hike and bike trails in southern Hidalgo County. B2Z utilized drone technology to capture the latest existing property conditions while investigating properties along each alternative that contained special easements by Hidalgo County Drainage District #1 and USIBWC for access.

SH 6 Over Lake Waco (TxDOT Waco District)

B2Z was contracted by the Texas Department of Transportation (TxDOT) to provide engineering services for a Feasibility Study and 30% plans to replace an existing twin bridge and approaches at SH 6 over lake Waco in McLennan County. Mr. Salgado, serving as Deputy Project Manager and Task Lead (Bridge) was responsible for designing and directing preliminary plans for (3 phase, 116' wide, 14 span 3,950'), simply supported prestressed concrete TX 70 girder, rectangular bent cap bridge with an 8.5 inch reinforced concrete slab. The substructure consists of 42" diameter columns and 42" drilled shafts. Mr. Salgado directed and developed the preliminary bridge geometrics using BGS, preliminary girder design using Bridge Link and the bent design using cap 18, and SP column. (Project on Hold)

SH 31 at FM 939 and FM 2311 (TxDOT Waco District)

B2Z was contracted by the Texas Department of Transportation (TxDOT) to provide engineering PS&E services for two on-system bridges on SH 31 at the intersection of FM 939 and FM 2311. Mr. Salgado, serving as Deputy Project Manager and Task Lead (Bridge) was responsible for designing and directing the preparation of plans for FM 2311 (twin 40' wide, 3 span 70-125-70, 15 degree skew) and FM 939 (twin 40' wide, 3 span 70-127-70, 19 degree skew), simply supported prestressed concrete TX 54 girder, rectangular bent cap bridge with an 8.5 inch reinforced concrete slab. The substructure consists of 36"diameter columns and 42" drilled shafts. Mr. Salgado directed and developed the bridge geometrics using BGS, girder design using Bridge Link and the bent design using cap 18, and SP column.

SH 174 Over Lake Whitney (TxDOT Waco District)

B2Z was contracted by the Texas Department of Transportation (TxDOT) to provide engineering services for a Feasibility Study and PS&E to replace a lower deck truss bridge and approaches at SH 174 over Lake Whitney in Hill County. Mr. Salgado was responsible for designing and directing the preparation of the superstructure for (46' wide, 10 span, 1,450') simply supported prestressed concrete TX 62 girder, rectangular bent cap bridge. He directed the design of the substructure consisting of 42" and 48" columns and Drilled Shafts using V-bent and SP Column designed columns ranging from 17 ft tall to 50 ft tall.



Mark McClelland, PE

Title
Geotechnical/CMT Section Manager

Years of Experience
44 (29 with TxDOT)

Years with Firm
8

Education
BS, Civil Engineering
University of Texas Austin

Training/Certifications
Professional Engineer:
Texas/60710

Areas of Expertise
- Geotechnical Engineering
- Geotechnical Drilling & Testing
- Retaining Wall Analysis & Design
- Deep Foundation Design
- Vessel Impact Analysis & Fender System Design
- Construction Materials Testing
- Laboratory/Field Operations
- Project Management
- Construction Support
- Quality Assurance/Quality Control
- Structural Engineering
- Roadway & Bridge Design

TxDOT Pre-Certifications

5.2.1	14.2.1
5.3.1	14.3.1
10.5.1	14.4.1
14.1.1	14.5.1

Summary

Mr. McClelland has 44 years of experience (29 years directly with TxDOT) in all aspects of Geotechnical Engineering. Most of his career was spent working in, and ultimately managing, the TxDOT Bridge Division Geotechnical Branch. He oversaw the update of the Geotechnical Manual, wrote all foundation and retaining wall Standard Specifications for the 2004 Spec Book, and oversaw the development of all current foundation and retaining wall design processes currently in use by TxDOT. He developed and oversaw the TxDOT Scour Management Program, and the program to manage structures on unknown foundations.

Relevant Experience

Structural Foundation Design
Oversaw foundation design for structures and personally designed foundations for 1000+ bridges ranging from simple off-system structures to complex, major bridge structures. Foundation types designed include drilled shafts, auger-cast piling, prestressed concrete piling, steel H-piling, steel pipe piling, steel and prestressed concrete sheet piling, and spread footings.

Slope and Retaining Wall Stability and Settlement
Oversaw evaluations for global stability and settlement of embankments, earth slopes, and retaining walls, and has analyzed 100+ slope and retaining wall projects. He is highly proficient and experienced in the external stability and global stability of slopes and wall systems and has used programs such as GSTABL to provide detailed models and analyses.

Geotechnical Exploration and Testing
Oversaw policies and methodologies for geotechnical exploration within TxDOT and developed 100+ soil exploration plans. This included determination of soil boring number, location and depth, appropriate in-situ, and laboratory testing, need for and installation of monitoring wells, inclinometers, and other field instrumentation, and final analysis and reporting of results.

Construction Support
Acted as primary construction and maintenance support within TxDOT for issues involving bridge foundations, retaining walls, slope and wall instabilities, river migration, and scour. Work included immediate resolution of time-sensitive construction problems, evaluation and remediation of ongoing maintenance issues, and training of TxDOT and contractor construction personnel.

Relevant Project Experience

Raymondville Drain – Hidalgo and Willacy County Main Outfall Project
This project consists of Geotechnical Exploration, Laboratory Testing and Value Engineering Recommendations for the placement of a new location Main County Outfall System in Hidalgo County and connection to & expansion of an existing Delta Region drain system in Willacy County approximately 60 Miles in length with the purpose of getting water from Hidalgo County to the Laguna Madre. The project includes: 20 Miles of New Location Outfall, 40 Miles of Existing Location Expansion to Outfall, 60 Bridge Crossings (including major crossings of US 281, US 77, SH 100 and Railroad), 1 Major Control Structure at North Main Drain (Interim Phase I Conditions), Potential Lake Detention Pond at La Sal Vieja Lake, Alternative for Diversion to Main Floodwater Channel in Willacy County. Geotechnical information has been primarily collected along all outfall stretches and various analyses were completed to verify adequacy of side slopes for proposed channel section (Slope Stability). Additionally, Foundation Design Analyses & Curves have been primarily generated for all crossings including investigation of Scourability based on D50-D90 parameters at the structure locations. This job is being let out in phases and as such is still currently underway.

Additional Project Information Available Upon Request



Michael J. Maresh, PE

Summary

Mr. Maresh has 23 years of transportation engineering experience in urban and rural roadway design; 10 of those years working for the Texas Department of Transportation's Houston District Office. His responsibilities have included the development of PS&E packages for various types of facilities including freeways, arterials, direct connectors, and county roads. Mr. Maresh's design experience includes 2R, 3R, and 4R design projects, basic operational improvement projects, and full reconstruction of roadways including heavy and complex traffic control issues. He has used various software applications, such as Projectwise, Geopak, and Openroads in the design and coordination of projects.

Title
Roadway Design Engineer

Years of Experience
23

Years with Firm
7

Education
BS, Civil Engineering
Texas A&M University

Training/Certifications
Professional Engineer:
Texas/100084

Areas of Expertise
- Project Management
- Roadway Design
- Bikeway Design
- Schematic Design
- Facility Development

TxDOT Pre-Certifications:
3.2.1 Route Studies and Schematic Design
4.2.1 Major Roadway Design
4.4.1 Freeway Interchanges
9.1.1 Bicycle and Pedestrian Facility Development
9.4.1 Bikeway Design
18.6.1 Utility Management & Coordination Oversight

Relevant Project Experience

Recreational Trails Connectivity Project [Hidalgo County Precinct 2]
B2Z was contracted by Hidalgo County Precinct 2 to develop a Feasibility Study (WA#1) to determine how to connect two existing hike and bike trails in southern Hidalgo County. B2Z utilized drone technology to capture the latest existing property conditions while investigating properties along each alternative that contained special easements by Hidalgo County Drainage District #1 and USIBWC for access.

University Blvd, Sugar Land, TX [City of Sugar Land]
Mr. Maresh served as project engineer for this project that reconstructed University Blvd South (US 90A) and extended the roadway from US 90A to tie-in south of Imperial Blvd. Mr. Maresh supervised the design of University Blvd North from US 90A to Stadium Dr north of Oyster Creek. This included work on the alignments and profiles of University Blvd and an adjustment of US 90A lanes so that University Blvd would have a safe transition to an atgrade railroad crossing with the Union Pacific Railroad lines running parallel to US 90A on the north side. This project involved negotiations with TxDOT because the project would require connecting to a TxDOT facility, altering the cross-slopes of the TxDOT facility, and adding a turn lane on their facility. Mr. Maresh also worked on the demolition of US 90A, the Traffic Control Plan for US 90A maintaining the same number of existing lanes, the at-grade railroad crossing, the bridge over Oyster Creek, and a shared use path on the new bridge and tie-into an existing bike path north of Oyster Creek.

Multi-Use Bike Pathway Design (West NASA Parkway/FM 528) [TxDOT Houston]
Mr. Maresh served as project engineer for the design of a multi-use bike pathway along the north and south sides of NASA Parkway and FM 528. The pathway extended from the west sides of IH 45 through the intersection of IH 45 and tied to the existing bike lanes on West NASA Pkwy.

US 287/US 81 at Harmon Road, Ft. Worth, TX [TxDOT Fort Worth]
Mr. Maresh served as the deputy project manager for the urban freeway widening and frontage road reconstruction project. He supervised the design of the new frontage roads, the realignment of three ramps, the addition of mainlane auxiliary lanes, the new construction of two underpass bridges, and new shared-use paths. Mr. Maresh assisted in the coordination of surveys, Geotech investigation, hydraulic analysis of a FEMA channel with a bridge class culvert, and utility relocation agreements. The project required coordination with the City of Fort Worth for the adjustment of city street profiles to accommodate the required underpass clearances.

Additional Project Information Available Upon Request



Jose Noe Saldivar, PE, CFM

Title
Drainage Design Engineer

Years of Experience
28

Years with Firm
4

Education
BS, Civil Engineering
Instituto Tecnologico de Cd. Victoria, 1997

Training/Certifications
Professional Engineer: Texas/94076

Certified Floodplain Manager CFM/3340-17N

Areas of Expertise
- Hydraulic Design
- Hydrologic Studies
- FEMA Requirements, Coordination & Funding
- Bridge Design
- Roadway Design
- Project Management

TxDOT Pre-certifications
4.2.1 – Roadway Design
8.1.1 – Signing, Pavement Marking, and Channelization
10.1.1 – Hydrologic Studies
10.2.1 – Roadway Hydraulic Design

Summary

Mr. Saldivar has over 28 years of progressive experience in transportation and drainage planning and design. He has served as a Project Manager and a Surveying Manager for various engineering firms. He is experienced in route studies and planning, preparation of plans specifications, and estimates (PS&E), utility relocation, geometrics, signage and pavement markings and hydraulics. He has participated on numerous engineering assignments associated with the development of roadways, storm drainage systems, traffic control planning, bridge layout, and various other civil engineering applications. His experience includes design and development and hydraulic report/data sheet development. He is proficient in software such as Windstorm, Culvert, HEC-RAS, TR 55, HY8, Geopak and AutoCAD. Mr. Saldivar has prepared numerous drainage studies and reports including determining proposed improvement impacts, drainage areas, discharges, FEMA floodway requirements, culvert/ bridge locations and sizes, design frequency flow, tailwater and headwater elevations for design and anticipated overtopping of the bridges. He has performed scour analysis and prepared numerous SW3Ps to minimize sediment transport into drainage facilities. Mr. Saldivar's representative project experience includes:

Relevant Project Experience

2018 Drainage Bond Program, Hidalgo County, TX
As Project Manager, Mr. Saldivar was responsible for managing seventeen (17) consultants with countywide projects that would positively affect more than 69,000 structures in Hidalgo County, helping to protect more than $5.5 billion in assessed property value. The 2018 Drainage Bond Program consists of 37 projects of which ten (10) projects required coordination with USIBWC to secure environmental clearance for amended or new licenses for structures outfalling into the USIBWC Floodway. Mr. Saldivar was responsible for reviewing and approving all H&H deliverables.

US 277 / Maverick County, TxDOT-Laredo District
As Project Engineer, Mr. Saldivar was responsible for storm sewer design which proved to be more feasible since the basin size was limited and due to shallow groundwater in the area. The storm system outfalls into Canyon Grande Creek; therefore, the creek was analyzed to find appropriate tail water elevations for culvert drainage areas and regional regression equation for Canyon Grande Creek.

North I Road, Pharr, TX
As Project Engineer, Mr. Saldivar was responsible for storm sewer design, illumination, signing and pavement markings. He analyzed to find appropriate tailwater elevations for the storm drain system. Hydrology services included the rational method for small, paved drainage area. SW3P sheets were completed.

North San Juan Drainage Lateral, San Juan, TX
Performed survey and assisted in performing a hydraulic study and drainage ditch design along with drainage structure for the upsizing the irrigation district owned drainage ditch in north San Juan, Texas from 495, north to its outfall north of Canton Road.

Additional Project Information Available Upon Request



Saul R. Muñoz, PE

Title
Construction Engineer

Years of Experience
42 (25 with TxDOT)

Years with Firm
7

Education
Bachelor of Science in Natural Gas Engineering

Certifications/Training
Professional Engineer: TBPE #71364

Local Government Project Procedures Certified (LGPP)

Management Certification (FHWA)

Texas Concrete Pipe Association

Areas of Expertise
- Construction Engineering
- Construction Management
- Construction Inspection
- Constructability Review
- Project Close Out Process
- Local Government Projects Development
- Knowledge of Federal and State Highway Requirements
- Highway Construction & Design Engineering (Roadway & Bridge)
- Highway Plan Review & Preparation

Summary

Mr. Muñoz has over 42 years of experience in the field of Engineering. With over 25 years of TxDOT experience, Mr. Muñoz brings a wealth of knowledge in the areas of road/bridge design and construction, inspection and materials testing, project lettings, contract administration, change orders, construction payments, and project management. Throughout his career, Mr. Muñoz has gained extensive knowledge of working on large complex Interstate projects, State Farm to Market Highways to Off System Roads and Bridges. His experience includes working with highly experienced Contractors, Subcontractors, City Municipalities and Leaders, County Municipalities and Federal Entities including, but not limited to the Federal Highways and Administration, IBWC, and the USACE. Mr. Muñoz has managed over 100 projects specializing mainly in bridge and roadway construction. As District Construction Engineer in Pharr, Mr. Muñoz prepared several million-dollar change orders, negotiated costly utility disputes for extended performance, and settled construction claims as necessary. In the Dallas District, Mr. Muñoz was also responsible for plans, specifications, and estimates, geometric highway control, pavement thickness design, drainage area mapping, storm sewer design, and hydraulic & environmental reports.
Mr. Muñoz performed the following services on the relevant projects listed below:

- Construction site daily/weekly inspection and management
- Project plan and specification adherence
- Progress meetings
- Evaluate back-charges and change order entitlement
- Evaluate payment requests by contractor

Relevant Project & Area Experience

Mile 3 Road Project (Hidalgo County, TX)
$14M Construction Cost. The Mile 3 N Road Project consists of the reconstruction of the existing 2-lane roadway from Tom Gil Road to FM 492 (Goodwin Road) (3.41 miles) to a 4-lane divided urban roadway consisting of grading, curb and gutter, lime treated subgrade, flexible base, asphaltic concrete paving, storm sewer, culvert structures, sidewalks with ADA ramps, signing, pavement markings, traffic signals, and outfalls.

Dicker Road Project (Hidalgo County, TX)
$16.5M Construction Cost. This reconstruction project consists of expanding the existing 2 twelve-foot lanes rural roadway with shoulders and ditch drainage to a sixty-six-foot-wide divided urban roadway that will accommodate 4-lanes of traffic (two fourteen-foot shared travel lanes, two twelve-foot travel lanes, and one fourteen-foot left turn lane).

Regional Linear Park Project (Hidalgo County, TX)
$3.8M Construction Cost. The RLPP Section II was 2.64 miles of new location consisting of a ten-foot-wide asphalt trail that accommodated two-way shared-use traffic, as well as two prefabricated pedestrian bridges, and three pedestrian box culvert tunnel crossings under three major roadways. The trail was inclusive of pavement markings, signing, and continuous illumination.

US 281 Expressway, Road & Floodway Bridge - Six Segments$184M Construction Cost – Six Reconstruction Projects – 27 Miles. Managed Mainlane Construction, Frontage Roads, Bridges, Super Structures, Fly Over Structures, RE Walls, Storm Sewer Drainage, Large and Small Signing, Localized and High Mast Lighting, and Signalized Intersections.

Additional Project Information Available Upon Request



Armando Pompa, CFM

Title
Production Manager

Years of Experience
20

Years with Firm
6

Education
Bachelor of Business Administration: Information Technology & Networks

Certifications
Certified Floodplain Manager CFM/3642-19N

Areas of Expertise

- Emergency/Disaster Response Planning
- Hydrologic Mapping
- Data Research
- Drone pre-flight management & post flight processing
- Trimble Business Center
- Geo-referencing & Geo-processing
- Construction project management
- Schematics
- Conceptual Layouts/Mapping
- 3D Visualization/Rendering
- Bridge Detailing/Design
- Website Design/Creation
- Cartographic Design
- Metadata and Documentation
- Database Creation
- SQL & Python Scripting
- Utility Mapping

Summary

Mr. Pompa has over 20 years of experience in the infrastructure industry. He has participated in a wide range of projects, from road and drainage design to GIS analysis and drone surveying technology. Mr. Pompa is responsible for overseeing the civil infrastructure department by assisting the project engineering team with plan production and design input. Mr. Pompa also oversees the GIS department with over 10 years of experience as a GIS analyst. He is responsible for ensuring our clients are provided with the maps and analysis they need to effectively communicate with their constituents and provide GIS analytics to assist in community development and emergency preparedness. Mr. Pompa also oversees the Drone department which is instrumental to the industry by providing clients and in-house projects with the latest survey-grade orthomosaic imagery and existing land data, such as contours, DEMs, Hydro-statistical data and post-disaster photography and videography.

Relevant Project Experience

Recreational Trails Connectivity Project [Hidalgo County Precinct 2]
B2Z was contracted by Hidalgo County Precinct 2 to develop a Feasibility Study (WA#1) to determine how to connect two existing hike and bike trails in southern Hidalgo County. B2Z utilized drone technology to capture the latest existing property conditions while investigating properties along each alternative that contained special easements by Hidalgo County Drainage District #1 and USIBWC for access.

Hidalgo County Precinct No. 2 Stormwater Management Project
B2Z was contracted to provide a solution to Precinct 2's rural drainage problem, B2Z was tasked to design a stormwater system that provided a positive flow at all rural roads, ultimately discharging stormwater to a nearby drain ditch or detention pond. Mr. Pompa oversaw the data collection via sUAS (drone) aircraft and survey-grade data collection. B2Z processed the data collected to design and develop PS&E sheets for Precinct No. 2 staff's use.

City of Mission Geographic Information System (GIS) Services
Mr. Pompa, with the support of the GIS team, are the fiduciary agents for all data for the City of Mission. With two Senior GIS Analysts, having over 20 years of combined experience, including one GISP, B2Z is responsible for collecting, managing, and processing Mission's GIS data. Mr. Pompa oversaw the creation of the city's first ever online GIS web maps that provide their constituents with real-time planning solutions, preventing residents from having to make a trip to city hall to request city infrastructure data.

Hidalgo County Drainage District #1 Site Assessment Mapping
Mr. Pompa managed two teams to complete this project. He oversaw the drone team's task in collecting aerial imagery of all the colonia boundaries within Precinct No. 3. He also managed their effort in field data reconnaissance using survey data collection devices from Trimble and ESRI (ArcCollector and Survey 123). Mr. Pompa managed the GIS team to make sure they assimilated all the data that was collected by the drone and survey team and generated site assessment maps that identified the colonias legal boundary, easement, existing utilities, existing drainage, etc.

Moveable Bridge Inspection and Routine Maintenance Contracts (RMC)
Mr. Pompa, with the support of the Drone team, performed inspection on the Rio Hondo Lift Bridge within the TxDOT Pharr District and the Cow Bayou Swing Bridge within the Beaumont District. Utilizing drone videography and aerial imagery, Mr. Pompa collected and recorded existing bridge conditions further cataloging and categorizing the data for use within the conditions report.

Additional Project Information Available Upon Request

FIRM & PE LICENSES

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

B2Z ENGINEERING, LLC
dba B2Z Engineering

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

Registration Number
F-11187

Expiration Date
07/31/2027

PE LS Texas Board of Professional Engineers and Land Surveyors

Number: **98862**
Status: **ACTIVE**
Expires: **7/31/2027**

ARON REZA BADIOZZAMANI

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE LS Texas Board of Professional Engineers and Land Surveyors

Number: **103749**
Status: **ACTIVE**
Expires: **7/31/2027**

OLIVER FRANCIS SALGADO

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE LS Texas Board of Professional Engineers and Land Surveyors

Number: **60710**
Status: **ACTIVE**
Expires: **9/30/2026**

MARK PATRICK MCCLELLAND

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE LS Texas Board of Professional Engineers and Land Surveyors

Number: **100084**
Status: **ACTIVE**
Expires: **9/30/2026**

MICHAEL JASON MARESH

TEXAS LICENSED PROFESSIONAL ENGI

Signature

PE LS Texas Board of Professional Engineers and Land Surveyors

Number: **94076**
Status: **ACTIVE**
Expires: **7/31/2028**

JOSE NOE SALDIVAR

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE LS Texas Board of Professional Engineers and Land Surveyors

Number: 71364
Status: ACTIVE
Expires: 12/31/2026

SAUL RENE MUNOZ
Texas Licensed Professional Engineer

Signature

Tab IV – References

City of Edinburg
Mr. Mardoqueo Hinojosa, P.E., CFM – City Engineer
(956) 388-8211

Engineering Project References:
Schunior Road Improvements
Role: Design Engineer
Services: Developed PS&E package for roadway widening, sidewalks, and bridge replacement.

Hidalgo County Precinct No. 2
Honorable Commissioner Eduardo "Eddie" Cantu
(956) 787-1891

Engineering Project References:
Tower Road, Cesar Chavez Road, and San Juan Road Bridge Repairs
Role: Design Engineer
Services: Structural analysis, geotechnical engineering, and bridge design

Dicker Road Expansion Project
Role: Construction Engineering and Inspection & Construction Materials Testing
Services: Construction Engineer, Construction Management, Utility coordination, construction inspection, and materials testing services.

Hidalgo County Precinct No. 4
Honorable Commissioner Ellie Torres
(956) 383-3112

Engineering Project References:
Mile 17 ½ (Depot Road East to Mon Mack Road)
Role: Design Engineer
Services: Schematic, PS&E, pavement design, hydrologic studies, environmental services, public involvement, utility services, uncontrolled mapping, and office surveys

Emergency Response Plan of Action, Project Management & San Carlos Communication Tower
Role: Design Engineer
Services: Establish basic design concepts, develop overall exhibits highlighting flood-impacted areas

Hidalgo County Drainage District No. 1
Mr. Raul Sesin, P.E., CFM – District Manager
(956) 292-7080

Engineering Project References:
Bond Project 25: Mission McAllen Rado Alternate Phases I & II
Role: Design Engineer
Services: Analyzing and developing existing and proposed hydrologic conditions and hydraulic models

Bond Project 27: Monte Cristo Road & Conway Road
Role: Design Engineer
Services: Analyzing and developing existing and proposed hydrologic conditions and hydraulic models

Bond Project 33: South "I" Road Detention Phases I & II
Role: Design Engineer
Services: Analyzing and developing existing and proposed hydrologic conditions and hydraulic models

City of Edinburg Projects

On-Call Professional Engineering 2022-2024	
Team Members: Reza Badiozzamani Oliver Salgado Mark McClelland Michael Maresh J. Noe Saldivar Saul Muñoz Armando Pompa	Replat Lots 1 & 2 North Industrial Park
On-Call Engineering & Project Management 2024-2026	
Team Members: Reza Badiozzamani Oliver Salgado Mark McClelland Michael Maresh J. Noe Saldivar Saul Muñoz Armando Pompa	No Task Orders have been issued
On-Call Professional Engineering 2018-2020	
Team Members: Reza Badiozzamani Oliver Salgado Mark McClelland Michael Maresh J. Noe Saldivar Saul Muñoz Armando Pompa	Schunior Road Construction Schunior Street Waterline Design

Tab V – Insurance

As part of its day-to-day business, B2Z carries Professional Liability insurance of $2 Million. Additionally, B2Z carries a General Liability of $2 Million (each claim) / $4 Million (aggregate), an Automobile Liability of $1 Million (combined), an Umbrella Liability of $5 Million (each claim) / $5 Million (aggregate), and a Workers' Compensation and Employers' Liability of $1 Million. B2Z has no pending or past insurance claims.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	**CONTACT NAME:** Candi Carpenter **PHONE (A/C, No, Ext):** 713-552-1900 **FAX (A/C, No):** 713-513-5411 **E-MAIL ADDRESS:** ccarpenter@riskspecialtygroup.com
INSURED B2ZENGI-01 B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Travelers Indemnity Compan — 25658 **INSURER B :** Travelers Property Casualty In — 25674 **INSURER C :** StarStone National Ins Co — 25496 **INSURER D :** The Charter Oak Fire Insurance — 25615 **INSURER E :** Siriuspoint Specialty Ins. Cor — 16820 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2064021205 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Incl. Unmanned Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			6807N737635	7/10/2026	7/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BA9R235112	7/10/2026	7/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			CUP1P237416	7/10/2026	7/10/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB7N741163	7/10/2026	7/10/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Excess Liability Professional Liability including Pollution Liability (claims made)			CSX91247631P-02 PROVAE-0000597-00	7/10/2026 7/10/2026	7/10/2027 7/10/2027	Occurrence/Aggregate Per Claim/Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W. University Dr.
Edinburg TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Tab VI – Professional Services Agreement

B2Z ENGINEERING

July 14, 2026

Mr. Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ No. 2026-7 – Professional Engineering Services
Professional Services Agreement

Dear Mr. Hinojosa,

B2Z Engineering, LLC (B2Z) has thoroughly reviewed the City of Edinburg's Professional Services Agreement for Professional Engineering Services cited in RFQ No. 2026-7. B2Z affirms that it satisfies, and plans to maintain, the insurance requirements outlined in the Agreement during the contract period. If chosen, B2Z agrees to sign such an agreement with the City of Edinburg.

Sincerely,



Aisha Gonzalez
President

900 S. Stewart Road, Ste. 2
Mission, TX 78572
(956) 585-3773

Tab VII – Contact Information

Contact Information

Mrs. Aisha Gonzalez, the President and Owner of B2Z Engineering, and Mr. Reza Badiozzamani, PE, CFM, the assigned Senior Project Manager, will serve as the point of contact. Below, please find the requested contact information:

Name	Title	Address	Phone Numbers	Email Address
Mrs. Aisha Gonzalez	President/Owner	900 S. Stewart Rd, Ste. 12 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 566-3421	Aisha@B2ZEng.com
Mr. Reza Badiozzamani, PE, CFM	Senior Project Manager	900 S. Stewart Rd, Ste. 2 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 655-1995	Reza@B2ZEng.com

Appendix

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

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PRODUCER The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	**CONTACT NAME:** Candi Carpenter **PHONE (A/C, No, Ext):** 713-552-1900 **FAX (A/C, No):** 713-513-5411 **E-MAIL ADDRESS:** ccarpenter@riskspecialtygroup.com
INSURED B2ZENGI-01 B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Travelers Indemnity Compan — 25658 **INSURER B :** Travelers Property Casualty In — 25674 **INSURER C :** StarStone National Ins Co — 25496 **INSURER D :** The Charter Oak Fire Insurance — 25615 **INSURER E :** Siriuspoint Specialty Ins. Cor — 16820 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2064021205 **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Incl. Unmanned Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			6807N737635	7/10/2026	7/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BA9R235112	7/10/2026	7/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			CUP1P237416	7/10/2026	7/10/2027	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB7N741163	7/10/2026	7/10/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Excess Liability Professional Liability including Pollution Liability (claims made)			CSX91247631P-02 PROVAE-0000597-00	7/10/2026 7/10/2026	7/10/2027 7/10/2027	Occurrence/Aggregate Per Claim/Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W. University Dr.
Edinburg TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 07/10/2026

Company/Vendor Name: B2Z Engineering, LLC

Printed Name and Title: Aisha Gonzalez, President

Authorized Signatory: Aisha Gonzalez

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: B2Z Engineering, LLC
(Full, correct legal name)

- Address: 900 S. Stewart Road, Suite 2 | Mission, TX 78572
- Telephone/Fax: Phone: (956) 585-3773 | Fax: N/A
- Email address: Aisha@B2ZEng.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? 900 S. Stewart Road, Suite 12 Mission, TX 78572

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)
N/A
c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____
N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Mr. Reza Badiozzamani, PE, CFM
Address: 900 S. Stewart Road, Suite 2 | Mission, TX 78572
Telephone: (956) 585-3773
Fax: N/A
Email: Reza@B2ZEng.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

N/A

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Aisha Gonzalez, being first duly sworn, deposes and says that: *(Name)*

(1) She/He is President of B2Z Engineering, LLC the Bidder that has submitted the attached Bid; (Company)

(2) She/He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Aisha Gonzalez, President

Subscribed and sworn to me this 13th day of July 2026.

By: _____

Notary Public

ILEANA TREVINO NOTARY PUBLIC STATE OF TEXAS ID 132659283 EXP. 09-03-2028

My commission expires 09/03/2028

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

B2Z Engineering, LLC

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Aisha Gonzalez

Name of signatory

Signature

07/10/2026

Date



STATEMENT OF QUALIFICATIONS

CITY OF EDINBURG RFQ NO. 2026-7
PROFESSIONAL ENGINEERING SERVICES

CDS MUERY | TUESDAY, JULY 14, 2026



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100 NE LOOP 410, SUITE 300 | SAN ANTONIO, TX 78216
210.581.1111 | CDSMUERY.COM

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TRANSMITTAL LETTER

TRANSMITTAL LETTER

July 14, 2026

City of Edinburg
Engineering Department
Project Contact: Mardoqueo Hinojosa
415 W. University Drive
Edinburg, TX 78539

RE: Statement of Qualifications (SOQ) | Request for Qualifications - Professional Engineering Services
Solicitation No: RFQ 2026-7

Dear Selection Committee Members,

Civil Design Services, Inc. dba CDS Muery is pleased to submit our Statement of Qualifications for the City of Edinburg Request for Qualifications (RFQ No. 2026-7) for Professional Engineering Services.

CDS Muery brings nearly 40 years of experience delivering successful civil infrastructure projects throughout Texas. Licensed by the Texas Board of Professional Engineers (#F-1733) and Texas Board of Professional Land Surveyors (#10049500), our team provides **civil site design, transportation engineering, traffic engineering, fuel storage and dispensing design, subsurface utility engineering, water/wastewater engineering, stormwater planning and design, surveying, and mapping services** and related services to public and private clients. CDS Muery is committed to providing responsive, high-quality engineering services and looks forward to the opportunity to support the City of Edinburg's infrastructure, planning, and capital improvement programs under this contract.

The primary point of contact for this RFQ is **Russell E. Morkovsky, PE, CFM, Principal-in-Charge**. Mr. Morkovsky will serve as CDS Muery's authorized representative for all communications pertaining to this RFQ. Correspondence regarding this submission may be directed to 100 NE Loop 410, Suite 300, San Antonio, TX 78216, phone: 210.581.1111, fax: 210.581.5555, and email: russell.morkovsky@cdsmuery.com.

CDS Muery confirms that no addenda have been issued for this solicitation as of the Statement of Qualifications submission date.

We appreciate your consideration of our qualifications and the opportunity to be considered for inclusion on the City's professional engineering services rotation list. We are confident that our team's technical expertise, local experience, and commitment to client service position us to successfully support the City of Edinburg's current and future engineering needs.

Sincerely,



Russell E. Morkovsky, PE, CFM
Principal
russell.morkovsky@cdsmuery.com

I hereby certify that I am authorized to bind Civil Design Services, Inc. dba CDS Muery to contractual obligations on behalf of the firm.

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FIRM QUALIFICATION AND EXPERIENCE

FIRM HISTORY

Established in 1988, **Civil Design Services, Inc., dba CDS Muery,** has almost 40 years of experience developing responsible solutions and delivering successful civil infrastructure projects in today's fast-changing world. Our services include **civil site design, transportation engineering, traffic engineering, fuel storage and dispensing design, subsurface utility engineering, stormwater planning and design, water and wastewater engineering, surveying, and mapping services.** Over the past three decades, we have proudly provided civil engineering and surveying services to both private and public sectors. We are licensed through the **Texas Board of Professional Engineers (#F-1733) and Texas Board of Professional Land Surveyors (#10049500)** to provide engineering and surveying services in the State of Texas.

Our team has successfully completed projects for clients including the City of San Antonio (COSA), City of Uvalde, City of Cibolo, City of Hondo, City of Corpus Christi, Bexar County, San Antonio Water System (SAWS), American Electric Power (AEP), CPS Energy, the Texas Department of Transportation (TxDOT), and numerous other local, state, and federal agencies across Texas.

CDS Muery's unique strength lies in our combination of deep local knowledge, strong regional presence, and extensive statewide experience. Our team maintains a well-established presence in San Antonio, Bexar County, and the surrounding **South** and Central Texas region, providing firsthand knowledge of local regulations, permitting processes, infrastructure challenges, and stakeholder expectations.

Our experience serving municipalities, utility providers, transportation agencies, and other public-sector clients allows us to understand the diverse needs of communities ranging from rapidly growing metropolitan areas to smaller rural jurisdictions. This perspective enables us to deliver practical, cost-effective solutions tailored to each client's specific goals and constraints.

In addition to our strong presence in the San Antonio region, CDS Muery has provided professional engineering services throughout Texas, including numerous Gulf Coast and South Texas counties such as:



- Aransas
- Bexar
- Calhoun
- Cameron
- Galveston
- Hidalgo
- Jackson
- Jefferson
- Kenedy
- Kleberg
- Matagorda
- Nueces
- Orange
- Refugio
- San Patricio
- Victoria
- Webb
- Wharton
- Willacy

This broad geographic experience provides our team with a comprehensive understanding of infrastructure planning, design, permitting, funding, and project delivery while maintaining the responsiveness and accessibility of a local partner.

WHY CDS MUERY?

LOCAL KNOWLEDGE

- San Antoino-Based Team
- Coastal Areas and South Texas Experience
- Regional Agency Relatioinships
- Permitting & Development Expertise

YOUR TRUSTED PARTNER

Serving Texas Communities Since 1988

- Nearly 40 Years of Service
- Responsive Project Delivery
- Dedicated Municipal Support

FULL-SERVICE CAPABILITIES

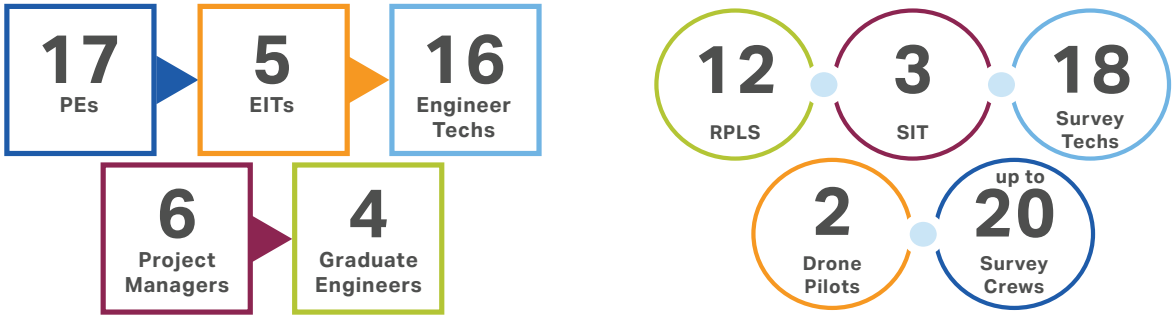
- Civil Site Design
- Water & Wastewater Infrastructure
- Drainage & Floodplain Management
- Transportation Engineering

Backed by nearly four decades of proven performance, CDS Muery combines the responsiveness and familiarity of a Texas based firm with the resources and experience of a statewide practice. Our longstanding relationships with public agencies, knowledge of regional infrastructure challenges, and successful delivery of complex capital improvement projects uniquely position us to support the City's immediate needs while advancing its long-term growth and development objectives. Through extensive experience managing on-call engineering services and rotational contracts for municipalities throughout Texas, we understand the importance of responsiveness, flexibility, and efficient project delivery.

CDS Muery has the depth and breadth of staff to support surveying, small-scale civil design, general civil engineering, transportation, drainage, and water/wastewater infrastructure projects. Our team is equipped to rapidly allocate resources and provide the technical expertise necessary to meet evolving project demands, from routine assignments to complex infrastructure initiatives. Supported by dedicated Principals-in-Charge, Project Managers, and technical leads, we provide technical excellence, clear communication, a single point of accountability, and the resources needed to consistently deliver high-quality projects on schedule and within budget.

STAFFING AND AVAILABILITY

The project team will be staffed from CDS Muery's San Antonio Headquarters at 100 NE Loop 410, Suite 300, San Antonio, Texas 78216, allowing for efficient coordination and timely on-site support. With more than 145 employees, including **17 Licensed Professional Engineers and 12 Registered Professional Land Surveyors**, CDS Muery has the resources to support assignments of varying size and complexity. Our flexible staffing approach pairs each project with a dedicated project manager who coordinates the appropriate engineering, surveying, and technical staff to efficiently deliver both small task orders and complex infrastructure projects.



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TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

ORGANIZATIONAL CHART



PRINCIPAL-IN-CHARGE
Russell E. Morkovsky, PE, CFM



PROJECT MANAGER
CIVIL ENGINEERING LEAD
HYDROLOGY & HYDRAULICS LEAD
EROSION AND SEDIMENT CONTROL DESIGN LEAD
Juan Ludwig, PE, CFM



ROADWAY & TRANSPORTATION LEAD
John Rothe, PE, CFM



TRAFFIC ENGINEERING SERVICES & TRAFFIC SIGNAL DESIGN LEAD
Diego Leyva, PE, PTOE, RSP1



WATER, WASTEWATER, & UTILITY DESIGN LEAD
Jeff Reck, PE, CFM, CDT, CCCA



RUSSELL E. MORKOVSKY, PE, CFM
PRINCIPAL-IN-CHARGE

34 YEARS OF EXPERIENCE

TENURE WITH THE FIRM
10 Years

LICENSES / CERTIFICATIONS
Licensed Professional Engineer, State of Texas #97577 (2008)

Certified Floodplain Manager, Texas No. 1534-09N

TxDOT Precertified #16375 - 2 Categories (10.1.1; 10.2.1)

EDUCATION
Bachelor of Environmental Design, Texas A&M University, 1990

ASSOCIATIONS
American Council of Engineering Companies (ACEC)

Texas Floodplain Management Association (TFMA)

PROFESSIONAL OVERVIEW

Mr. Morkovsky has 34 years of civil and municipal engineering experience. He serves as Principal, Senior Project Manager and is responsible for providing management and technical direction for stakeholder coordination, subsurface utility engineering, roadway analysis and design, stormwater drainage analysis and design, and other civil engineering discipline related projects.

PROJECT EXPERIENCE

Lajitas Golf Resort Master Planning and Engineering, Principal-in-Charge | Brewster County, TX – Served as Principal-in-Charge and Senior Project Manager for the master planning and infrastructure development of the 20,000+ ac Lajitas Golf Resort community along the Rio Grande. Led strategic planning workshops with ownership to identify development opportunities, prioritize infrastructure improvements, establish multi-year capital programs, and prepare planning-level cost estimates. Provided land planning and engineering services for resort development projects, including consultation on a proposed mountain-side Par-3 golf course. Directed utility mapping, water system investigations, UAV aerial mapping, and infrastructure feasibility studies to support continued growth and operations of the resort community.

Bexar County Flood Control Program, Luckey Road Improvements Preliminary Engineering Report, Project Manager | Bexar County, TX – Mr. Morkovsky was responsible for a drainage study and preliminary engineering report for this project in southwest Bexar County which developed and evaluated various solutions to provide unflooded access to and eliminate flooding of residences along Tributary 11 of Elm Creek within the Medina River watershed. Mr. Morkovsky evaluated various potential solutions consisting of buyouts of properties, channel improvements, and roadway improvements, including the replacement of an existing low water crossing with a larger, box culvert structure. He directed the hydrologic and hydraulic analyses of Tributary 11 to provide updated base flood elevations, and to simulate proposed road and drainage improvements.

City of San Antonio (COSA), Eisenhauer Drainage, Principal-in-Charge | San Antonio, TX – This project entailed channel improvements to relieve flooding to affected areas during major storm events at street crossings. CDS Muery prepared a Limited Drainage Study of Northwood Channel to identify and recommend drainage improvements that would satisfy the ultimate development condition in this 383-acre watershed. The study focused on drainage infrastructure improvements downstream of Eisenhauer Road to the confluence with a tributary to Salado Creek immediately east of Harry Wurzbach. The proposed ultimate drainage improvements included constructing an underground bypass system along Pike Road and Albin Drive, outside the existing channel ROW. (Professional Services 2018; Construction 2023)

City of Fair Oaks Ranch, Storm Water Drainage Improvements Preliminary Engineering Report, Project Manager | Fair Oaks, TX – This project consisted of the analysis of four (4) areas which experience drainage problems within the City of Fair Oaks Ranch. The areas include residential lot flooding due to excessive sheet flow, street and lot flooding from improper drainage at

RUSSELL E. MORKOVSKY, PE, CFM
PRINCIPAL-IN-CHARGE

an intersection, and two areas where existing, natural channels have inadequate capacity. Mr. Morkovsky directed the analysis of each of these areas using various modeling techniques. He then developed and evaluated numerous solutions for each area, and recommended specific improvements which provided the optimum balance of cost and effectiveness.

City of Nederland, Drainage Analysis of the Upper Main 'B' and 'C' Channels, Project Manager | Jefferson County, TX – Mr. Morkovsky was responsible for evaluation of drainage improvement alternatives for these two channels' watersheds. Mr. Morkovsky used HEC-1 to develop inflow hydrographs and HEC-2 (for 'B') and HEC-RAS (for 'C') to route the flows along each channel and determine water surface profiles for each. Both channels 'B' and 'C' drain to a large 2,240,000-gpm storm water pump station. Within the city, some residential areas adjacent to the main channel and/or its laterals experience frequent flooding. The purpose of this analysis was to determine whether the cause of flooding was due to inadequate storm sewer capacity, inadequate channel capacity, or inadequate pumping capacity. Proposed improvements included both channel modifications and increased storm sewer/box culvert capacity. Drainage reports were then prepared for each of the two systems analyzed.

City of Victoria, Hydrologic & Hydraulic Study of Mayfair Terrace Subdivision, Project Manager | Victoria, TX – Mr. Morkovsky led a drainage study to identify the causes and extent of localized flooding within an established residential neighborhood. The study utilized integrated 1D/2D hydraulic modeling to simultaneously evaluate surface and subsurface drainage across a 138-acre watershed, including approximately 13,550 LF of storm sewer, 79 stormwater inlets, and 875 LF of earthen channel. Under his direction, multiple drainage improvement alternatives were developed and evaluated for effectiveness and cost, providing the City with actionable solutions to reduce flooding impacts.

Grammercy Village Subdivision, Project Director | San Antonio, TX – CDS Muery provided QL-B utility investigation and 4 QL-A test holes, in Grammercy Village. The client wanted to get X,Y,Z data on a 30" gas transmission pipeline running through their new subdivision. CDS Muery coordinated with the facility owner, Enterprise, to mark and expose their pipeline. Deliverables consisted of a signed/sealed test hole data report and CADD file depicting the pipelines horizontal and vertical location.

Pedcor Creek Bend Apartments Phase 1, Project Director | San Antonio, TX – To support the design of offsite utilities for this land development project, SUE was conducted to map out a SAWS force main sewer line in order for the engineering team to design two new private force mains to parallel the existing one. Hydrovac services were utilized.

New Centerpoint Energy Gas Main, Project Director | Buda, TX – CDS Muery conducted a QL-B utility investigation along a 1.7-mile alignment in Buda, TX for the placement of a new Centerpoint Energy gas main. More the 50,000 LF of underground utility facilities were marked during the investigation. Deliverables consisted of utility CADD files.



JUAN LUDWIG, PE, CFM
PROJECT MANAGER

24 YEARS OF EXPERIENCE

TENURE WITH THE FIRM
21 years

LICENSES / CERTIFICATIONS
Licensed Professional Engineer, State of Texas #99289 (2007)

Certified Floodplain Manager, Texas No. 02169-11N

EDUCATION
M.S.C.E., University of Texas at San Antonio, 1999

B.S., Bioenvironmental Science, Texas A&M University, 1995

PROFESSIONAL OVERVIEW

Mr. Ludwig will serve as the **Project Manager, Civil Engineering Lead, Hydrology and Hydraulics Lead, and Erosion and Sediment Control Design Lead** for this project. He has significant experience working on roadway/street design, flood study, and drainage projects for cities, counties, as well as private clients. His experience includes performing hydrology storm water runoff calculations and hydraulic analysis of culverts, storm sewer systems, channels, natural floodplains, and bridge structures. He has also performed stormwater runoff calculations and provided hydraulic analysis of culverts, storm sewer systems, channels, natural floodplains, and bridge structures. Mr. Ludwig has over 24 years of experience in the design and construction of groundwater remediation, water works, sanitary and storm sewer improvement projects. He has worked on design teams and provided technical design support and construction oversight for various large scale projects and specializes in civil engineering design, with an emphasis in hydrology and hydraulic modeling.

PROJECT EXPERIENCE

American Electric Power (AEP), North Edinburg Substation CAD Bank Expansion | Edinburg, TX – Served as the civil design lead for a new 280-foot by 420-foot electrical substation pad expansion. Managed the design of approximately 720 linear feet of access roadway, 900 linear feet of concrete drainage channel with traffic-rated crossing, and associated stormwater detention facilities. Prepared the Hidalgo County Drainage District No. 1 (HCDD #1) Stormwater Management Plan and completed platting services for the 43.7-acre North Edinburg Subdivision development.

American Electric Power (AEP), Closner Substation | Edinburg, TX – Provided hydraulic modeling and drainage design services for the storm drainage collection system and detention pond facilities. Prepared and secured HCDD #1 approval of the project's drainage report. Directed entitlement and permitting efforts, including rezoning a 5.38-acre site from Agricultural (AG) to Industrial Light (IL), preparing the subdivision plat, and representing the client before the Planning and Zoning Commission and City Council.

American Electric Power (AEP), North Edinburg 345-kV Substation Expansion and Permitting | Edinburg, TX – Led zoning, platting, and municipal permitting efforts for a new electrical substation development. Prepared and obtained approval for rezoning a 3.02-acre tract from Agricultural (AG) to Industrial Light (IL), completed the 3.02-acre North Edinburg Subdivision plat, and represented the client throughout the Planning and Zoning Commission and City Council approval process.

American Electric Power (AEP), North Edinburg 138-kV Substation Expansion | Edinburg, TX – Supported delivery of a substation expansion project involving a 77-foot by 50-foot equipment pad addition for 138-kV infrastructure upgrades. Coordinated with City of Edinburg staff during pre-development review, worked with TxDOT to verify right-of-way requirements, and prepared a Unified Development Code setback variance application. Represented the client before the Zoning Board of Adjustment and successfully secured project approvals.

JUAN LUDWIG, PE, CFM
PROJECT MANAGER

Delgar Foods, LLC, Delia's Restaurant Parking Lot Expansion | Edinburg, TX – Mr. Ludwig managed platting and civil design services for a commercial parking lot expansion project. Prepared the replat of West View III Subdivision and site civil plans supporting a parking lot and drive-through expansion that added 44 parking spaces and extended drive-through circulation lanes to improve site operations and customer access.

Bexar County, Evans Road LWC (SC-2), Hydrology / Hydraulics Engineer | San Antonio, TX – Mr. Ludwig utilized USACE HEC-RAS V4.0 modeling software to assess hydraulic conditions of the existing Evans Road low water crossing and the design for the proposed 350 Ft. Elm Waterhole Creek Bridge structure. Mr. Ludwig prepared and submitted Nationwide 14 PCN application, Bexar Co. Floodplain Development Permit, Water Pollution Abatement Plan and CLOMR documents for the project.

Bexar County, Henze Road LWC (SA-47), Design Engineer | San Antonio, TX – Project included the improvement of three existing low-water crossings in South Bexar County with box culverts along Tributary E to the San Antonio River. Mr. Ludwig provided the HEC-HMS modeling to establish flow conditions for the project and HEC-RAS modeling for the project design and FEMA CLOMR requirements. He was also responsible for permitting coordination efforts with Bexar County, AECOM, and SARA.

City of San Antonio (COSA), Eisenhauer, Engineer Design Support | San Antonio, TX – Mr. Ludwig currently serves as the Engineer Design Support and will also perform Construction Phase Services. This project entailed channel improvements to relieve flooding to affected areas during major storm events at street crossings. CDS Muery prepared a Limited Drainage Study of Northwood Channel to identify and recommend drainage improvements that would satisfy the ultimate development condition in this 383-acre watershed. The study focused on drainage infrastructure improvements downstream of Eisenhauer Road to the confluence with a tributary to Salado Creek immediately east of Harry Wurzbach. The proposed ultimate drainage improvements including constructing an underground bypass system along Pike Road and Albin Drive, outside the existing channel ROW.

City of San Antonio (COSA), San Pedro/Huisache Area Drainage Phase I, Staff Engineer | San Antonio, TX – Project included the development of PS&E for 1,400 LF of 10'x7' single box culvert in public streets and railroad right-of-way with the attendant water and sewer replacements. Project also included street reconstruction with drainage improvements.

City of San Antonio (COSA), Goliad Road - SE Military to Loop 410, Project Engineer | San Antonio, TX – The reconstruction and widening of Goliad Road from SE Military to Loop 410 Access Road (1.77 miles), with extensive storm sewer improvements. He shared the drainage responsibilities providing storm sewer design and system modeling for 19 separate storm drain systems. Mr. Ludwig also provided the HEC-RAS modeling on the outfall channel establishing tail water elevations for the storm drain models.

City of Uvalde, City Engineer, Design Engineer | Uvalde, TX – Mr. Ludwig assisted with design engineering during this On-Call Engineering Contract. Services provided to the City included, but were not limited to: subdivision plat review and coordination; council and public and zoning meeting presentations and discussion support; Zoning Map preparation; street and drainage reconstruction projects; street sealcoat and overlay projects; drainage remediation projects; and flood plain studies.



JOHN E. ROTHE, PE, CFM

ROADWAY & TRANSPORTATION DESIGN LEAD

39 YEARS OF EXPERIENCE

TENURE WITH THE FIRM
29 Years

LICENSES / CERTIFICATIONS
Licensed Professional Engineer, State of Texas #73075 (1992)

Certified Floodplain Manager, Texas No. 2174-11N

TxDOT Precertified #8958 - 10 Categories (1.5.1; 3.2.1; 4.2.1; 8.1.1; 10.1.1; 10.2.1; 10.3.1; 10.4.1; 11.1.1; 2.4.2)

EDUCATION
B.S.C.E, Texas A&M University, 1986

PROFESSIONAL OVERVIEW

Mr. Rothe has over 39 years of experience in managing and designing a wide range of projects, including site civil design of public and private facilities, highways and roadways, drainage structures, street resurfacing, rehabilitation and reconstruction, utility rehabilitation, and municipal capital improvement projects. He has been a City Engineer for over a decade to various municipalities. He has experience managing permits with local, state, and federal permitting agencies.

PROJECT EXPERIENCE

City of San Antonio, Peggy Drive Road & Drainage, Project Manager/ Sr. Project Engineer | San Antonio, TX – This project consists of the drainage and roadway reconstruction. CDS Muery is providing surveying services and engineering design. These services include design surveying, utility coordination, and design for streets, drainage,pavement markings, signage, traffic control, storm water pollution prevention,and tree preservation/ mitigation. The Eastgate Subdivision experiences extreme street ponding due to lack of positive drainage, street slopes, and an inadequate drainage system of silted bar ditches, an undefined earthen channel, and undersized culvert pipes. The project includes providing improved drainage facilities that will require various inlets and underground piping. The construction will include a street typical section of 30-foot pavement with concrete curbs, concrete sidewalks (5' each side) and concrete driveway approaches.

City of San Antonio, Callaghan Road Reconstruction, Project Manager/ Sr. Project Engineer | San Antonio, TX – The project was developed as a LAM project for CoSA with TxDOT oversight. Reconstruction of Callaghan Road from Centerview Drive to Evers Road. Mr. Rothe was responsible for coordinating project scoping and contracting and management of the project and subconsultants. He was also responsible for the development of PS&E, ADA sidewalks, pedestrian/bicycle facilities including a 10 ft, multi-use path, traffic signals, retaining walls, noise walls, coordination of joint bid utilities, TxDOT/FHWA reviews, bid package preparation, and construction administration for the project. Specific design responsibilities included the roadway design of the project.

Bexar County, Highland Oaks Subdivision, Project Manager | San Antonio, TX – The project consisted of the design and construction of seven subdivision streets within the Highland Oaks Subdivision. The street and drainage improvements included a 32' rural roadway section, the reestablishment of roadway alignments, the reestablishment of ROW limits, and providing appropriate drainage facilities. These upgrades will significantly increase roadway functionality and enhance public safety/mobility.

City of Uvalde Water Systems Improvements, TxCDBG Grant Project (2019- 2020), Project Manager | Uvalde, TX – Mr. Rothe led the upgrade of Uvalde's water infrastructure, overseeing the replacement of 2,618 linear feet of 6-inch water mains. His comprehensive management included design development, stakeholder coordination, and complete bid-through-construction administration, ensuring successful project delivery while meeting all grant requirements.

JOHN E. ROTHE, PE, CFM
ROADWAY & TRANSPORTATION DESIGN LEAD

City of San Antonio (COSA)/San Antonio Water System (SAWS) Joint Bid, Eisenhauer Road/Northwood - Devonshire Area Phase I | San Antonio, TX – This project consisted of the engineering design, bid, and construction phase services as part of the City of San Antonio (COSA) 2017 Bond drainage improvement project. The drainage improvements included channel improvements to relieve flooding to` affected areas during major storm events at street crossings and an underground bypass system outside of the existing channel ROW. Water and sanitary sewer main replacements were also designed by CDS Muery as a joint bid with this COSA bond project.

Bexar County, Evans Road LWC (SC-2), Project Manager | San Antonio, TX – Construction of a 350 ft, 4-lane bridge over Elm Waterhole Creek. Mr. Rothe was responsible for scope definition and contracting, and management of the project and sub-consultants. He also managed the PS&E, attended multiple public meetings, participated in meetings with local residents, and was the engineer for construction phase services. Specific design responsibilities included the roadway design of the project.

Bexar County, Evans Road Phase 1, Project Manager/Sr. Project Engineer | San Antonio, TX – Alamo RMA, MPO funded project included the reconstruction and widening of 1.5 miles of a two-lane county road to a five-lane urban arterial. Mr. Rothe was responsible for scope definition and contracting, and management of the project and subconsultants. Mr. Rothe managed the PS&E, attended public meetings, participated in meetings with local residents, and was the engineer for construction phase services. Specific design responsibilities included the roadway design of the project.

Delgar Foods, LLC, Delia's Restaurant Parking Lot Expansion | Edinburg, TX – Principal-in-Charge for platting and civil design services for a commercial expansion project. Prepared the replat of West View III Subdivision and site civil plans supporting a parking lot and drive-through expansion that added 44 parking spaces and extended drive-through circulation lanes to improve site operations and customer access.

City of Cibolo, On-Call Engineering | Cibolo, TX – CDS Muery currently serves as one of the on-call engineering firms for the City of Cibolo and provides a wide variety of engineering and surveying services. Mr. Rothe was on the roadway reconstruction of Bolton Road and Santa Clara Road adjacent to the $400 million AW Texas, Inc., plant.

City of Uvalde, City Engineer | Uvalde, TX – Mr. Rothe currently serves as the City Engineer. He has worked with the City since 2003 providing a wide variety of engineering and surveying services.

City of Hondo, City Engineer | Hondo, TX – Mr. Rothe was the City Engineer for the City of Hondo for 19 years. During this time, he provided a wide variety of engineering and surveying.



DIEGO LEYVA, PE, PTOE, RSP1

TRAFFIC ENGINEERING SERVICES & TRAFFIC SIGNAL DESIGN LEAD

15 YEARS OF EXPERIENCE

TENURE WITH THE FIRM
2 Years

LICENSES / CERTIFICATIONS
Registered Professional Engineer, State of Texas #123378 (2016)
PTOE Certification No. 4193 (Exp. 03/2029)

RSP1 Certification No. 1055 (Exp. 07/2029)

TxDOT PreCertifications - 14 Categories

EDUCATION
B.S.C.E, Texas A&M University

PROFESSIONAL OVERVIEW

Mr. Leyva has over 15 years of experience in transportation and traffic operations, including traffic signal studies, traffic signal warrant analysis, speed zone studies, origin & destination studies, parking supply & demand studies, travel time & delay studies, capacity analysis studies, traffic safety studies, traffic projections, traffic signal timing studies, traffic operations evaluations, sign & pavement markings, traffic control plans, traffic signal design, illumination design, ITS planning studies & design, traffic right of way permits, roadway design, utility design, and drainage design. Diego has designed over 120 new or modified traffic signals, designed over 200 miles of sign and pavement markings, developed over 100 traffic studies for a variety of clients, reviewed over 500 plats, reviewed over 70 public improvement plans, and reviewed over 50 bond capital improvement projects. Some of his clients include Texas Department of Transportation, City of Houston, City of Austin, City of San Antonio, City of New Braunfels, and several private clients.

PROJECT EXPERIENCE

Corpus Christi Regional Transportation Authority (CCRTA), ADA Bus Stop Improvements Citywide, Assistant City Traffic Engineer | Corpus Christi, TX – Diego performed the traffic review consisting of determining if the ADA improvements met design guidelines, and if these improvements had the correct pavement/sidewalk repair per City of Corpus Christi Street cut requirements.

City of Corpus Christi, Staples Street, Midblock Pedestrian Crossing, Assistant City Traffic Engineer | Corpus Christi, TX – Diego designed a midblock pedestrian crossing to provide CCRTA bus riders a safer crossing between two bus stops on each side of Staples Street. The midblock crossing included Pedestrian Rectangular Rapid Flashing Beacons, ADA ramps, signs, and pavement markings.

City of Corpus Christi, Gollihar Road, Bus Stop Adjustments for Bond Project, Assistant City Traffic Engineer | Corpus Christi, TX – Diego worked on traffic engineering review for the Bond Project Gollihar Road from Greenwood Drive to Crosstown Expressway. As part of the traffic review, Diego coordinated with Corpus Christi Regional Transportation Authority (CCRTA) to discuss how bus riders will cross Gollihar Road to determine the safest bus stop locations where bus riders use signalized intersections and midblock pedestrian crossings.

City of Corpus Christi, Traffic Control Plan for Corpus Christi Regional Transportation Authority (CCRTA), Southside Transit Station, Assistant City Traffic Engineer | Corpus Christi, TX – As part of the ROW management, Diego coordinated with the contractor doing a street cut and installing underground utilities for the proposed Village at McArdle apartment complex development next to the CCRTA Southside Transit Station. The underground utility installation required a full street-width street cut. This street cut required a street closure and traffic control coordination to provide local access only with police officers to keep the CCRTA Southside Transit Station without interruption of service.

DIEGO LEYVA, PE, PTOE, RSP1
TRAFFIC ENGINEERING SERVICES & TRAFFIC SIGNAL DESIGN LEAD

Texas Central High-Speed Railway, Texas High Speed Rail, Senior Traffic Engineer | Houston, TX – The project involved a 240-mile bullet train between the cities of Dallas and Houston, divided into 10 segments from Dallas to Houston. Diego worked on preparing Ready for Estimate (RFE) deliverables in traffic engineering on segment 10. This segment consisted of a 9-mile stretch from west of Sam Houston Beltway 8 to the Houston Station at Northwest Mall. On this segment, the high-speed rail started in a tunnel under Beltway 8, then crossed the UPRR tracks, and then continued along Hempstead Road over a viaduct to the train station. The assignment consisted of developing Schematic Roll Plots for Maintenance of Traffic (MOT), Signing and Pavement Markings, and developed quantities for Traffic Signals.

TxDOT San Antonio District, Traffic Signal Design, FM 1346 at Dabbling Road/Stuart Road, Traffic Services Manager | Bexar County, TX – The project consisted of the intersection reconstruction of Wurzbach Road at Vance Jackson Road. Diego worked on the traffic signal design, and temporary signal design.

City of San Antonio (COSA), Harry Wurzbach at Austin Highway, Single Point Urban Interchange (SPUI), Senior Project Manager | San Antonio, TX – The project consisted of the construction of a Single Point Urban Interchange (SPUI) on Harry Wurzbach Road at Austin Highway. Diego worked on the traffic signal design, signs, and pavement markings for the proposed SPUI which included signalized crosswalks and bike lanes within the interchange.

City of San Antonio (COSA), City Wide Sign Inventory, Senior Project Manager | San Antonio, TX – The project consisted of assisting the City of San Antonio Public Works department with sign inventory services to install 8,792 new signs for the various city programs including SMP 2023, SMP 2024, and Pedestrian Safety 2025.

City of San Antonio (COSA), Traffic Engineering Specifications, Traffic Project Manager | San Antonio, TX – As a subconsultant for Camacho Hernandez & Associates, Diego worked in preparing the new Traffic Engineering Specifications in coordination with City of San Antonio Public Works Traffic staff.



JEFF RECK, PE, CFM, CDT, CCCA

WATER, WASTEWATER, & UTILITY DESIGN LEAD

27 YEARS OF EXPERIENCE

TENURE WITH THE FIRM
8 Months

LICENSES / CERTIFICATIONS
Licensed Professional Engineer, State of Texas #93786 (2004)

Certified Floodplain Manager, Texas No. 1044-06N

Construction Document Technologist (CDT) - CSI

Certified Construction Contract Administrator (CCCA) - CSI

EDUCATION
B.S. Agricultural Engineering, Texas A&M University, 1998

ASSOCIATIONS
Water Environment Association of Texas (WEAT)

Texas Floodplain Management Association (TFMA)

Underground Construction Technology Association

PROFESSIONAL OVERVIEW

Mr. Reck has over 27 years of experience in the planning, design, permitting, review, and management of water, wastewater, and environmental projects. His wastewater system expertise includes route and capacity studies, large- and small-diameter sewer main rehabilitation by cured-in-place pipe (CIPP), sewer main replacement by pipe bursting, open cut, and boring methods; new sewer pipeline installations, lift stations, and force mains. His water expertise includes potable water supply and distribution mains, public water supply wells, ground and elevated storage tanks, service pump stations, hydropneumatic tanks, public water systems, and fire water mains.

PROJECT EXPERIENCE

Seguin 24 Inch SH46 Western Water Main | Seguin, TX – CDS Muery is a subconsultant to Kimley-Horn and Associates, Inc., on this approximately 3.80-mile water main. The project includes a Level “C” & “D” SUE investigation through the entire 3.8-mile route of a proposed 24” water transmission main running through the City of Seguin. Level “A” services for up to forty-five test hole locations are also being performed to identify the horizontal and vertical location of existing critical utilities crossing the selected alignment. Mr. Reck provides SUE team oversight, management, quality control reviews, and engineering certifications for the deliverables.

San Antonio Water System (SAWS), 2023 Water Main Replacement Project 5, Project Manager & Engineer of Record | San Antonio, TX – This project was the open-cut replacement of approximately 4,400 LF of 6- to 12-inch diameter HDPE water mains and 15,900 LF of 6- to 12-inch diameter PVC water mains. Scope also included removal and proper disposal of existing asbestos-cement water lines, installation of temporary water mains to maintain continuous service, and relocation of customer service connections from rear alley alignments to fronting streets.*

San Antonio Water System (SAWS), Redland Road Water and Sewer Adjustments, Project Manager & Engineer of Record | San Antonio, TX – Designed adjustments to existing potable water and sewer mains to accommodate storm drainage and roadway improvements. Developed a detailed phasing plan for water main installation within the intersection of Jones Maltsberger Road and Redland Road to maintain two-way traffic at all times and developed plans for a temporary water main to minimize water outages for the nearby school and church.*

San Antonio Water System (SAWS), E-74 Rosillo Creek Sewer, Project Manager And Engineer of Record | San Antonio, TX – Open cut installation of approximately 3,000 LF of new 60” diameter in-line storage pipe, 73 LF of new 30” diameter sewer main, and 353 LF of new 8” diameter sewer main, and a new access road alongside the new sanitary sewer main. The new in-line storage pipeline replaced an existing 27” diameter sewer main along a new alignment. A new storage outlet structure was designed with an orifice plate to control the flow released to reduce sanitary sewer overflows downstream. A reinforced concrete saddle bridge was also constructed over the existing Citgo pipeline due to its shallow depth of cover at the roadway

JEFF RECK, PE, CFM, CDT, CCCA
WATER, WASTEWATER, & UTILITY DESIGN LEAD

crossing. Mr. Reck managed the utility coordination team for this project, including the permitting for a Flint Hills Resources petroleum pipeline, and a Citgo Energy pipeline. The project also included a new maintenance road for access to the storage outlet structure including a new driveway from TxDOT ROW (IH-35 access road). A hydraulic model was developed to evaluate the hydraulic performance of several alternatives and confirm the optimal storage pipe and orifice size. Significant coordination with the property owner, developer, utility companies, and TxDOT were required for this project. A Phase 1 and Phase 2 ESA, Cultural Resources Survey, Endangered Species Habitat Assessment, and a Waters of US Determination were completed for this project. COSA Stormwater, floodplain, and trees permits were obtained for the project prior to construction.*

San Antonio Water System (SAWS), Expanded Carrizo Wellfield, Project Manager And Engineer of Record | San Antonio, TX – Design of approximately 2.3 miles of new 12" to 24" high-density polyethylene raw water collection system piping and approximately 366' of 24" to 36" steel casing to be installed by jack and bore methods. The project also included the design of access roadways and well site improvements. Mr. Reck was the Project Manager for pipeline, topographic surveying, roadway design and well site improvements design and the Project Engineer for pipeline layout and design.*

San Antonio Water System (SAWS), West Avenue Water Main Replacement, Project Manager | San Antonio, TX – This project entailed open cut installation of 2,134 LF of new 12" and 16" HDPE water main and associate service reconnections along West Avenue and Jackson Keller Road. Mr. Reck was responsible for the design and construction of the project and provided Quality Control review of the engineer's opinion of probable construction cost estimates for the entire project.*

Austin Water Utility, Bryker Road Water and WW Replacement Project, Project Manager And Engineer of Record | Austin, TX – This project entailed the open cut replacement of approximately 1,800 LF of existing 6" cast iron water line and 1,080 LF of existing 6" wastewater line with new 8" water and wastewater pipe and associated valves, fittings, fire hydrants, and manholes. The new pipe was replaced along new alignments within the City street right-of-way (ROW) that were already heavily congested with existing utilities. Extensive utility coordination was required with Google Fiber and Texas Gas Company for placement of the new water and sewer mains to avoid conflicts with the new and proposed utilities. Mr. Reck managed all phases of the project, including management of sub-consultants, and utility coordination.*

City of Helotes, Water and Sewer Line Project, Project Manager | Helotes, TX – This project included installation of 1.33 miles of new 12" C900 PVC water main and associated appurtenances. Mr. Reck coordinated and managed the work of the subconsultants responsible for archaeological investigations, U.S. Army Corps of Engineers permitting, threatened and endangered species habitat assessments, geological assessments for TCEQ SCS Plans, and USFW karst feature investigations and assisted with design of the water and sewer main for the project and coordination/permitting with TxDOT.*

**previous employer*

4

REFERENCES

REFERENCES

Bexar County
San Antonio, TX
David R. Wegmann, PE, CFM - County Engineer
210-335-6700
dwegmann@bexar.org

CDS Muery has worked on various Bexar County projects with Mr. Wegmann which included drainage, civil and roadway engineering, street, and surveying services.

City of San Antonio (COSA)
San Antonio, TX
David M. McBeth, PE - Assistant City Engineer, Public Works Department
210-207-6342
david.mcbeth@sanantonio.gov

CDS Muery has been working with the City of San Antonio for over 35 years. Most recently on Peggy Drive project from 2022-2025.

American Electric Power (AEP)
212 E. 6th Street
Tulsa, OK 74119
Brent Harris
918-863-6057
bharris@aep.com

CDS Muery has been working with AEP for 34 years. We have provided civil engineering and surveying services on the following projects: South Padre Island to Port Isabel Transmission Line, North Edinburg to Cenizo Transmission Line, and Young Substation.

San Antonio Water System (SAWS)
2800 U.S. Highway 281 North
San Antonio, TX 78282
Patrick O'Conner, PE - Project Engineer
210-233-3020
patrick.oconner@saws.org

CDS Muery provided sanitary sewer design services for Martinez Creek - Perez St. to Huisache Ave. Wastewater Replacement project.

City of Uvalde - MSA Contract
Uvalde, TX
Jose A. Cardenas, Assistant City Manager
830-278-3315
jcar@uvaldetx.gov

CDS Muery has been working with the City of Uvalde for over 23 years.

PREVIOUS PROJECT EXPERIENCE WITHIN THE CITY OF EDINBURG



AMERICAN ELECTRIC POWER (AEP) NORTH EDINBURG SUBSTATION CAD BANK EXPANSION

Mr. Ludwig oversaw the preparation of site civil engineering plans for a 280' x 420' station pad, including the design of approximately 720 LF of access roadway, 900 LF of concrete conveyance channel (10-foot bottom width), a traffic-rated crossing, and associated stormwater detention facilities. He also directed the preparation of the Hidalgo County Drainage District No. 1 Storm Water Management Plan and the minor plat for the 43.7-acre North Edinburg Subdivision development.

AMERICAN ELECTRIC POWER (AEP) CLOSNER SUBSTATION

Mr. Ludwig provided drainage and land development services for the development of the AEP Closner Substation. His responsibilities included performing hydraulic modeling of the storm drain collection system and site detention pond, preparing an HCIDD No. 1-approved drainage report, and managing zoning and entitlement efforts. Mr. Ludwig successfully led the rezoning of a 5.38-acre parcel from Agricultural (AG) to Industrial Light (IL), prepared the final plat, and represented the client before the Planning and Zoning Commission and City Council, securing the necessary approvals for project development.



DELIA'S PARKING LOT EXPANSION

Mr. Ludwig and Mr. Rothe led the civil engineering and platting services for a commercial site expansion at the Delia's restaurant location. Their responsibilities included preparing the replat of a 0.779-acre parcel to accommodate proposed drive-thru and parking lot improvements. They developed the site civil plans and specifications for the project, which added 44 parking spaces and incorporated 22-foot-wide extended drive-thru lanes to enhance site access, circulation, and overall operational efficiency. Through their coordination and design efforts, the project successfully supported the owner's expansion objectives while meeting applicable municipal development requirements.

AMERICAN ELECTRIC POWER (AEP) NORTH EDINBURG 345-KV SUBSTATION EXPANSION AND PERMITTING

Mr. Ludwig managed entitlement and permitting services for the AEP North Edinburg Substation development. He prepared and submitted rezoning applications for a 3.02-acre parcel, facilitating the conversion from Agricultural (AG) to Industrial Light (IL) to accommodate critical electrical infrastructure improvements. Mr. Ludwig also prepared the subdivision plat and served as the client's representative throughout the Planning and Zoning Commission and City Council approval processes, successfully obtaining all required entitlements.



AMERICAN ELECTRIC POWER (AEP) NORTH EDINBURG 138-KV SUBSTATION EXPANSION

Mr. Ludwig supported the expansion of the AEP North Edinburg 138-kV Substation by providing civil engineering design, permitting, and agency coordination services. He designed a 77-foot by 50-foot substation pad expansion to support equipment upgrades and coordinated pre-development meetings with the City of Edinburg. His responsibilities included coordinating with TxDOT to verify right-of-way limits, preparing a variance request related to setback requirements under the City's Unified Development Code, and representing the client before the Zoning Board of Adjustment. Through his efforts, the project secured the necessary approvals to proceed with construction.

5

INSURANCE

Client#: 159283 CDSMUERY

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lily Easterling	
USI Southwest 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	PHONE (A/C, No, Ext): 713 490-4600	FAX (A/C, No): 713-490-4700
	E-MAIL ADDRESS: lily.easterling@usi.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Arch Insurance Company	11150
INSURED Civil Design Services, Inc. dba CDS Muery 100 NE Loop 410, Ste. 300 San Antonio, TX 78216	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$
A	Professional Liab Claims Made & Rep			PAAEP0123305	04/01/2025	04/01/2026	$5,000,000 per claim $5,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Civil Design Services, Inc.
dba CDS Muery
100 NE Loop 410, Ste. 300
San Antonio, TX 78216

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

James E. Zimmerman

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ACORD 25 (2016/03) 1 of 1 #S51719892/M48459713

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AFGZP

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/23/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
Marsh & McLennan Agency LLC
711 Broadway Suite 500
San Antonio TX 78215

CONTACT NAME: Julie McElderry
PHONE (A/C, No, Ext): 210-223-9171 **FAX (A/C, No):**
E-MAIL ADDRESS: Julie.McElderry@MarshMMA.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Employers Mutual Casualty Company	21415
INSURER B : North River Insurance Company	21105
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED CIVILDESIG5
Civil Design Services Inc.
dba CDS/ Muery
100 NE Loop 410 Ste 300
San Antonio TX 78216

COVERAGES **CERTIFICATE NUMBER:** 1552706118 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			BBB8581	10/1/2025	10/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			6E67253	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			6J67253	10/1/2025	10/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
B	Excess Liability Cyber Liability - Claims Made			5228310708	10/1/2025	10/1/2026	$5,000,000 3,000,000	$5,000,000 10,0000 Ded

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Blanket Leased and Rented Equipment Limit: $300,000/Occurrence, $100,000/item; $1,000 Deductible.

The General Liability and Auto Liability each include an endorsement providing Blanket Additional Insured, Blanket Primary and Non-Contributory, and Blanket Waiver of Subrogation status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.
The General Liability provides a Blanket 30 Day Notice of Cancellation to the certificate holder, only when there is a written contract between the named insured and the certificate holder that requires such status.

CERTIFICATE HOLDER
Civil Design Services Inc dba CDS Muery
100 NE Loop 410, Ste 300
San Antonio TX 78216

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 11/10/2025

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PRODUCER Marsh & McLennan Agency LLC 2500 City West Blvd, Suite 2400 Houston TX 77042	**CONTACT NAME:** Christine Pace **PHONE (A/C, No, Ext):** 713-346-1046 **FAX (A/C, No):** **E-MAIL ADDRESS:** christine.pace@marshmma.com
INSURED HRPSOLUT HR&P SOLUTIONS INC. 9621 W SAM HOUSTON PKWY N STE 100 Houston TX 77064	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Texas Mutual Insurance Company / 22945 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1651312939 **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB ☐ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0001100653	10/1/2025	10/1/2026	X PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Civil Design Services, Inc. dba CDS Muery is a Texas Professional Employer Organization, client of HR&P Solutions, Inc.

CERTIFICATE HOLDER

For Information Purposes

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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PROFESSIONAL SERVICES AGREEMENT

PROFESSIONAL SERVICES AGREEMENT

CDS Muery confirms that it has reviewed and read the Professional Services Agreement included with this solicitation. We acknowledge and understand the terms and conditions outlined therein and affirm that we will meet all requisite insurance requirements. Furthermore, should our firm be selected, CDS Muery agrees to enter into and execute the Professional Services Agreement as provided by the City.



Alamo Heights ISD, Alamo Heights Natatorium
San Antonio, TX

7

CONTACT INFORMATION

CONTACT INFORMATION

Primary Contact

- Name: Russell E. Morkvosky, PE, CFM
- Title: Principal-in-Charge
- Address: 100 NE Loop 410, Ste. 300, San Antoino, TX 78216
- Office Number: 210-581-1111
- Mobile Number: 210-382-3090
- Email Address: russell.morkovsky@cdsmuery.com

Secondary Contact

- Name: Juan Ludwig, PE, CFM
- Title: Project Manager
- Address: 100 NE Loop 410, Ste. 300, San Antoino, TX 78216
- Office Number: 210-581-1111
- Mobile Number: 210-382-3050
- Email Address: juan.ludwig@cdsmuery.com



Alamo Colleges District, Northwest Vista Prickly Pear Parking Garage
San Antonio, TX

8

REQUIRED FORMS

NON-COLLUSION AFFIDAVIT

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

NON-COLLUSION AFFIDAVIT

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: July 14, 2026

Company/Vendor Name: Civil Design Services, Inc. dba CDS Muery

Printed Name and Title: Russell E. Morkovsky, PE, CFM, Principal

Authorized Signatory:

GENERAL QUESTIONNAIRE

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Civil Design Services, Inc. CDS Muery
(Full, correct legal name)

- Address: 100 NE Loop 410, Ste. 300, San Antonio, TX 78216
- Telephone/Fax: Phone: 210-581-1111 / Fax: 210-581-5555
- Email address: russell.morkovsky@cdsmuery.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? San Antonio, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Russell E. Morkovsky, PE, CFM, Principal
Address: 100 NE Loop 410, Ste. 300, San Antonio, TX 78216
Telephone: 210-581-1111
Fax: 210-581-5555
Email: russell.morkovsky@cdsmuery.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

GENERAL QUESTIONNAIRE

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____
   _____
   _____
   _____

10. Provide any other names under which your business has operated within the last 10 years.
    _____
    _____

LITIGATION DISCLOSURE FORM

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES **NO**

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES **NO**

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES **NO**

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

HOUSE BILL 89 VERIFICATION

I, Russell E. Morkovsky, PE, CFM, Principal, the undersigned representative of Civil Design Services, Inc. dba CDS Muery, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Russell E. Morkovsky, PE, CFM, Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 13 VERIFICATION

SENATE BILL 13 VERIFICATION

I, Russell E. Morkovsky, PE, CFM, Principal, the undersigned representative of Civil Design Services, Inc. dba CDS Muery, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Russell E. Morkovsky, PE, CFM, Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 19 VERIFICATION

SENATE BILL 19 VERIFICATION

I, Russell E. Morkovsky, PE, CFM, Principal, the undersigned representative of Civil Design Services, Inc. CDS Muery, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

SENATE BILL 19 VERIFICATION

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Russell E. Morkovsky, PE, CFM, Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

NON-COLLUSION AFFIDAVIT

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Russell E. Morkovsky, PE, CFM, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of **Civil Design Services, Inc. dba CDS Muery,** the Bidder that has submitted the attached Bid; *(Company)*

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Principal

Subscribed and sworn to me this 14th day of July 2026.

By: _____

Notary Public

SONIA YVETTE CARRASCO
Notary Public, State of Texas
Comm. Expires 11-08-2026
Notary ID 2068675

NON-COLLUSION AFFIDAVIT

My commission expires

11-08-2026

CONFLICT OF INTEREST QUESTIONNAIRE

CONFLICT OF INTEREST QUESTIONNAIRE — FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Civil Design Services Inc., dba CDS Muery

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

None

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Russell E. Morkovsky, PE, CFM		July 14, 2026
Name of signatory	Signature	Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/14/2024



CDS muery

100 NE LOOP 410, SUITE 300 | SAN ANTONIO, TX 78216
210.581.1111 | CDSMUERY.COM

Improving Quality of Life









Statement of Qualifications

City of Edinburg, Texas

Professional Engineering Services

July 14, 2026 | RFQ No. 2026-7

Colliers Engineering & Design



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Tab 1

Transmittal Letter

Colliers Engineering & Design

13501 Katy Freeway, Ste 1350 • Houston, TX • 77079
TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers Engineering & Design

July 14, 2026

City of Edinburg
Mr. Mardoqueo Hinojosa, PE, City Engineer
415 W. University Drive
Edinburg, TX 78539

RE: Professional Engineering Services, RFQ #2026-7

Dear Mr. Hinojosa and Members of the Selection Committee:

Colliers Engineering & Design ("CED") is pleased to submit our Statement of Qualifications to the City of Edinburg (the "City") for consideration as part of the City's rotation list of qualified engineering firms for Professional Engineering Services. We understand the City seeks qualified firms to provide on-call engineering support for a variety of capital improvement projects and city programs during the two-year contract term of October 1, 2026, through September 30, 2028.

The CED Advantage

CED is a nationally recognized multidisciplinary consulting firm providing comprehensive engineering, planning, environmental, and infrastructure services to municipalities, public agencies, and private-sector clients. Our team combines local responsiveness with the resources of a large organization, enabling us to efficiently deliver projects ranging from focused assignments to complex, multi-disciplinary capital improvement programs. Our professionals possess the technical expertise, project management capabilities, and commitment to client service necessary to support the City's evolving infrastructure needs.

We understand the City may require assistance in a broad range of engineering disciplines, including street and utility infrastructure, pavement management, water and wastewater systems, structural engineering, hydrology and hydraulics, transportation and traffic engineering, environmental services, civil engineering, and MEP engineering. Our team is well-positioned to provide these services and to assist the City with planning, design, permitting, stakeholder coordination, grant support, construction-phase services, and ongoing engineering consultation. CED has built a reputation for delivering high-quality engineering solutions on schedule and within budget.

Our proposed Project Manager, Guillermo Benavides, PE, ENV SP, will lead this effort from our Houston office. With more than 36 years of experience in civil engineering and stormwater infrastructure, Mr. Benavides has successfully managed complex drainage and public infrastructure projects throughout the Texas Gulf Coast. His expertise in stormwater systems, flood mitigation, municipal infrastructure, and multidisciplinary project delivery makes him exceptionally qualified to guide this project from initial analysis through final design.

Thank you for your consideration of our qualifications. We appreciate the opportunity to be considered and look forward to the possibility of partnering with the City of Edinburg to advance its infrastructure and community development goals. Should you require additional information, please contact me, the authorized representative, at chris.otto@collierseng.com or 726 223 4768.

Sincerely,

Chris Otto, PE, CFM
Regional Discipline Leader | Municipal Services
chris.otto@collierseng.com | 726 223 4768

Tab 2

Firm Qualification and Experience

Colliers Engineering & Design

About Colliers Engineering & Design, Inc.

Colliers Engineering & Design ("CED") is a trusted provider of multi-discipline engineering, surveying, architecture, consulting and design services delivering customized solutions to public and private clients. Established in 1984 as Maser Consulting, Colliers Engineering & Design provides its same dedicated leadership, systems, and services to clients. We specialize in providing a comprehensive suite of services including survey/geospatial, subsurface utility engineering (SUE), architecture, civil/site, transportation, infrastructure, governmental, geotechnical/environmental, telecommunications, utilities/energy and project management.

Today, we are proud to say that we currently employ more than 3,500 professionals through a network of 80+ offices nationwide and beyond. Over its history, our company has consistently been recognized nationally by Engineering News Record as a Top 500 Design Firm and ranked on the Zweig Group Hot Firm List of fastest growing companies.

Legal Name of Firm

Colliers Engineering & Design, Inc.

Legal Description of Business

Corporation; 3,500 + total employees

Relevant Registration Numbers

Texas Board of Professional Land Surveyors Reg. 10194550 • Texas Board of Professional Engineers Reg. F-14909 • Texas Board of Professional Geoscientists Reg. 50617

Date Formed

1984

Corporate Headquarters

101 Crawfords Corner Road, Suite 3400
Holmdel, New Jersey 07733

Location of PM & Office Conducting Work

13501 Katy Freeway, Ste 1350
Houston, TX 77079

80+
Offices Nationwide

3500+
Professionals

8
Divisions

32nd
ENR Top 500 Design Firm Ranking



Texas Locations

We are *Municipal Engineers*

CED approaches the role of City Engineer not merely as an outside consultant, but as a fully integrated extension of the City of Edinburg's staff. We recognize that municipal engineering is unique; it requires balancing technical precision with public stewardship. Your needs will inevitably fluctuate between the strategic foresight required for long-term capital planning and the urgent, tactical responsiveness needed for day-to-day operational issues. Our service delivery methodology is purpose-built to accommodate both ends of this spectrum equally, ***ensuring that the City has the technical capacity of a large firm while retaining the personalized attention of a local partner.***

Communication Strategy

Effective communication is the cornerstone of our partnership and the primary tool we use to manage risk. Our strategy goes beyond simple reporting; it ensures that City staff, Council, and stakeholders are always aligned, eliminating surprises, and fostering trust with the public.

Guillermo Benavides, PE, ENV SP, will serve as the Primary City Engineer and the City's single point of contact. In this role, he acts as the conduit to CED's 3,500+ nationwide professionals. This structure provides the City with a distinct advantage: you gain access to deep, specialized resources from structural engineers to grant writers without the administrative burden of managing multiple points of contact. Mr. Benavides filters and coordinates these resources, ensuring that every communication the City receives is consolidated, clear, and actionable.

Meeting Attendance & Technical Support

We are committed to a visible, accessible, and consistent presence. Mr. Benavides along with technical staff will attend City Council, Planning & Zoning Commission, and staff meetings as requested. Our role in these settings is to translate complex engineering data into clear, decision-ready information for officials. Whether explaining the hydraulic impact of a new development or justifying the budget for a road rehabilitation, we provide the technical confidence Council needs to make informed policy decisions.

Stakeholder Coordination

Municipal projects rarely happen in a vacuum. Including the past two years, we routinely interface with private developers, utility providers, and state agencies (TxDOT, TCEQ) on the City's behalf. Our goal is to protect the City's interests while facilitating efficient progress. For example, during utility conflicts, we proactively facilitate coordination meetings to prevent costly field delays. When dealing with state agencies, we leverage our existing relationships to expedite permits and approvals, ensuring the City's projects do not stall in bureaucratic pipelines.

Precision & Accountability

We utilize a disciplined project management framework to ensure every task order, whether a small drainage review, a complex utility adjustment, or a major road reconstruction, is delivered on time and within budget. We respect that municipal needs often arise quickly. For every new assignment, we provide a detailed Work Plan and fee estimate within 24 hours of the request when time is of the essence. This Work Plan is more than a quote; it outlines the specific scope, a visual critical path schedule, and a clear list of deliverables. This ensures that expectations are perfectly aligned before a single dollar is spent.

Cost Control & Fiscal Stewardship

We treat public funds with the same scrutiny as our own, recognizing that every dollar saved is a dollar available for other community needs. Our project managers utilize real-time financial tracking software to monitor budget burn rates against project progress. If a potential deviation is identified whether due to unforeseen site conditions or scope creep it is flagged immediately, ensuring no fiscal deviations occur without prior discussion and City authorization. We also employ value engineering techniques during the design phase to identify cost-saving alternatives without compromising quality.

Tab 3

Team Member Qualifications and Experience

Colliers Engineering & Design

Organization Chart



Principal in Charge
Chris Otto, PE, CFM



Project Manager
Guillermo Benavides, PE, ENV SP

Municipal Engineers

Carlos Fuentes, PE, CME
Project Engineer - Street Infrastructure; Pavement Management; Civil Engineering

Andy Carruth, PE
Project Engineer - Utility Infrastructure Evaluation

Vamshi Konduru, PE, PH, CFM, GISP
Project Engineer - Hydrology & Hydraulics

Shaun Spivey, PE, PTOE, PMP
Project Engineer - Transportation; Traffic Engineering; Traffic Signal

Diana Hernandez Videa, PE
Project Engineer - PS&E; QA/QC

Support Disciplines

John Walton, PE
Project Engineer - Erosion and Sediment Control Design Lead

Melissa Magno, PG
Project Geologist - Erosion and Sediment Control Design

Jordan Volk, PE, PMP
Project Engineer - Water and Wastewater Evaluation

Ezra Urigwe
Environmental Engineering Lead



Chris Otto, PE, CFM

Principal in Charge

Mr. Otto leads the Texas region for municipal services and is a subject matter expert on water, roadway, and drainage solutions for many of our projects. He boasts comprehension of HEC-RAS, dynamic storm sewer models, and dam breach analyses. Mr. Otto has experience working with the City of San Antonio, sitting on the advisory panel for the City of San Antonio's Atlas 14, assisting with development of grant applications for several municipalities, and more.

Education

BS, Mechanical Engineering Technology, Texas A&M University

Professional Registrations

Professional Engineer (PE), Texas: No. 113172

Certified Floodplain Manager (CFM), Texas: No. 0752-05N

Professional Certifications

TxDOT Pre-Certified: 4.2.1, 8.1.1, 10.8.1, 11.1.1, 17.5.1, 18.3.1, 18.4.1, 18.6.1

Key Projects

SE Legacy

Laredo, Texas

CED is actively involved in the development of a large master-planned community in Laredo, aiming to revitalize a disadvantaged area. Mr. Otto is serving as the Principal-in- Charge on this project, as CED is responsible for preparing hydrology and hydraulic models, exhibits, and GIS shapefiles for major culvert crossings on both regional and local streets. This comprehensive analysis includes the development of Corrected Effective Hydrology Models for 18 tributaries, specifically identified as Zone A Floodplain, within the overall development area. Using the HEC-HMS modeling software, CED will delineate the watershed for each tributary and employ the NRCS curve number loss method and MOAA Atlas 14 Volume 11 rainfall data to create models for both the existing 100-year storm and the ultimate conditions 100-year storm. For the hydraulic models, a combination of on-the-ground survey data and LiDAR data from TNRIS will be utilized to generate accurate models representing existing ground conditions and flow rates for the 100-year existing and ultimate scenarios. Additionally, CED's services extend to stormwater management, with the inclusion of a Transportation and Land Use plan. This plan will encompass on and off-road facilities, thoroughfare classification, and the relationship between streetscape design and adjacent land uses.

On-Call City Engineering

Shavano Park, Texas

Mr. Otto has been providing general engineering services for the City of Shavano Park. Since 2016, services included coordination with TxDOT for operational and drainage improvements of NW Military and the city-wide drainage master plan. Services provided under Mr. Otto's leadership include multiple low water crossings on rural roadways within the City.

On-Call City Engineering

City of Cibolo, Texas

In 2017, Mr. Otto and his staff were awarded the City of Cibolo's on-call professional engineering contract for city engineering services. Since then, staff has been tasked with a variety of design, consultation, project management, plan review, and plat review services on an on-call basis for various public works projects. Mr. Otto now serves as the City Engineer and Floodplain Administrator for Cibolo. As the City Engineer Chris provides all development reviews and feedback/approval for all development activity in the City and ETJ. Mr. Otto has implemented a punch list document to assist with construction phase of projects that the City has in development.

Street Maintenance Plan - Phase 1

Shavano Park, Texas

Since 2016, Mr. Otto has been providing general engineering services for the City of Shavano Park. Services have included coordination with TxDOT on drainage improvements for the Northwest Military operational improvements project and the city-wide drainage master plan. Mr. Otto identified 12 areas of concern where existing flooding is common. Mr. Otto assisted the City in prioritizing street projects based on the pavement condition index, traffic load, emergency access, cost, and overall benefit to the community. He prepared several different alternatives and Opinion of Probable Construction Cost for each, and presented the options to Planning and Zoning as well as City Council to discuss the advantages and disadvantages of each option. City Council elected for full street reconstruction and adding ribbon curbs, maximizing the street life. Mr. Otto managed the design of plan and profile construction documents for 6 miles of streets, designed to align with the existing width and elevation, minimizing construction costs and eliminating the need for TCEQ permitting within the Edwards Aquifer Recharge Zone. Plans were submitted in 30, 60, and 90 percent design increments to obtain City and stakeholder input. He presented the design progress to City Council to keep them informed and obtain input on the design. The project was advertised for bids in January 2023 and is expected to complete construction in the fall of 2024. Additionally, Mr. Otto provided utility conflict coordination organized with a matrix of alternatives.

Bexar County DFIRM Review

San Antonio, Texas

Mr. Otto performed detailed hydrology and hydraulic review for all tributaries in the Upper and Lower San Antonio River Watershed, Calaveras Watershed, and several dams in Salado Creek. He also provided review comments and additional information to the San Antonio River Authority and attended coordination meetings and participated in discussions to establish regional watershed standards with the San Antonio River Authority.

COSA 2017 Bond - West Military and Ingram Rd Connectors

San Antonio, Texas

As Project Manager, Mr. Otto worked on a master-planned, mixed-use development with multi- modal transportation alternatives. This includes the upgrade of a regional inline detention pond, CLOMR, and underground storm drain. FEMA analysis was conducted using HEC-RAS and HEC- HMS. Underground storm drain was analyzed using XPStorm. The City of San Antonio and SAWS are financially participating with bond funds.



Guillermo Benavides, PE, ENV SP

Project Manager

Mr. Benavides has over 30 years' experience in engineering and construction, business administration, project management, civil, transportation, and structural engineering. He has experience developing schematics, plan, specification, and cost estimating (PS&E), construction management and construction inspection services for major projects in public infrastructure, private development, and energy industry. He has experience in the Greater Houston Area including roadway paving and drainage Improvements, sidewalk, hiking, and biking programs, and water and wastewater improvements.

Education

BS, Civil Engineering, Escuela Colombiana de Ingeniería, Bogotá Colombia

Professional Registrations

Professional Engineer (PE), Texas: No. 112686

Colombia Professional Licensed Engineer No. 25202-33138-CND

Professional Certifications

Certified Envision Sustainability Professional No. 42717

FAA Certified Private Pilot No. 3834081

FAA Certified Remote Pilot No. 3902599

IFPO – International Freelance Photographer No.80986BEN

Key Projects

Sugar Land Airport Maintenance Bridge

City of Sugar Land, Fort Bend County, Texas

Director of Public Works overseeing the Design the replacement of a two-span maintenance services bridge located in the vicinity of runway 17 of the Sugar Land Regional Airport.

City of College Station Sidewalks and Shared Use Paths for Pedestrian Bridge

College Station, Texas

The project encompasses the engineering and layout of multiple sidewalk extensions and three primary shared-use path corridors serving the College Station ISD area and the Texas A&M vicinity. The scope includes the geometric design of concrete sidewalk segments and 10-foot-wide shared-use facilities, integration of three pedestrian bridge structures, and drainage system enhancements involving culvert extensions, swale reconstruction, and localized hydraulic adjustments. The design must comply with ADA and PROWAG requirements for accessible pedestrian routes and account for geotechnical complexities associated with chemically reactive soils.

City of Bryan – Share Use Path

Bryan, Texas

Mr. Benavides managed the professional engineering and design services for the expansion of 12-foot-wide reinforced concrete shared-use paths along Villa Maria Road (FM 1179) and West William J. Bryan Parkway. He led a multidisciplinary design effort that integrated complex roadway excavations, spread foot retaining wall construction, and the modernization of pedestrian infrastructure, including Type 7 curb ramps and advanced LED countdown crossing components. To ensure project viability within TxDOT-regulated corridors, Mr. Benavides coordinated Right-of-Way (ROW) acquisitions and oversaw the detailed design of roadway lighting, storm drainage systems (RCP), and the strategic relocation of fire hydrants and municipal utilities.

All technical specifications were meticulously authored to adhere to TxDOT and TMUTCD standards for signage and pavement markings, successfully bridging the gap between FM 2818, Midtown Park, and the Texas Avenue corridor to enhance regional multi-modal connectivity.

City of Weslaco – Roundabout at Intersection of Votech Drive and Pike Boulevard

Weslaco, Texas

Mr. Benavides spearheaded the engineering design for a modern roundabout at the critical intersection of Votech Drive and Pike Boulevard to replace an insufficient all-way stop configuration. This comprehensive traffic solution was developed to alleviate severe congestion and safety concerns driven by rapid regional expansion, including the Mid Valley Industrial Park, airport operations, and county precinct activities. Key contributions included optimizing infrastructure for improved traffic flow and safety, engineering a high-capacity design capable of accommodating significant current and future industrial and municipal growth, and collaborating with city officials and regional stakeholders to deliver an innovative solution aligned with the City of Weslaco's long-term transportation vision.

City of Texas City – Shoal Point Access Road

Texas City, Texas

Mr. Benavides provided the preliminary engineering and route study for the Shoal Point Access Road, a critical infrastructure project designed to connect hundreds of acres of industrial-zoned land at Shoal Point to FM 197. He addressed a decades-long logistical bottleneck by developing a viable entry path and utility corridor across challenging terrain primarily comprised of dredge spoils. Mr. Benavides managed the delivery of a Preliminary Engineering Report (PER), completing 30% of the roadway and utility design, and collaborating with the Texas City Economic Development Corporation and City officials to align technical solutions with the region's long-term maritime and industrial expansion goals.

General Engineering Services

Clear Lake Shores, Texas

Principal in-charge of the Houston Municipal Department. Since 2023, CED was awarded to provide general services to the City of Clear Lake Shores. As part of this agreement Mr. Benavides has participated in the City Council Meetings and other meeting as requested by the City, as well as performed other general engineering tasks not covered under specific task orders. Mr. Benavides has also managed his staff in performing tasks such as the development of scoping documents for City engineering projects and the review of project plans.

East Municipal Parking Lot Design

Clear Lake Shores, Texas

Principal in charge of the Houston Municipal Department, Mr. Benavides managed and oversaw the study, design, and construction of the public parking lot improvement at Clear Lake Shores, aimed at maximizing the use of the available space while ensuring compliance with all City ordinances. Additionally, the project focused on providing ADA compliance, ensuring access from the parking lot to the surrounding commercial areas of the city.



Carlos Fuentes, PE, CME

Project Engineer | Street Infrastructure; Pavement Management; Civil Engineering

Mr. Fuentes has nearly two decades of experience in land development and municipal services. He is well-versed in standard engineering practices for a variety of project types, including retail, commercial, residential, and municipal capital improvements. He has working knowledge of state, county, and municipal regulations and standards as well as thorough knowledge of the land development process.

Mr. Fuentes is proficient in technical software including AutoCAD Civil 3D, HydroCAD, and Hydraflow Storm Sewers. He is highly effective in managing and coordinating all facets of land development and municipal services independently or as part of a team.

Education

MS Civil Engineering, New Jersey Institute of Technology

BS Civil Engineering, New Jersey Institute of Technology

Professional Registrations

Professional Engineer (PE), Texas: No. 151041; New Jersey: No. 24GE04900400

Certified Municipal Engineer (CME), NJ

Key Projects

SE Legacy – Talise Development, Phase IB

Laredo, Texas

As part of CED's involvement with the development of a large master planned community in Laredo, Mr. Fuentes has provided support for the project coordination and design of the initial phase of this project. The design included the preparation of road, drainage and utility profiles, hydrologic analysis, hydraulic design of storm sewer systems, and floodplain coordination.

East Municipal Parking Lot

Clear Lake Shores, Texas

This project consisted of upgrading and existing gravel parking area to a concrete paved parking lot. Mr. Fuentes provided support in project management during the design, bidding and construction phases of this project. The design included the preparation of bid plans and specifications, construction cost estimates, responding to contractors' questions during the bid and construction phases, as well as review of shop drawings, payment applications and construction contract documents.

144 Wisteria Lane

Cibolo, Texas

This project consisted of hydrologic and hydraulic analysis of an existing stormwater collection ditch that serviced an established residential area. CED was tasked with analyzing the existing ditch capacity, establish existing and proposed contributing flows and improving the existing ditch to accommodate the anticipated stormwater runoff from the residential area.

MS4 General Permit Renewal – City of Clear Lake Shores

Clear Lake Shores, Texas

Mr. Fuentes performed an update of the City's Stormwater Management Plan (SWMP) to meet the state's 2024 General Permit requirements. The update included updating the City's Best Management Practices (BMPs) to be better aligned with the 2024 General Permit requirements. Updates were performed in collaboration with City Officials and staff, to ensure new BMPs established actionable goals for the City. Mr. Fuentes also coordinated with City Staff to submit a Notice of Intent form through TCEQ online portal for formal renewal of MS4 General Permit participation.

MS4 General Permit Renewal – City of Cibolo

Cibolo, Texas

Mr. Fuentes performed an update of the City's Stormwater Management Plan (SWMP) to meet the state's 2024 General Permit requirements. The update included updating the City's Best Management Practices (BMPs) to be better aligned with the 2024 General Permit requirements. Updates were performed in collaboration with City Officials and staff, to ensure new BMPs established actionable goals for the City. Mr. Fuentes also coordinated with City Staff to submit a Notice of Intent form through TCEQ online portal for formal renewal of MS4 General Permit participation.

State Highway 211 Improvements – Landon Ridge

San Antonio, Texas

Mr. Fuentes performed detailed hydrologic and hydraulic design for five proposed culverts associated with new driveway connection points onto State Highway 211. This project required adherence to TxDOT's hydrologic and Hydraulic requirements.

State Highway 534 Loop Improvements – Windridge Development

Kerrville, Texas

CED was tasked with performing hydrologic and hydraulic analysis and design for a section of existing State Highway 534. In conjunction with a proposed residential development, a portion of State Highway 534 was to be widened for a proposed turn lane. The project required design of one new culvert associated with a new driveway connection point onto State Highway 534 and analysis and redesign of an existing roadside stormwater collection ditch. This project required adherence to TxDOT's hydrologic and hydraulic requirements.



Andy Carruth, PE

Project Engineer | Utility Infrastructure Evaluation

Mr. Carruth has broad knowledge in commercial and public works engineering projects. He has experience working alongside cities, being on-call for city engineering teams like the City of Cibolo and the City of Shavano Park. Mr. Carruth's expertise is tailored to San Antonio and the surrounding region. He has provided Colliers Engineering & Design with excellent responsiveness and strategic engineering for 15 years.

Education
BS, Civil Engineering, Texas A&M University

Professional Registrations
Professional Engineer (PE), Texas - #129161

Key Projects

On-Call Engineering Services: City of Cibolo

Cibolo, Texas

Mr. Carruth performs the engineering review in the City of Cibolo. Mr. Carruth tracks all submittals and manages deadlines. Mr. Carruth reviews all preliminary and final plats, as well as construction documents for the City. Mr. Carruth has also designed the construction documents for the relocation of the water line on Haeckerville Road. Mr. Carruth assisted in design, construction management, and creating of as-builts for the 12-in. public water project.

City of Shavano Park: On-Call Engineering Services

Shavano Park, Texas

On the team responsible for the City of Shavano Park's on-call engineering, Mr. Carruth has assisted with planning and development reviews as a Third Party Engineer, ensuring proposed developments adhere to the development codes. Mr. Carruth is essential to a variety of projects serving the City, including street maintenance phasing for approx. 5-mi. of city streets. The streets in the City of Shavano Park are at least 50 years old and deteriorating; requiring improvements provided by Colliers Engineering & Design. Included in the improvements are upgrades to the existing drainage, to alleviate inundation affecting homeowners.

Gates Offsite Sewer General Engineering

San Antonio, Texas

Mr. Carruth and team completed the design for a 12-in. sanitary sewer to serve the Southeast Meadows subdivision (AKA Gates Tract) for Gordon Hartman. In this phase, the team started the design and provided options for multiple alignments. Finalizing an alignment that worked through the properties where an easement could be obtained was challenging.

Gates Tract 24" & 18" Sewer Extension

San Antonio, Texas

For this 5,000 EDU lift station, which tied into a new 24-inch and 18-inch sewer extension, Mr. Carruth and his team provided design services for 1,880 linear feet of 36-inch gravity sewer, 2,765 linear feet of 30-inch gravity sewer, and 3,250 linear feet of 15-inch gravity sewer- which terminates at an existing San Antonio Water System (SAWS) 36-inch sewer. This design serves two subdivisions and is publicly bid in accordance with SAWS requirements. This design required easement acquisition, which was partially reimbursable by SAWS to the developer.

Medio Creek Sewer Extension

San Antonio, Texas

Mr. Carruth is on the team preparing construction and civil plans for this creek's sewer extension project. 8,280 ft. of 36-in. gravity sewer runs as deep as 24 ft., 2,640 ft. of 30-in. gravity sewer runs as deep as 26 ft., and 2,160 ft. of 15-in. gravity sewer as deep as 24-ft. The system will tie in with the terminus of a 36-in. SAWS sewer line (in Unnamed Tributary 7 at Medio Creek), and complete tie-in at the north end of the 36-in. sewer extension (at Talley Road).

City of Cibolo: Venado Lift Station

Cibolo, Texas

Our engineers performed route studies, before determining that a cross-country alignment would be the most successful solution (which coincides with the City's proposed drainage project and land acquisitions). Mr. Carruth's role was to manage the construction development of this project.

Haeckerville Road Water Main Extension

Cibolo, Texas

Mr. Carruth contributed to the development of as-built plans, construction phasing, and public water design. He and his team went through extensive coordination with public officials due to the proximity of other public works projects off-site in near proximity. Our team accounted for off-site channel improvements (done by others) that would affect our project once completed. The final product was a 12" water line, approximately 2000 ft long.

Gallagher Tract 30" & 24" Sewer Extension

San Antonio, Texas

Mr. Carruth served as project engineer (under Mr. Torres as project manager) for for the design and construction of 7,479' of 30" gravity sewer. The sewer main is to begin at a future 36" gravity sewer and extend to a point 1,700' southeast of the tract. In addition, a 24" sanitary sewer will extend 4,279' and cross SH-211 to the southeast corner of another tract. Services include schematic design, tree surveying, as-built drawings, sanitary sewer field notes and exhibits, and civil engineering services including project management, design and construction, stormwater pollution prevention planning, tree preservation planning, and construction observation.



Vamshi Konduru, PE, PH, CFM, GISP

Project Engineer | Hydrology & Hydraulics

Mr. Konduru has over 20 years of experience in leading municipal and private stormwater/flood studies that include CLOMR/LOMR, SWMP, MDP, Channel Design, Erosion Control, Bridge/Culverts, plan-review, dam breach and EAPs. He has a strong knowledge and understanding of various drainage codes for City of San Antonio, City of Austin, City of New Braunfels, City of San Marcos, Bexar, Comal and Guadalupe Counties, San Antonio River Authority guidelines, Harris County Flood Control District guidelines and the TxDOT Design Criteria Manual. He has expert level expertise in drainage analysis and design and specializes in GIS based automation and advanced computer models.

Education

MS, Civil Engineering, University of Memphis

BS, Civil Engineering, Osmania University

Professional Registrations

Professional Engineer (PE), Texas: No. 122082

Certified Floodplain Manager (CFM), Texas: No. 2018-10N

American Institute of Hydrology (15-H-7016)

GIS Certification Institute (91536)

Key Projects

Upper San Antonio River Watershed Restudy, Lower Cibolo Watershed Floodplain Modeling and Mapping, Lower San Antonio River Watershed Modeling and Review

San Antonio, Texas

Mr. Konduru managed the development of updated hydraulic modeling and mapping for 170 stream miles in the Upper San Antonio watershed and 334 miles in the Lower Cibolo Watershed. This involved large scale automated floodplain modeling and mapping, using HEC-RAS and XP-SWMM 1D, 2D and 1D-2D coupled modeling approach. He led the coordination effort with San Antonio Rive Authority (SARA)/FEMA and other subconsultants by conducting biweekly meetings and effectively communicating action items and project progress.

MAAPNext Mapping and RiskMAP Product Development Guidance, Harris County Flood Control District (HCFCD)

Harris County, Texas

As a mapping lead for two watersheds that used a coupled 1D-2D watershed wide singular model approach and collaboration with HCFCD, Mr. Konduru developed the floodplain and floodway mapping/Base Flood Elevation (BFE) guidances to incorporated into the MAAPNext Project. The guidance uses a series of tools (in GIS) with specific parameters and tolerances to preserve modeling accuracy.

CapMetro Light Rail Adelphi to McNeil

Austin, Texas

Mr. Konduru developed a drainage Study for the proposed single-track to double-track improvements along the Redline, in the vicinity of CapMetro's Howard station, specifically between McNeil Drive to Adelphi Lane for approx. 4000 linear feet of track improvements. Mr. Konduru oversaw the development of a drainage report based on existing and proposed and future conditions H&H analyses.

Cascade Caverns CIP

Boerne, Texas

As a Drainage Task Lead, Mr. Konduru led hydrologic and hydraulic modeling for the tributaries and storm structures. Due to the complex flow patterns in the project area, existing drainage issues, limited ROW and a stern City code which required no-rise and no-adverse-impacts, Mr. Konduru developed a staggered modeling approach which started with a Pure-2D Rain-on-Grid (ROG) approach to identify flow patterns and bottlenecks.

Blossom Park (Lotus Blossom St) 2017 Bond Project

San Antonio, Texas

Mr. Konduru managed and oversaw construction plan development for the improvements along Unnamed Tributary to Lorence Creek in the vicinity of Lotus Blossom Park, which was included on the 2017 CoSA bond to mitigate flooding to properties in the vicinity of Lotus Blossom Park. The project included removal of existing/damaged erosion control measures, installation of High-Performance Turf Reinforced Matting (HPTRM) with a Turf Geosynthetic Revetment System (TGRS) for approximately 1.8 miles and included a culvert replacement/upsize.

Core 5 Industrial Park CLOMR

Schertz, Texas

As Drainage Task Lead, Mr. Konduru completed hydraulic analyses, cut and fill analysis for model updates, as well as completed the CLOMR package, addressed review comments and responses and oversaw it through FEMA approval.

San Marcos Industrial Site

San Marcos, Texas

Kimley-Horn was selected to provide development planning and engineering activities on an on-call basis for 1700 acres. Mr. Konduru is the drainage task lead for this project and has performed preliminary hydrologic and hydraulic analysis for the existing unmapped on-site low areas for a 1700 acre site.

Northfield Place Phase II Drainage Analysis and Storm Sewer System Modeling and Integration

Harris County, Texas

Mr. Konduru developed Phase 2 analysis for the Northfield Place subdivision drainage analysis and design project. The project had six parallel streets with an open-ditch drainage system, connected with driveway culverts all of which drained into P118-26-00 at six different locations. He developed analysis and design recommendation using a combination of open ditch connected with driveway culverts and an underground pipe network system. The analysis was provided to the design team for plan production.

Drainage Area Master Plan Update

New Braunfels, Texas

Mr. Konduru completed four major tasks involved in creating a new Drainage Area Master Plan for the City of New Braunfels. First, tasks included meeting with the City to discuss their current stormwater program and overall goal of creating a an updated master plan. Next, he analyzed existing hydrologic and hydraulic data currently in the possession of the City and collected data from adjacent entities (i.e.: counties, cities, watershed administrators). Third, he developed and coordinated a work plan, which he presented to the Watershed Advisory Committee, Planning Commission, and City Council for approval and execution.



Shaun Spivey, PE, PTOE, PMP

Project Engineer | Transportation; Traffic Engineering; Traffic Signal

Mr. Spivey is a transportation engineer with 18 years of experience, specializing in municipal projects for connector streets, arterials, and local residential roads. He is skilled in roadway geometric design, traffic control planning, traffic calming, and signing and pavement marking. He has led the design of complete streets, signalized corridors, and urban streetscapes, ensuring safe, cost-effective solutions that comply with applicable standards. Mr. Spivey manages all phases of projects—from planning and analysis through PS&E—and is dedicated to creating efficient, community-focused transportation systems for city, county, and state projects.

Education

MBA, University of the Incarnate Word

MS, Psychology, Angelo State University

MS, Civil Engineering, University of Texas at Tyler

BS, Civil Engineering, University of Texas at San Antonio

Professional Registrations

Professional Engineer (PE), Texas: No. 114567

Professional Traffic Operations Engineer (PTOE), No. 4882

Project Management Professional (PMP), Project Management Institute No. 3251998

Affiliations & Memberships

Institute of Transportation Engineers (ITE)

Key Projects

Redland Road North Reconstruction, Ridgewood Parkway to Loop 1604

San Antonio, Texas

This project involved the reconstruction and widening of Redland Road from a two-lane asphalt roadway with ditches to a five-lane roadway with a continuous left turn lane, curb, storm sewer system, sidewalks, and bicycle amenities. Mr. Spivey served as Roadway Task Leader and construction phase Project Manager. He was responsible for the geometric design, pedestrian facilities and traffic signals. This included a traffic analysis of the corridor to determine signalized intersection requirements and lane configurations.

Hopkins Street Improvements (Bishop to Moore)

San Marcos, Texas

Mr. Spivey served as Design Engineer for this project involving street reconstruction and drainage improvements for a major arterial corridor into downtown San Marcos that bisects a national historic district. The design of the roadway uses a complete streets approach with focus on traffic calming, landscape enhancement and pedestrian mobility. As roadway task leader, Mr. Spivey developed the geometric design of the roadway including the traffic elements such as signing and pavement marking and pedestrian amenities.

FM 1187 Widening and Improvements

Parker County, Texas

Widening and improvement of FM 1187 to convert a two-lane, undivided rural roadway with a continuous center-turn lane to a four-lane, curb and gutter roadway with bike lanes, sidewalks, two new traffic signals and storm drainage system. This project was designed using TxDOT design criteria and complies with Environmental Standards of Uniformity.

SOLA-C2.003 Barton Springs Road to US 290

Austin, Texas

This project transformed a busy urban segment of South Lamar Boulevard by removing existing on-street bike lanes and adding elevated bike lanes, sidewalks, and shared use paths within the state right-of-way. As Roadway Design Lead, Mr. Spivey oversaw geometric design, traffic signal modifications, and drainage coordination to ensure safe and efficient travel for motorists, pedestrians, and bicyclists. The improvements improved multimodal access, minimized conflict points, and enhanced overall corridor mobility.

SOLA-C3.005 Intersection Improvements

Austin, Texas

This project involved designing two roundabouts near the S Lamar corridor. Both the Bluebonnet Lane and Del Curto Road intersections were designed with mini roundabouts and improved pedestrian and bicycle access with shared use paths and bike ramps. As Project Professional Mr. Spivey led the geometric design of both intersections. This included designing the roundabouts and approaches to provide a traffic calming effect to improve safety through these residential streets.

Broadway/Hildebrand Corridor Improvements

City of San Antonio, Texas

Drainage and roadway capacity improvement project that included the design of a storm drain system for a seven-lane roadway and outfall into the San Antonio River through a historic City park. The storm sewer system, which was designed to carry the 100-year storm event, had to meet TxDOT criteria and included two parallel 6-by-9 box culverts. As part of this project, Mr. Spivey design two traffic signals at AT&T parking lot driveways. He also analyzed the existing parking layout and on-site routing. Then developed plans for revised striping and routing to accommodate revised flow projections. He developed a comprehensive construction phasing plan, made up of 18 phases to address traffic congestion, existing utilities and drive entrance requirements.

Mays Creek GLO Phase 1

City of Seguin, Texas

Mays Creek Phase 1 was a major drainage improvement project in Seguin, Texas, funded through the GLO. The work involved elevating the neighborhood entrance above the 100-year floodplain, designing drainage channels, culverts, and sidewalk bridges to maintain vehicular and pedestrian access during storm events. The project also introduced a new roadway connection to SH 46 and a roundabout to enhance traffic flow and safety in the area.

Bagdad Road Traffic Signal

Leander, Texas

This project involved developing plans, specifications and estimates to construct a traffic signal on CR 279/ Bagdad Rd in Leander to help connect new neighborhoods to the local middle school. As Design Engineer, Mr. Spivey conducted a traffic analysis and signal design for the intersection. He also developed the traffic control, signing plan and pavement marking design to accommodate the new traffic signal.



Diana Hernandez Videa, PE

Project Engineer | PS&E; QA/QC

Ms. Hernandez Videa, PE brings a wealth of experience delivering impactful drainage and detention solutions. She excels at conducting comprehensive analysis, earthwork calculations, and construction plan development. Ms. Hernandez Videa's skills also encompass critical review and validation of infrastructure repairs. With a knack for creating practical engineering solutions to improve communities, Ms. Hernandez Videa consistently elevates projects through her expertise and commitment.

Education

MEng, Civil Engineering, University of Texas at Arlington

BS, General Engineering, Abilene Christian University

Professional Registrations

Professional Engineer (PE), Texas: No. 155475

Key Projects

Repairs Verification and Validation Project - Harris County Flood Control District (HCFCD)

Houston, Texas

Ms. Hernandez Videa worked on the Repairs Verification and Validation Project for the Harris County Flood Control District. She aided in reading and analyzing quantity reports and as-built drawings to contribute to the repair verification and validation of projects for funding request documentation. The phase of the project Ms. Hernandez Videa worked on involved verifying which projects were completed and which were not, ensuring that the repairs being made were caused by Hurricane Harvey and were not pre-existing. This process entailed reviewing several aerial images, pictures, as-built drawings, record drawings, and cost estimates to verify this information.

Kleb Woods Basin - Little Cypress Creek

Houston, Texas

Ms. Hernandez Videa assisted in revising record drawings, contributed to plans and profiles, and conducted earthwork calculations during the construction phase for the redevelopment of the Kleb Woods Basin project along Little Cypress Creek. The goal of the project was to enhance the design without major construction impacts. Tasks involved redesigning the detention pond shape, regrading surroundings, readjusting storm sewers, recalculating earthwork and changing the temporary entrance to a permanent entrance.

Lake Arthur Drive Detention Basin

Port Arthur, Texas

This project involved improving and expanding an existing detention pond and adding a second detention pond, along with a drainage channel, on Lake Arthur Drive. The goal was to improve drainage in residential areas and address an unmaintained detention pond that had been neglected for years. Ms. Hernandez Videa assisted with the development of construction plans for the improvements.

Babe Zaharias Golf Course Drainage Improvements

Port Arthur, Texas

Ms. Hernandez Videa assisted in developing construction plans and cost estimates for drainage improvements at the Babe Zaharias golf course. The project aimed to enhance the existing drainage system on two main roads that had been impacting residential areas, involving the replacement of storm sewers, inlets, and the expansion of the detention pond. Despite three existing gas pipelines obstructing the storm sewer connection between the street and the detention pond, Ms. Hernandez Videa conducted a comprehensive analysis to determine necessary modifications. Through her efforts, the project contributed to improving long-standing drainage issues while preserving the golf course's integrity.

East Municipal Parking Lot Design

Clear Lake Shores, Texas

Ms. Hernandez Videa assisted in design and development of construction plans for converting an existing gravel public parking lot into a concrete parking lot in the commercial area of Clear Lake Shores, Texas. The project aimed to maximize the use of the available space while ensuring compliance with all City of Clear Lake Shore's ordinances. Additionally, the project included the design and striping of the intersection on the northeast side of the parking lot to improve access to nearby commercial areas and enhance ADA-compliance. Her tasks included plan production, calculating quantities, designing the parking lot layout, and grading for proper drainage. During construction Ms. Hernandez Videa also contributed through regular site inspections, submittal reviews, and preparation of record drawings.

Infrastructure for Multifamily Housing – Talise Development, Phase 1B

Laredo, Texas

Ms. Hernandez Videa assisted in developing construction plans for road, drainage and utilities for a multifamily infrastructure near Laredo, Texas. The phase of the project, she worked on involved the design of two new streets and the paving of an existing gravel street for a master development plan. Her specific tasks included plan production, coordinating with various teams and project phases, drainage calculation and participating in utility coordination. Throughout the project, Ms. Hernandez Videa also participated in the QA/QC process for each submittal stage.

MS4 General Permit Renewal

Clear Lake Shores, Texas

Ms. Hernandez Videa worked on the 2024 Stormwater Management Program Report and Annual Report for the City of Clear Lake Shores. She assisted in reviewing and updating the existing documents to ensure compliance with the new 2024 General Permit requirements. Tasks also involved communicating with the City and conducting a detailed review of the best management practices and measurable goals to be included in the City's five-year permit plans.

General Engineering Services

Clear Lake Shores, Texas

Ms. Hernandez Videa is part of the team assisting with the general services being provided to the City of Clear Lake Shores. Her specific tasks have included developing standard details and specifications for the City, reviewing construction plans submitted for drainage design approval, and conducting site inspection for construction projects.



John Walton, PE

Project Engineer | Erosion and Sediment Control Design Lead

Mr. Walton has over 20 years of progressive geotechnical engineering experience on numerous projects throughout the East Coast. These projects have included the execution of multi-phase subsurface investigations and laboratory testing programs for a variety of project types including single-story to high-rise building structures, heavy industrial facilities, highway projects, retail, residential, telecommunications, marine, energy, and institutional facilities.

Mr. Walton's experience has included interpretation of subsurface exploration, geophysical, and geologic data; development of subsurface investigations and laboratory testing programs; and identification and classification of subsurface materials. His engineering and management responsibilities include analysis and design of shallow and deep foundation systems; directing and administering field testing, remediation and exploration programs; administering geophysical surveys; developing and administering geotechnical instrumentation programs; analysis of slope stabilization and soil retention structures; evaluating and administering remedial and preventative measures for karst geology; and the development and review of geotechnical engineering reports, correspondence, and specifications.

Education

MS, Civil Engineering - Geotechnical, Drexel University

BS Civil Engineering - Geotechnical, Drexel University

Professional Registrations

Professional Engineer (PE) Texas: No. 152859, Connecticut, Florida, Pennsylvania, Maryland, New Jersey, Virginia, Delaware, New York, Washington, D.C., Alabama, Michigan, Ohio, North Carolina, New Mexico, West Virginia, South Carolina

Affiliations & Memberships

American Society of Civil Engineers, Member

American Society of Civil Engineers, Geo-Institute, Member

International Council of Shopping Centers, Member

Key Projects

Solar Energy Projects

New Jersey, *New York*, *Pennsylvania*

The scope of services for these projects included geotechnical investigations, engineering design, and construction oversight and consultation for ground-mount solar energy projects including stand-alone solar fields as well as parking lot canopy systems. Engineering services were provided for foundation systems, equipment slabs, utility trenches, and access roads. Foundation systems included helical piles, spread footings, rock screws, and driven post installations.

Mixed-Use Development

Branchburg Township, *Somerset County*, *New Jersey*

The scope of this project included a mid-rise hotel, three assisted living buildings, a bank, and a restaurant. The primary challenge of this 28-acre site was the presence of variable consistency undocumented clayey fill materials to depths of up to 25 feet. Numerous methods of soil improvement and various foundation systems were evaluated to deal with the variable fill thickness, including deep dynamic compaction, zoned excavation and replacement, rammed aggregate piers, and piles.

Corridor H

Grant County, West Virginia

This project involved over three miles of new highway construction, including two bridges, +300ft. high rock cut-slopes, and +100ft. high fill embankments. Responsible for developing and directing subsurface program consisting of more than 200 borings to depths of up to 200 feet, performing rock cut and fill slope design and stability analyses, and design of deep foundation systems, reinforced soil slopes, and MSE, cantilevered, and anchored retaining walls.

High-Rise Building

New York City, Manhattan, New York

Geotechnical Services were provided for a 17-story reinforced concrete structure for the Permanent Mission of the People's Republic of China to the United Nations. Services included design and construction consultation for underpinning, rock excavation, temporary excavation support, component foundation systems, rock bolts, and groundwater control measures.

Hog Island Road

Tinicum Township, Delaware County, Pennsylvania

This project involved the extension of Hog Island Road around the Philadelphia International Airport to provide a connection between existing township roads. Responsible for a geotechnical instrumentation program to surcharge and monitor the underlying compressible soils, as well as design and consultation for a driven steel pipe pile foundation system to support a bridge that carried the roadway over an environmentally sensitive tributary to the Delaware River.

Boos Development Group

Rochester City, Monroe County, New York; City of Poughkeepsie, Dutchess County, New York; and Worcester City, Worcester County, Massachussets

Provided geotechnical engineering services in areas throughout upstate New York and Massachusetts, including recommendations to deal with historic fills and associated stormwater testing, foundation designs, and shallow bedrock and earthwork recommendations.

NYSDOT, Pacifico

Nesconset Hamlet, Suffolk County, New York

Performed a geotechnical exploration of 26 test borings along a one-mile stretch of Route 347 in Nesconset, NY to identify subsurface conditions for sound barrier foundation design, drainage structures, and new stormwater basin and associated structures.

Route 9 Section 15-D

Smithville, Galloway Township, Atlantic County, New Jersey

Replacement of the existing bridge, including the construction of a 30+ foot high MSE wall embankment over soft bay silts. Responsibilities included directing the field work associated with installation of geotechnical instrumentation, including vibrating wire piezometers, inclinometers, magnetic probe extensometers, conventional monitoring wells, and geotextile strain gauges. Additional responsibilities included performing initial calibration of instruments, and training client representatives to maintain the instruments, obtain readings, and evaluate the acquired data.



Melissa Magno, PG

Project Geologist | Erosion and Sediment Control Design

Ms. Magno is a Senior Geologist with over five years of experience in geotechnical subsurface explorations, construction observations and materials testing, and geographic information systems (GIS) technologies. She is responsible for the planning and supervision of geotechnical field explorations, and laboratory and field-testing programs, including observation and documentation of test borings, test pits, and infiltration testing. She has experience in data collection and analysis from site investigations, foundation design recommendations, environmental inspections, project management, and preparation of proposals.

Education

BS Geology, GIS Minor, Summa Cum Laude, East Tennessee State University

Professional Certifications

Licensed Geologist (PG), North Carolina

CEPSCI Erosion Prevention & Sediment Control Inspector, South Carolina Department of Health and Environmental Control

OSHA 10-Hr Construction Safety

Key Projects

ASPA TRR Interchange Yard Expansion

Mobile, *Mobile County*, *Alabama*

Aided in the planning and supervision of a geotechnical exploration program performed for determining subgrade suitability for support of a proposed coastal railway interchange yard expansion. Coordinated field operations, attended client meetings, and provided further assistance with coordinating laboratory testing, compiling the final geotechnical report, and monitoring project financial performance.

Athens Highway

Gainesville, *Hall County*, *Georgia*

Performed and assisted with the management of a multiphase geotechnical exploration program for use in determining suitability for support of a proposed trucking terminal and related site improvements. Coordinated field operations, provided oversight of Standard Penetration Test (SPT) borings and test pits, visually classified soil samples in the field, and performed preliminary double-ring infiltrometer testing. Created test boring logs and figures, assigned laboratory testing, and assisted with the final geotechnical report.

Pit Stop

Darlington, *Darlington County*, *South Carolina*

Assisted in the design and execution of a geotechnical exploration program to determine subgrade suitability for support of a proposed ±640-acre site solar energy development. Coordinated field operations, attended client meetings, and provided further assistance with coordinating laboratory testing, compiling the final geotechnical report, and monitoring project financial performance.

Swan Cove Pool Restoration

Chincoteague, Accomack County, Virginia

Performed a multiphase geotechnical exploration to evaluate scour conditions for a water control structure and to determine preliminary support options for a proposed bridge. Coordinated and provided oversight for field operations, visually classified and logged SPT and hand auger soil samples in the field, and observed barge-mounted CPT explorations. Generated boring logs using gINT software and map figures using ArcGIS Pro software, and assisted writing the geotechnical reports.

Sam Furr Road - 4" PLM Replacement

Huntersville, Mecklenburg County, North Carolina

Performed test boring and rock core drilling inspection; visually classified and logged soils and rock for use in evaluating the subsurface conditions at the location of a proposed 4" natural gas line to be installed by horizontal directional drilling (HDD) techniques. Also performed weekly environmental inspections for the 1500-ft project corridor to ensure environmental permit compliance during construction, and adapted soil erosion and sedimentation controls in accordance with current conditions.

Strickland Road Parcel

Wilson Mills, Johnston County, North Carolina

Performed test boring drilling inspection to visually classify and log soils and rock for use in determining subgrade suitability for a proposed 700 lot residential development. Obtained bulk samples for laboratory testing. Created figures using ArcGIS Pro software and assisted writing the final geotechnical report.

PNG Line 330 – Pleasant Garden Road 12" Looping Project

Pleasant Garden, Guilford County, North Carolina

Environmental inspector for a 5.1-mile, 60.08-acre pipeline project that included open-cut trenching through multiple streams and wetlands within the project corridor. Delineated and provided oversight for stream and wetland crossings. Monitored construction sequencing, the installation and maintenance of environmental control devices, and restoration processes to ensure compliance with project-specific, state, and federal regulations. Participated in construction meetings and compiled environmental reports.

Naples Airport Improvements

Naples, Collier County, Florida

Assisted in the oversight of 27 soil explorations (17 soil test boring and 10 cone penetrometer test [CPT] explorations) performed in support of proposed improvements for Naples Airport, to possibly include typically loaded one-story hangar structures, as well as a renovated footbridge. Assisted with the desk study of historical imagery for reportedly abandoned landfill areas within the proposed site location. Visually classified and logged soil samples in the field. Generated boring logs using gINT software and map figures using ArcGIS Pro software, including an NRCS soil survey map, for use in the final geotech report.

PNG NCDOT U-4405 Construction Project

Fayetteville, Cumberland County, North Carolina

Assisted in performing a limited Phase II environmental investigation and geotechnical exploration of five subject properties located in Fayetteville, NC. Test borings were performed where samples were field-screened by visual and olfactory methods, and by a photoionization detector (PID). Samples were obtained for laboratory testing for analytes of environmental significance.



Jordan Volk, PE, PMP

Project Engineer | Water and Wastewater Evaluation

Mr. Volk has over 20 years of experience in the potable water and wastewater engineering fields, including project management, design, investigation, preparation of plans and specifications, permitting, and construction administration and observation for water and wastewater infrastructure. Specific projects have included water treatment plants, water pump stations, water distribution mains, water storage tanks, supply wells, and chemical feed stations.

Mr. Volk also has experience in hydraulic modeling, site feasibility studies, water system valuations, strategic planning, and asset management practices. His wastewater experience includes the design of wastewater pumping stations, as well as new sanitary sewers and the rehabilitation of existing sanitary sewers. He also has experience in large scale stormwater resiliency and mitigation projects.

Key Projects

Wastewater Treatment Plant Evaluation and Capital Plan

Borough of Florham Park, Morris County, New Jersey

Preparation of a wastewater treatment plant upgrade evaluation, optimization and capital plan to account for future flow increases in the Borough.

235th Street Pump Station Reconstruction, New York City Department of Environmental Protection

Bronx Borough, New York City, New York

Project Manager for the planning and design of a 3.5 MGD combined sewer pump station with an estimated construction cost of $20M.

Rebuild By Design - Living With the Bay, Governor's Office of Storm Recovery

Various Locations, Nassau County, New York

Project Manager for the design of four stormwater resiliency projects with an estimated construction cost of $50M.

JFK Airport Floodgate Installation, Port Authority of New York and New Jersey

Queens Borough, New York City, New York

Project Manager for the planning and design of two separate projects with the goal of mitigating storm surge flooding at the airport with an estimated construction cost of over $50M.

Education

BS Mechanical Engineering, Lehigh University

Professional Registrations

Professional Engineer (PE), Texas: No. 142341, Connecticut, Florida, Massachusetts, North Carolina, New Jersey, New York

Project Management Professional (PMP)

Affiliations & Memberships

New Jersey American Water Works Association

New York Water Environment Association

Software Skills

ArcGIS

AutoCAD

WaterGems

Holland Tunnel Prefabricated Storage Building, Port Authority of NY and NJ

Jersey City, Hudson County, New Jersey

Project Manager for the planning and design of a prefabricated storage building on the NJ side of the Holland Tunnel to store flood mitigation equipment.

Building 111 Mechanical and Electrical Resiliency, Port Authority of NY and NJ

Port Newark, Hudson, County, New Jersey

Project Manager for the planning phase of a fire protection and potable water pump station to evaluate options for flood resiliency.

Port Newark Resident Engineer's Office, Port Authority of NY and NJ

Port Newark, Hudson County, New Jersey

Project Manager for the planning phase to evaluate options for a new flood resilient resident engineer.

Long Beach Bulkhead Replacement

City of Long Beach, Nassau County, New York

Project Manager for the design of a new section of bulkhead along the north shore of Long Beach to provide storm surge resiliency.

Newark Avenue Bridge Water Main Replacement, Jersey City Municipal Utilities Authority

Jersey City, Hudson County, New Jersey

Project Manager for the design and permitting of the replacement of a 36-inch water main and bridge above an active Conrail railroad line.

Newark Avenue CIPP, Jersey City Municipal Utilities Authority

Jersey City, Hudson County, New Jersey

Project Manager for the design of rehabilitation of 4,000 LF of 6-inch, 8-inch, and 12-inch water mains using a structural cured-in-place pipe (CIPP) liner.

Sodium Permanganate Chemical Feed, Jersey City Municipal Utilities Authority

Jersey City, Hudson County, New Jersey

Project Manager for the design, permitting, and construction administration of the installation of a sodium permanganate chemical feed system at the JCMUA Water Treatment Plant.

Journal Square North Water Main Rehabilitation, Jersey City Municipal Utilities Authority

Jersey City, Hudson County, New Jersey

Project Manager for the design and permitting of rehabilitation and replacement of 20,000 LF of 6-inch and 8-inch water mains within the Journal Square North Ward. Prior to design, water main coupons were taken and analyzed to determine the condition of the existing water main and the best method of rehabilitation or replacement. The design included water main replacement, cleaning and cement mortar lining and structural cured-in-place pipe (CIPP) liner.



Ezra Urigwe

Environmental Engineering Lead

Mr. Urigwe has a background in Geological Sciences with a specialization in Hydrology received from the University of Texas at San Antonio. Mr. Urigwe has collaborated with the environmental team on a number of projects including Geologic Assessments, Karst Feature Evaluations, Endangered Species & Habitat Surveys, Soil Sampling, and Phase I and Phase II Environmental Site Assessments in Texas, New Mexico, Tennessee, Virginia, Nebraska, and Oklahoma. To aid in visualizing the data for these projects, Mr. Urigwe has produced several exhibits in ArcGIS and AutoCAD in conjunction with professional geologists and engineers. In addition, he has technical competence in modeling, mapping, and analytical software including MATLAB, PSS/E, and Surfer. Post-graduate, Mr. Urigwe aims to enhance his capabilities with study in the fields of Sustainable Development and Geo-environmental Engineering.

Education

BS in Geosciences, University of Texas at San Antonio

Professional Certifications
OSHA HAZWOPER 40-HR

Training

OSHA 10-HR Construction Safety

SSL/PM Site Safety Leader / Project Manager Training

Affiliations & Memberships

American Institute of Petroleum Geologists (AIPG)

Association of Environmental and Engineering Geologists (AEG)

American Society of Professional Engineers (ASCE)

National Groundwater Association (NGWA)

The Environmental & Water Resources Institute (EWRI)

American Institute of Hydrology (AIH)

Key Projects

Geologic Assessments

Various, Texas

Conducted the mapping of constructed and naturally occurring geologic karst features over the Edwards Aquifer Recharge Zone. Performed dimensional analysis and qualitative analysis of each karst feature to determine water infiltration and sensitivity. Determined catchment areas for sensitive features and subsurface drainage associated with extensive subsurface features. Prepared both Sewage Collection System (SCS) and Water Pollution Abatement Plan (WPAP) geologic assessment reports and submitted all GIS exhibits and attachments to TCEQ for approval.

Phase I Environmental Site Assessments

Various, Texas

Conducted Phase I ESAs, which require site reconnaissance, review of state and federal databases, interviews with property owner(s), client(s), and environmental regulating agencies, and report composition. Reports are completed in accordance with ASTM E1527-21 standards.

Phase II Environmental Site Assessments

Various, Texas

Assisted with Phase II ESAs, which may require soil borings, monitor wells, soil sampling, trench excavations, groundwater sampling, review of sample analysis, subsurface analysis using ground penetrating radar, and preparation of final Phase II site assessment report. Additional duties include coordinating remediation, asbestos and lead based paint surveys, and removal of Underground Storage Tanks (USTs). When necessary, reports are completed in accordance with applicable regulations including the Texas Risk Reduction Program (TRRP).

Karst Feature Evaluations

Various, *Texas*

Performed mapping of karst features, which included identification of karst features that have endangered karst invertebrate habitat potential, hand excavation of karst features, regional geologic mapping and literature research, preparation of a final report in general accordance with U.S. Fish and Wildlife Services protocols and recommendations for discovered features that will require extensive hand excavation and/or biological surveys. In addition to evaluations, other karst experience includes aerial photograph interpretation, cave mapping, fault trace delineation, stratigraphic interpretation, geophysical log evaluations some minor groundwater modeling.

Endangered Species/Habitat Surveys

Various, *Texas*

Assisted with the mapping of critical habitats of endangered species across Bexar County and the surrounding counties.

Oak Bend Estates

Fair Oaks Ranch, *Texas*

Performed electrical resistivity tomography (ERT) to identify and quantify groundwater and subsurface void space ahead of proposed residential development. Additionally, collected and processed geophysical data as a companion dataset to topographic LIDAR for geotechnical and environmental applications. Analytical results were ultimately used to inform hydrological implementations for the site (i.e., direct storm water and surface water drainage).

Sonoma Verde Geologic Assessment

San Antonio, *Texas*

Facilitated in the identification of thirty-four (34) karst features subsequent to a 13-month field reconnaissance effort. Twenty-five (25) of the features were further evaluated for the potential of occurrence of federally endangered karst invertebrate species. Evaluated karst features by visual inspection, probing, hand-excavation, and/or bait trapping in accordance with United States Fish and Wildlife Service, Section 10(a)(1)(A) Scientific Permit Requirements for Conduction Presence/Absence Surveys for Endangered Karst Invertebrates in Central Texas (USFWS 2022b). As a result, potential habitat for endangered troglobitic invertebrates were adequately protected.

Boonton Dam Geophysical Survey

Boonton, *New Jersey*

Utilized as a member of the permit-required confined space team to capture ground penetrating radar (GPR) data within a 36-inch dam pipe. In total, the pipe spanned a linear distance of 500 feet, and 3D renderings were created to illustrate abnormalities within the conduit pipe.

Port of Corpus Christi Authority

Corpus Christi, *Texas*

Participated in the environmental component of an effort to produce a facility capable of processing approximately 1.3 million cubic yards of dredged sediment, and converting it into sand & cement substitute. Involvement included dredge sampling of dewatered sediment within a 1.65 km2 area adjacent to Tule Lake Turning Basin. The environmental impact of this effort aimed to recycle contaminated dredged material, and to vastly reduce CO2 emissions, energy consumption, and waste generation attributed to traditional manufacturing methods.

Tab 4

References

Colliers Engineering & Design

City of Weslaco

Peter Hermida, City Engineer
255 S. Kansas Ave, Weslaco, TX 78596
956 968 3181 | phermida@weslacotx.gov

Associated Project

Roundabout at Intersection of Votech Drive and Pike Boulevard

CED spearheaded the engineering design for a modern roundabout at the critical intersection of Votech Drive and Pike Boulevard to replace an insufficient all-way stop configuration. This comprehensive traffic solution was developed to alleviate severe congestion and safety concerns driven by rapid regional expansion, including the Mid Valley Industrial Park, airport operations, and county precinct activities. Key contributions included optimizing infrastructure for improved traffic flow and safety, engineering a high-capacity design capable of accommodating significant current and future industrial and municipal growth, and collaborating with city officials and regional stakeholders to deliver an innovative solution aligned with the City of Weslaco's long-term transportation vision.

Role of the Individuals

Principal in Charge - Chris Otto; Project Manager - Guillermo Benavides; Project Engineers - Carlos Fuentes, Diana Hernandez Videa, Melissa Magno, John Walton, and Additional Staff.

City of Clear Lake Shores

Michael W. Kramm, City Administrator
1006 S. Shore Dr., Clear Lake Shores, TX 77565
281 595 1894 | mkramm@clearlakeshores-tx.gov

Associated Projects

General Engineering Services

Since 2023, CED was awarded to provide general services to the City of Clear Lake Shores. As part of this agreement CED has participated in the City Council Meetings and other meeting as requested by the City, as well as performed other general engineering tasks not covered under specific task orders, such as the development of scoping documents for City engineering projects and the review of project plans.

East Municipal Parking Lot Design

CED provided the study, design, and construction of the public parking lot improvement at Clear Lake Shores, aimed at maximizing the use of the available space while ensuring compliance with all City ordinances. Additionally, the project focused on providing ADA compliance, ensuring access from the parking lot to the surrounding commercial areas of the city.

Role of the Individuals

Principal in Charge - Chris Otto; Project Manager - Guillermo Benavides; Project Engineers - Carlos Fuentes, Diana Hernandez Videa, and Additional Staff.

City of Texas City

Kristin Edwards, EDC Manager
1801 9th Ave N, Texas City, TX 77590
409 643 5919 | kedwards@texascitytx.gov

Associated Project

Shoal Point Access Road

CED provided the preliminary engineering and route study for the Shoal Point Access Road, a critical infrastructure project designed to connect hundreds of acres of industrial-zoned land at Shoal Point to FM 197. We addressed a decades-long logistical bottleneck by developing a viable entry path and utility corridor across challenging terrain primarily comprised of dredge spoils. CED delivered of a Preliminary Engineering Report (PER), completing 30% of the roadway and utility design, and collaborating with the Texas City Economic Development Corporation and City officials to align technical solutions with the region's long-term maritime and industrial expansion goals.

Role of the Individuals

Principal in Charge - Chris Otto; Project Manager - Guillermo Benavides; Project Engineers - Carlos Fuentes, Diana Hernandez Videa, Vamshi Konduru, Melissa Magno, Shaun Spivey, John Walton, and Additional Staff.

Tab 5

Insurance

Colliers Engineering & Design

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Marsh & McLennan Agency LLC 250 Pehle Avenue, Suite 400 Saddle Brook NJ 07663	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: jennifer.juarez@marshmma.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : NATIONAL UNION FIRE INSURANCE	19445
INSURER B : Travelers Property Casualty Co	25674
INSURER C : New Hampshire Insurance Compan	23841
INSURER D : NAVIGATORS INSURANCE COMPANY	42307
INSURER E : American Guarantee and Liabili	26247
INSURER F :	

INSURED COLLIENGIN4
Colliers Engineering & Design Inc
101 Crawfords Corner Rd, Suite 3400
Holmdel NJ 07733

COVERAGES **CERTIFICATE NUMBER:** 739285631 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Contractual Liab X XCU GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			9925559	3/1/2026	3/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 5,000,000 $ 1,000,000 $ 25,000 $ 5,000,000 $ 10,000,000 $ 10,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			4773685	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 5,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 0			CUP1T66744426NF	3/1/2026	3/1/2027	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC066656736	3/1/2026	3/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D E	Excess Liabilty Excess Liability			NY26MXEZ07LHXIV SFX970401004	3/1/2026 3/1/2026	3/1/2027 3/1/2027	$10,000,000 $10,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Insurance

CERTIFICATE HOLDER

Colliers Engineering & Design Inc
101 Crawfords Corner Rd., Suite 3400
Homdel NJ 07733

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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COLLIER-01 CMURPHY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	PHONE (A/C, No, Ext): (617) 328-6555	FAX (A/C, No): (617) 328-6888
	E-MAIL ADDRESS: boston@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : LLoyds of London/HCC (A-XV)	
INSURED Colliers Engineering & Design, Inc. 101 Crawfords Corner, Suite 3400 Holmdel, NJ 07733	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liab			RLUSP2600054	2/25/2026	2/25/2027	Per Claim	2,000,000
A	& Pollution Liab			RLUSP2600054	2/25/2026	2/25/2027	Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

*NAMED INSUREDS INCLUDE: Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.; Colliers Engineering & Design/Maser Consulting Inc.; Colliers Land Services, LLC.; CED Architecture, Inc. *A Waiver of Subrogation and 30-Day Notice of Cancellation is provided in accordance with the policy terms and conditions.

Evidence of Insurance

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jared Maxwell

ACORD 25 (2016/03)

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Tab 6

Professional Services Agreement

Colliers Engineering & Design

Proposed Exceptions

3.2. INSURANCE REQUIREMENTS

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Comprehensive General Liability

(City ~~named~~ included as additional insured)

City's Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must ~~name~~ include the City of Edinburg as an Additional Insured.

Certificates of insurance ~~naming~~ including the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

Reason for Insurance Exceptions: The revision reflects the Contractor's current insurance policy language. An additional named insured is for subsidiaries and affiliated only. The City will be included as an additional insured via blanket endorsement.

Tab 7

Contact Information

Colliers Engineering & Design

Meet the ***Leadership Team***



Chris Otto, PE, CFM

Principal in Charge

3421 Paesanos Parkway, San Antonio, TX 78231

Office: 726 223 4768 | Mobile: 210 897 9645

chris.otto@collierseng.com



Guillermo Benavides, PE, ENV SP

Project Manager

13501 Katy Freeway, Suite 1350, Houston, TX 77079

Office: 281 506 0610 | Mobile: 832 451 9298

guillermo.benavides@collierseng.com

Colliers Engineering & Design

Colliers Engineering & Design is a leading, multi-discipline engineering and architecture, design and consulting firm servicing public and private sector clients nationwide.

For a full listing of our office locations, please visit colliersengineering.com

1 877 627 3772

Engineers • Architects • Planners • Surveyors • Inspectors • Interior Designers
Landscape Architects • Environmental Scientists • Project Managers









EDINBURG, TEXAS
All-America City
NATIONAL CIVIC LEAGUE
1968 1995 2000 2024

RFQ NO. 2026-7
July 14, 2026

for

Professional Engineering Services



CRUZ - HOGAN
ENGINEERS | PLANNERS

"Cruz-Hogan's project approach provides cost-effective solutions, reliability, and address specific needs for the City of Edinburg."

"Engineering Better Communities Since 1988"

McAllen | Harlingen | Weslaco
TBPE Firm Reg. No. F-4860

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ENGINEERS | PLANNERS
TBPE Firm Reg No. F-4860

McAllen
Harlingen
Weslaco

July 14, 2026

City of Edinburg
415 W. University Drive
c/o City Secretary Department (1st Floor)
Edinburg, Texas 78541

Re: Statement of Qualifications for Professional Engineering Services
RFQ No. 2026-7

CRUZ-HOGAN *Consultants, Inc.* is pleased to submit **electronically** of our firm's Statement of Qualifications to perform Professional Engineering Services for the City of Edinburg. This Statement has been organized to respond to your recent "Request for Qualifications."

CRUZ-HOGAN *Consultants, Inc.* has an intimate regional presence in this area and extensive experience in providing professional engineering services to local municipal and other governmental agencies for over 30 years. We currently provide or have provided engineering services for over 20 communities here in the Rio Grande Valley, and we have assisted many of these local governments with the planning, design, and construction phase services for their projects. Every project that CRUZ-HOGAN *Consultants, Inc.* undertakes is planned, designed, and completed with quality control by engineering personnel who have a combined 70 years of experience with public works projects.

We are currently assisting the City of Edinburg with the Rehabilitation of Existing Clarifiers at the Downtown Water Treatment Plant.

We are very interested in being selected to continue to provide professional engineering services for the City of Edinburg. We have reviewed the scope of work required for your projects, and we are committed to perform and complete the professional services and specific tasks required by the City in connection with the assigned projects. The engineers and support staff that will be assigned to these projects have completed many similar projects here in the Rio Grande Valley.

Finally, CRUZ-HOGAN *Consultants, Inc.* can provide the City of Edinburg with a number of advantages, which we believe to be desirable:

- Local firm with extensive experience in providing Professional Engineering Services to local City governments
- Engineering firm specializing ***only*** in public works projects
- Recent and successful completion of many roadway, water, wastewater, storm sewer, traffic and transportation engineering for Cities, Municipalities and Communities located in the Rio Grande Valley Area
- We have the ***Engineering and Support Staff*** immediately available for this assignment.

I certify that **no Addenda was received.** The information contained in this Statement of Qualifications is complete and accurate, and as such, we hereby provide permission for the City of Edinburg and its representatives to contact existing and previous clients of our firm and our consultant team members for the purpose of determining performance.

We appreciate this opportunity to present this Statement to you and sincerely hope that you will select us to perform these services for the City of Edinburg. Should you have any questions, the following will be the main point of contact for this RFQ:

Marcus Cruz, P.E., CFM
Project Engineer
605 E. Violet, Suite 1
McAllen, Texas 78504
Office: (956) 682-5022
Mobile: (956) 536-2114
E-mail: marcus@cruzhogan.net

Respectfully submitted,

CRUZ-HOGAN *Consultants, Inc.*

Orlando S. Cruz, P.E.
President

Enclosures

SECTION 1

Firm Information

Company Vision

Since 1988, Cruz Hogan has been a leading expert in planning, design, and project management of wastewater projects for cities, water supply corporations and municipalities across the Rio Grande Valley and South Texas: *"Engineering Better Communities, Since 1988"*

"Engineering Better Communities, Since 1988"

Firm Introduction

CRUZ-HOGAN has an intimate regional presence in the Rio Grande Valley. We have assisted many cities and communities with planning, design, and construction phase services over the last 35 + years. Our firm specializes in providing municipal public works type consulting engineering services to cities and other public entities. In conjunction with its predecessor firm, CEC Consulting Engineers, Inc., our firm has been in business continually since 1988 and currently has a staff of over 12 employees, including associates. The office that will be working closely with you is our office location in McAllen and Weslaco, Texas. Our firm's principals have been active in the private consulting sector for many years, collectively, providing services to clients in South Texas and surrounding areas and completing some **600** public works-type projects.

Firm Expertise

- **Sanitary Sewer Lift Station Projects**
- **Wastewater and Water Treatment Facilities Projects**
- **Wastewater Collection Projects**
- **Water Distribution Projects**
- **State (TWDB), Federal (FEMA & EPA) Funded Projects**
- **Flood and Storm Drainage Projects**
- **Roadway, Bridge, and Design**
- **Engineering Services to Local Governments**
- **GIS Mapping**

A Complete RGV Team for Edinburg

Our three local RGV offices (McAllen, Weslaco, and Harlingen) are the principal offices that will manage and execute this work for Edinburg. Our local offices house some of our firm's most well-known and respected wastewater experts locally, we have the right local technical know-how backed by 100+ years of combined experience.

CRUZ-HOGAN (Weslaco) Office – 2290 W. Pike Blvd, Ste 102
CRUZ-HOGAN (McAllen) Office – 605 E. Violet Ave, Ste 1
CRUZ-HOGAN (Harlingen) Office – 1204 N. 7th St Ste B

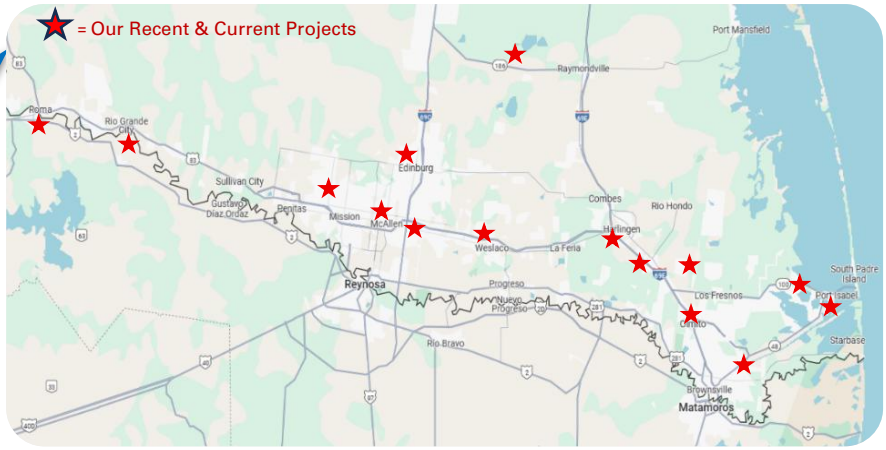


CRUZ-HOGAN in the RGV & South Texas

During the past 35 + years, the personnel of **CRUZ-HOGAN** have been involved in many comprehensive projects that have included various planning and design elements such as waterworks and sanitary sewage systems, population projections, land-use, thoroughfares, landfills, storm drainage, central business district, parks and recreation, zoning, subdivision regulations, and others. We have completed planning and design projects for many cities in Texas including, Alamo, Alton, Brownsville, Raymondville, Edcouch, Weslaco, San Benito, San Juan, Port Isabel, Lyford, Pharr, Mercedes, Harlingen, McAllen, Town of Laguna Vista, Town of Indian Lake, South Padre Island, Cameron County, Willacy County, Hidalgo County, and others.

In addition, our services have been performed for Cities, Waterworks and Rural Water Supply corporations, and other water systems including El Jardin Water Supply Corporation, Laguna Madre Water District, Harlingen Waterworks System, McAllen Public Utility, Olmito Water Supply Corporation, and many others.

"Our projects are RGV proud, and make lasting impressions by being a part of your community"



Care and Attention to the City of Edinburg

CRUZ-HOGAN being a local company based **100%** out of the RGV means we provide a more personalized care and attention to our clients, fostering close relationships, understanding their individual needs, and offering fine-tune cost effective tailored solutions, whereas large businesses may rely on standardized processes and less direct interaction, which can sometimes lead to a more detached customer experience and elevated overhead costs that impact small systems and municipalities. The basic principle of our firm's formation and practice is to provide complete technical and personal service to our clients, to complete projects on time, and within the budgets. We herewith commit our firm to have a principal in charge of all work performed for you and to have a principal present; specifically, **Orlando Cruz P.E. and Ronnie Cruz P.E. CFM,** whenever humanly possible, at all major presentations, contract negotiations, bid openings, and other important meetings where our projects are involved.





SECTION 2

Staff Qualifications

Team Member Personnel

Our **100% local** engineering team is composed of highly qualified professionals specializing in all municipal type engineering, specializing in municipal engineering. We bring extensive expertise in designing sustainable treatment solutions, optimizing system performance, and ensuring compliance with environmental regulations.





Orlando Cruz PE
Senior Project Manager
Client Representative



Marcus Cruz PE, CFM
Project Manager
Plans & Specfifcaitons
Environmental Coordination



Ronnie Cruz PE, CFM
Roadway Utility Analysis
TCEQ Compliance
TXDOT Planing



David Lopez PE
CAD & Survey Manager
Gravity Sewer Modeling
Lift Station Commissioning

Staff Engineers | Engineering Technicians | Electrical Engineers | Geotechnical Firm

Our team has the necessary staff to perform the work required on most projects. However, our Firm must rely on sub-consultants where specific higher technical expertise is required. The following is a list of proposed sub-consultants classified by their discipline.

Surveying Services
Local Area Surveyor
To be Selected by City of Edinburg

Geotechnical and Testing Services
Local Area Geotechnical Firm
To be Selected by City of Edinburg

Electrical Engineering
Cleary Zimmerman Engineers – San Antonio, Texas

Archaeological Surveys (Texas Historical Commission)
Integrated Environmental Solutions, LLC – Waco, Texas

Team Personnel Resumes



Orlando Cruz, PE

President of Cruz-Hogan
Senior Wastewater Specialist
Client Representative

Weslaco, Texas

Mr. Cruz is President of Cruz-Hogan Consultants, Inc. He has over 40 years of vast experience and has worked on a variety of civil engineering and water & wastewater infrastructure projects. He has also designed and supervised the construction of water and sanitary sewer projects, and wastewater treatment facilities. Mr. Cruz will provide the client that a high level of resources and technical expertise and is maintained to ensure schedule conformance and adherence to project budget. Mr. Cruz will be available for immediate response to the client's needs at any time.

Relevant Experience

- Lift Station Design for McAllen PUB, Cities of Alamo and San Juan
- 24" Sewer Line Transmission for McAllen Public Utility
- 42" Sewer line Transmission, McAllen Public Utility
- City of Alamo Water & Wastewater Master Study
- Master Planning for the Cities of Schulenburg, La Grange, Alamo, and San Juan

Professional Engineer:

B.S. Civil Engineering - University of Texas at Austin

Certification:

Professional Engineer - Texas License No. 55740

Areas of Expertise:

Wastewater & Water Systems
Wastewater & Water Treatment
Sanitary Sewer Lift Stations

Professional Activities:

APWA – Member

WEAT – Member

Team Involvement:

Senior Project Manager
Client Representative
Edinburg Wastewater System Specialist



Ronnie Cruz, PE CFM

Vice-President of Cruz-Hogan
Roadway Utility Analysis
TCEQ Compliance

McAllen, Texas

Mr. Cruz is Vice-President of Cruz-Hogan Consultants, Inc. He has over 39 years of vast experience and has worked on a variety of municipal civil engineering of water & wastewater infrastructure projects. He has also designed and supervised the construction of water and sanitary sewer projects, and wastewater pump stations. Mr. Cruz has been City Engineer for the City of Alamo for 9 ½ years. Mr. Cruz will assure the city has a high level of resources and technical expertise, and is maintained to ensure schedule conformance and adherence to project budget. Mr. Cruz will be available for immediate response to the client's needs at any time.

Relevant Experience

- City of Alamo Water & Wastewater Master Study
- Olmito WSC WWTP 1.25 MGD Expansion and Conversion from Lagoon System (USDA)
- City of San Juan WWTP Rehabilitation Project
- City of San Benito 3.75 MGD WWTP Expansion
- Master Water and Wastewater Facilities Study and Implementation, El Jardin WSC

Professional Engineer:

B.S. Civil Engineering - University of Texas at Austin

Certification:

Registered Professional Engineer State of Texas License No. 55459
Certified Floodplain Manager - No. 2267-12N

Areas of Expertise:

Roadway/Street Expert
Wastewater & Water Systems
TCEQ Compliance

Professional Activities:

AWWA – Member

WEAT – Member

Team Involvement:

Roadway Analysis
TCEQ Compliance & Lift Station Commissoning



Marcus Cruz, PE CFM

Wastewater Project Manager
Lift Station Process & Hydraulics
Environmental Coordinator

Harlingen, Texas

Mr. Cruz is currently serving as a Project Manager for our local Harlingen office and has over 14 years of engineering experience specializing in water & wastewater infrastructure. Mr. Cruz's duties include providing engineering and technical support to on-site projects, expediting field changes, performing QA/QC inspections, keeping RFI & Submittal logs, reviewing and processing pay applications and certified payrolls, and conducting monthly status reports. Mr. Cruz is experienced in the study, design, and construction of water infrastructure, transmission, distribution, wastewater collection systems, streets & drainage, and capital improvements projects.

Relevant Experience

- City of Alamo Water & Wastewater Master Study
- Olmito WSC WWTP 1.25 MGD Expansion and Conversion from Lagoon System (USDA)
- City of San Juan Lift Station No.13 Rehabilitation Project
- City of Weslaco Lift Station No.12 Force Main & Airport Project
- Master Water and Wastewater Facilities Study and Implementation, El Jardin WSC

Professional Engineer:

B.S. Civil Engineering – University of Texas San Antonio

ASCE Post Graduate: Water Treatment Certification Advanced Education

Certification:

Professional Engineer
State of Texas License No. 126718

Certified Floodplain Manager
Certification No. 2266-12N

Areas of Expertise:

Wastewater & Water Systems
Wastewater & Water Modeling

Team Involvement:

Lift Station Process & Hydraulics
Environmental Assessments



David Lopez, PE

Project Engineer at Cruz-Hogan
CAD & Survey Manager
Gravity Sewer Hydraulic Modeling

McAllen, Texas

Mr. Lopez has more than 11 years of engineering experience and has served as a designer, project engineer, and project manager for numerous design and construction projects in South Texas. He has worked with many municipalities, ports, and other local entities. His background includes design and construction management of various projects that includes sewer rehabilitation, roads and streetscape projects, drainage improvements, water distribution and treatment, and wastewater treatment improvements projects.

Relevant Experience

- Greenwood WWTP Improvements to UV System – Corpus Christi, TX
- Wastewater Effluent Reuse Feasibility Assessment—Corpus Christi, TX
- Greenwood WWTP Flood Mitigation – Corpus Christi, TX
- Waterline Pipeline Project-2015 – Dallas Water Utilities, Dallas, Texas
- Sand Dollar Pump Station Feasibility Assessment – Corpus Christi, TX

Professional Engineer:

B.S. Civil Engineering – UT Pan American

Certification:

Registered Professional Engineer
Texas License No. 140081

Areas of Expertise:

Land Development
Water Resources
Wastewater & Water Systems
Roadway Design

Professional Activities:

AWWA – Member

ASCE RGV – Member

Team Involvement:

Open Channel & Wastewater Process Modeling, CAD Production Manager

SECTION 3

Experience with State & Local Funding

Funding Experts

With **CRUZ-HOGAN** as your dedicated experts, we promise to keep your city's sewage flowing smoothly. Rest assured, we're dedicated to ensuring your systems operate reliably, so your community can keep moving forward without any wastewater setbacks. Let us take the pressure off your town's shoulders—because when it comes to civil engineering, we're truly the best in the business!

Experience in Planning, Design, and Public Works Development:

Our team has extensive knowledge working with the City of Edinburg through their various funding programs, including **CIP (Capital Improvement Programs), State of Texas Programs, and the TWDB (Texas Water Development Board).** This project will provide funding that will improve access to safe and reliable engineering services for moderate possibly low-income communities. **CRUZ-HOGAN** has reviewed and understands the City of Edinburg's **Capital Improvements Plant** and has extensive knowledge and expertise on how to address the sanitary sewer system needs of the City's, including exhibits, cost estimates, and preliminary design for providing compliance with capital improvement program funding. On the next page is an extensive breakdown of our successfully completed Projects.

Experience with the City of Edinburg Projects:

Water Treatment Plant Improvements: Rehabilitation of Existing Filters

- Construction Funded through TWDB
- Completed 2023

Downtown Water Treatment Plant Improvements: Rehabilitation of Existing Clarifier No.1

- Texas Water Development Board Project No. 62597
- Plans & Specification Completed May 2025
- Pending Bidding Phase

TEXAS WATER DEVELOPMENT BOARD

Capital Improvements Program

Pumping Stations

CRUZ-HOGAN has designed and managed the construction of over 80 type pump stations involving sanitary sewer collection systems, effluent, influent, return activated sludge (RAS), waste activated sludge (WAS), collective sewer overflow, and storm water. Many of our lift station designs involved special considerations for minimizing community and environmental impacts such as aesthetic architectural considerations, odor, and noise control for the neighboring citizens of Edinburg.

As part of our services, **CRUZ-HOGAN** has assisted and prepared applications, exhibits, and cost estimates for many projects. On the **next page** is an extensive breakdown of our lift and pump station projects successfully completed over the last 27 years.

Wastewater Pumping Experts

With **CRUZ-HOGAN's** extensive pump station experience, we don't need to figure out how the process works, we can advise you every step of the way to efficiently proceed through the funding, planning, and eco-friendly steps to accelerate the project to design and construction!

History with Wastewater Lift Station Projects			
PROJECT DESCRIPTION	YEAR	FUNDING	COST
City of Weslaco – Lift Station No. 12 Project	Under Construction	ARAP Funding	$ 1,860,000.00
Olmito WSC – New WWTP Including Plant Lift Station	Under Construction	RD – USDA Funding	$ 8,500,000.00
Olmito WSC - Wastewater System Master Lift Station	Design Completed	RD – USDA Funding	$ 2,200,000.00
City of San Juan – TWDB Lift Station No. 13 Rehibition	2025	TWDB - CWSRF	$ 1,097,000.00
Laguna Vista, TX & EDA Eco Tourism Center Lift Station	2022	EDA – Grant Funding	$ 297,000.00
City of McAllen Public Utility - 2nd & Violet Lift Station	2015	MPU – CIP Funding	$ 1,119,000.00
City of Pharr – Analysis of Lift Station No.40	2014	Pharr Utility Dept.	$ 11,500.00
Olmito WSC – Abelardo Lift Station Colonia Project	2012	EDAP (70% Grant)	$ 175,000.00
Olmito WSC – California Lift Station Project	2012	EDAP (70% Grant)	$ 180,300.00
City of Weslaco – Rehabilitation of Lift Station No.36	2011	City – CIP Funding	$ 3,575,225.00
City of San Juan – Rehabilitation of LS No. 1,2, &19	2011	City – CIP Funding	$ 650,000.00
City of Lyford – New Glen Lopton Lift Station	2010	City – CIP Funding	$ 233,000.00
City of McAllen Public Utility - 2nd & Jonquil Lift Station	2010	MPU – CIP Funding	$ 950,000.00
City of San Juan – New Carroll Rd Lift Station Improvements to St. Ives Corner	2008	TWDB - Loan & Grant	$ 394,000.00
City of Lyford – Rehabilitation of 8th Street Lift Station	2003	City – CIP Funding	$ 150,000.00
City of San Benito – Lift Station on South Sam Houston	2006	City – CIP Funding	$ 243,000.00
City of San Benito – Lift Station on State HWY 345	2005	City – CIP Funding	$ 420,000.00
Olmito WSC – Lift Station on Thompson Road	2004	EDAP Loan & Grant	$ 240,000.00
City of Lyford – Rehabilitation of Existing Lift Stations	2003	City – CIP Funding	$ 290,000.00
Olmito WSC – Lift Station on Lomax Road	2002	85% Grant Assistance	$ 250,000.00
City of San Benito - Rehabilitation on Rose St Lift Station	2000	City – CIP Funding	$ 350,000.00
Brooks County – Lift Station for CDBG Project	1999	County – CIP Funding	$ 150,000.00
City of San Benito – EDAP Three Lift Stations Project	1998	City – CIP Funding	$ 450,000.00
City of Alamo – Tower Rd Lift Station Rehabilitation	1995	City – CIP Funding	$ 350,000.00

Texas Water Development Board Funding Experts

CRUZ-HOGAN *Consultants, Inc.* is fully aware that a successful project not only relies on technical expertise, but also engineers that have a thorough understanding of the funding mechanisms for each project. Our team has extensive knowledge working with the Texas Water Development Board (TWDB) through their various funding programs, including **Economically Distressed Areas Program (EDAP)**, **Clean Water State Revolving Fund (CWSRF),** and **Drinking Water State Revolving Fund (DWSRF**) over the last **22 years**.

As part of our services, **CRUZ-HOGAN** has assisted and prepared applications, exhibits, and cost estimates for obtaining funds or providing compliance with these funding programs. Below is an extensive breakdown of projects successfully completed with Texas Water Development Board.

History with Texas Water Development Board Funding Programs			
FUNDING PROGRAM	Yr	Status of Funding	Cost
CWSRF – WWTP 1.5 MGD Expansion & Rehab – Weslaco, TX	2024	Awaiting IUP Ranking	$ 28,500,000
CWSRF – LS No. 13 & Force Main Improvements - San Juan, TX	2024	30% Loan Forgiveness	$ 1,700,000
CWSRF – WWTP Improvements - San Juan, TX	2023	30% Loan Forgiveness	$ 8,500,000
CWSRF – Sludge Dewatering Facility - San Juan, TX	2021	30% Loan Forgiveness	$ 1,200,000
CWSRF – First Time Sewer Connections - San Juan, TX	2019	85% Loan Forgiveness	$ 1,430,000
CWSRF – Rehab of Ground & Elevated Storage – Olmito WSC	2015	Low Interest Loan	$ 2,700,000
DWSRF – Rehab Existing WTP Clarifiers - Edinburg, TX	2024	30% Loan Forgiveness	$ 8,500,000
DWSRF – Rehab Existing WTP Filters - Edinburg, TX	2023	30% Loan Forgiveness	$ 8,500,000
DWSRF – 3.5 MGD WTP No. 2 Expansion - San Juan, TX	2018	30% Loan Forgiveness	$ 8,500,000
DWSRF – 16” Water Transfer Line – San Juan, TX	2015	30% Loan Forgiveness	$ 2,500,000
DWSRF – Water System Improvements – EL Jardin WSC	2013	Low Interest Loan	$ 3,000,000
DWSRF – 1.0 MG Elevated Storage Tank – EL Jardin WSC	2013	Low Interest Loan	$ 750,000
EDAP – First Time Sewer Connections - San Juan, TX	2019	85% Loan Forgiveness	$ 1,430,000
EDAP – Purchase of Water Rights for Pharr, TX	2012	30% Loan Forgiveness	$ 3,500,000
EDAP – First Time Sewer Connections – Olmito WSC	2012	100% Loan Forgiveness	$ 1,800,000
EDAP – First Time Sewer Connections – San Benito, TX	2002	100% Loan Forgiveness	$ 1,100,000
EDAP – Colonia Wastewater Collection System – San Benito, TX	2002	100% Loan Forgiveness	$ 1,800,000

Economically Distressed Areas Program = (EDAP)
Clean Water State Revolving Fund = (CWSRF)
Drinking Water State Revolving Fund = (DWSRF)

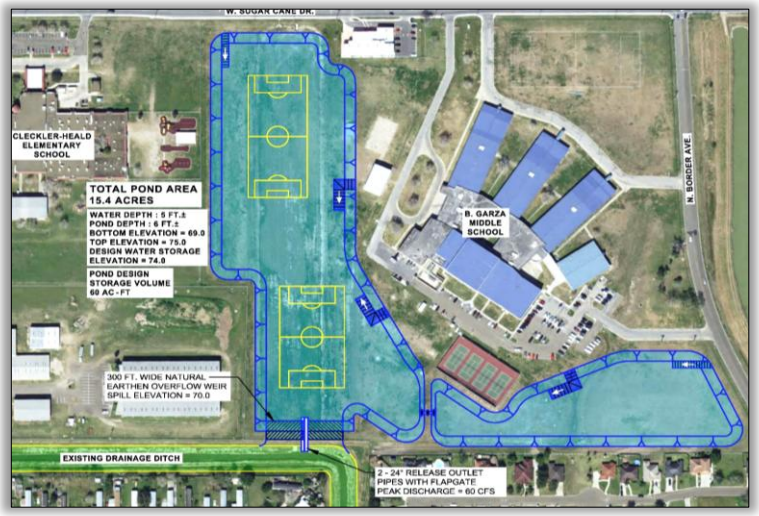
TEXAS WATER DEVELOPMENT BOARD

SECTION 4

Firm Capability and Relevant Experience

Storm Drainage & Roadway Experience

The following pages provide our firm's local experience with drainage & roadway projects similar to the City of Edinburg's existing needs. Our team's relevant experience in the last 5 years, both inside and outside of the region, is wide-ranging. All these projects are relevant to the City of Edinburg's current needs and involve street, roadway, and drainage improvements and associated utilities improvements. We invite you to contact these references so they can attest to the value and level of service that we consistently provide.









City of Weslaco: Cleckler-Heald Elem Regional Detention Facility (RDF) TWBD FEMA - Flood Infrastructure Fund

Project Details

Cruz Hogan was the designer on a new Regional Detention Facility (RDF). Approximately 125,000 cubic yards of earthen material was excavated and hauled off. This regional detention facility is constructed with a level bottom, with a slight grade to the pond exit pipe to allow for the installation of future soccer fields and other recreational space that would be enjoyed by both school children and the general public. Additionally, earthen ramps were constructed to allow school children and the general public to safely access the recreational space. 8' metal fencing and gates were constructed to provide safety and control in the detention pond area. Both the School District and the City will maintain the detention pond. Additionally, handicap ramps, sidewalks, and driveway entrances were included in the design for use of the children. Traffic barriers and a traffic control plan were required including temporary fencing and gates were constructed to provide safety and control in busy middle and elementary school area.

Included: H&H Study & BCA/BCA Analysis

ACCOMPLISHMENTS:

- TWDB/FEMA Funded Project
- Joint Weslaco & WISD Venture
- Alleviated flooding in the surrounding neighborhood
- H&H Modeling with BCA
- FEMA Region 6 requirements

Relevance To Edinburg:
This project provided a big impact to local residents during an anticipated 50 -Yr storm occurrence.

Project Funding:
TWDB – FIF

Completion Date:
Completed 2025

Construction Cost:
$3,400,000.00

Team Involvement:
Orlando Cruz PE – Design Manager
Senior Project Manager

Marcus Cruz PE – Project Engineer
Open Channel Hydraulics







City of Weslaco: Pleasant View Regional Detention Facility (RDF)

Project Details

Cruz Hogan was the designer on a new Regional Detention Facility (RDF). Approximately 253,000 cubic yards of earthen material was excavated and hauled off. This regional detention facility is constructed with a level bottom, with a slight grade to existing pilot channel which acts as the systems drainage control and outfall. Additionally, earthen ramps were constructed to allow tractor mowing for maintenance and the general public to safely access the recreational space. Traffic barriers and a traffic control plan were required including temporary fencing and gates were constructed to provide safety and control in busy downtown area.

ACCOMPLISHMENTS:

- Addressed June 2019 Rain Event
- Joint Weslaco & HCCID Venture
- Alleviated flooding in the surrounding neighborhood

Relevance To Edinburg:

This project provided a big impact to local residents during an anticipated 50 & 100 -Yr storm occurrence.

Project Funding:
ARPA

Completion Date:
Completed 2023

Construction Cost:
$670,000.00

Team Involvement:
Orlando Cruz PE – Project Manager
Marcus Cruz PE – Project Engineer
Open Channel Hydraulics









City of Weslaco: Drainage Improvements on Border Ave.

Project Details:

Cruz Hogan was the designer on a roadway drainage project on Border Ave. This Drainage Project on Border Avenue involved the design and construction of approximately 1,120 linear feet of storm drainage RCP infrastructure to effectively mitigate flooding in adjacent neighborhoods that enhanced local flood resilience. The project included upsizing the existing drainage systems from two ditch structures to improve capacity and ensure efficient stormwater runoff management, thereby providing long-term flood protection and supporting community safety and development.

Project Included:

- 1,120 LF of 48" RCP Piping
- 3 Type "M" Storm Manholes
- 200 SY of Pavement Repair
- Type "M" Conflict Manholes
- 2 Concrete Headwalls @ Ditches
- Demo Existing RCP Piping
- **Open Channel Hydraulic Analysis**

ACCOMPLISHMENTS:

- ARAP Funded Project
- Utility coordination in urban corridors
- Alleviated flooding in the surrounding neighborhood

Relevance To Edinburg:

This project provided a big impact to local residents during an anticipated 50 & 100 -Yr storm occurrence.

Project Funding:
ARPA Fund

Completion Date:
Completed 2025

Team Involvement:
Orlando Cruz PE: Project Manager
Marcus Cruz PE: Project Engineer
Open Channel Hydraulics

Construction Cost:
$850,000.00






HCDD No.1 Highway 281 & FM 88 Levee Storm Water Pump Station

Project Details:

Cruz Hogan was served as the designer for a flood control pump station project that effectively managed stormwater by pumping over a USWBC floodway levee, ensuring continuous flood mitigation during significant storm occurrences. The system was engineered to operate in coordination with floodway gate operations, allowing the 42,000 GPM pumps to continue functioning even when the gates were shut due to high water levels, thereby providing reliable and uninterrupted flood protection for the surrounding communities. This impacted the residents just outside the city limits of Weslaco that live in the Hidalgo County Precinct No.1

ACCOMPLISHMENTS:

- Hidalgo County & USWBC Joint Project
- Levee Pump Station for County Flood Mitigation
- Alleviated flooding in the surrounding neighborhood

Relevance To Edinburg:

This project provided a big impact to local residents during an anticipated 50 & 100 -Yr storm occurrence.

Project Funding:
2018 Drainage Bond

Completion Date:
Completed 2025

Construction Cost:
$1,250,000

Team Involvement:
Orlando Cruz PE – Project Manager
Marcus Cruz PE – Project Engineer
Open Channel Hydraulics





City of McAllen N. 10th St.to N. 2nd St. Drainage Improvements

Project Details:

Cruz Hogan served as the designer the for the City of McAllen's storm water capital improvement plan project, which involved extending Dove Ave. from 41st Street to Bentsen Road. The project consisted of a box culverts large diameter RCP drainage enhancements such as installing a siphon at the irrigation canal, crossing the main drainage ditch, and widening Bentsen Road to better manage stormwater and reduce flooding risks in the community. Project included traffic control barricades, signs, detours, & traffic handling as per TXDOT requirements.

Project Included:

- 1127 LF of 48" RCP
- 1000 LF of Metal Beam Guard
- 500 LF of RCP 18"- 30" Pipe
- 2950 LF of 24" Curb & Gutter
- 1,137 LF of 8" DR-18 Waterline
- 3,000 SY of 4" Limestone Base
- 1,600 SF of 6" Concrete Driveway Replacement
- 10,700 SY of 3" HMAC Pavement
- 320 LF of 60" RCP

ACCOMPLISHMENTS:

- Multi-Phase Capital Improvement Project
- Flood Mitigation through City Thorofare
- Utility coordination in urban corridors

Relevance To Edinburg:

This project provided drainage relief during an anticipated 50 & 100 -Yr storm occurrence.

Project Funding:
CIP Drainage Bond

Completion Date:
Feb. 2026

Construction Cost:
Ph,1: $4,129,726.00
Ph,2 $1,219,762.00
Ph. 3 $1,435,291.00
Total: $8,313,000.00

Team Involvement:
Ronnie Cruz PE –Pro Manager
David Lopez PE – Project Eng
Open Channel Hydraulics





ACCOMPLISHMENTS:

Multi-Phase Capital Improvement Project
Flood Mitigation through City Thorofare
Utility coordination in urban corridors
TXDOT H&H Analysis – Floodplain No Rise

Relevance To Edinburg:

This project provided a big impact to local residents during an anticipated 5 & 10 -Yr storm occurrence.

Project Funding:
TXDOT/Alamo

Completion Date:
July 2026

Construction Cost:
$2,400,000.00

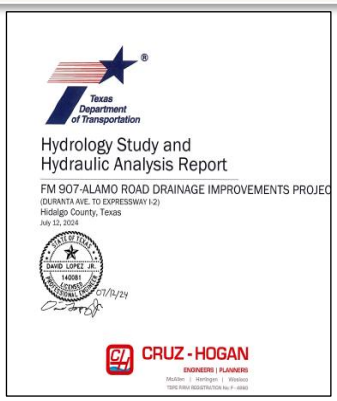
Team Involvement:
Ronnie Cruz PE – Project Manager
David Lopez PE – Project Engineer
Open Channel Hydraulics
Hydraulic Modeling

City of Alamo/TXDOT – FM 907 – Alamo Rd Drainage Improvements (Duranata to Expressway I-2)

Project Details

The proposed project consists of upgrading the existing drainage system by replacing the main truckline to be a 36-in RCP that will connect into an existing 60-in RCP at the intersection of FM 907 and Interstate Highway 2 frontage road. The existing inlets will be replaced with proposed Type “A” Inlets that will have 24-in RCP lateral connections to main truckline.

For this drainage study, site reconnaissance, field survey, TxDOT as-builts and Federal Emergency Management Agency (FEMA) maps were utilized to determine existing drainage flood insurance rate map (FIRM) and recently developed base flood elevation for storm events. Also included in this report are the computed water surface elevations for the 2-year, 5-year and 10-year storm events and computed discharges.









Town of Indian Lake: Paving & Drainage Improvements to Aztec Cove Drive, Phase II Project

Project Details

Cruz Hogan was the designer, and prime consultant, on a paving and drainage project for the Town of Indian Lake. The project involved scarifying and removing existing caliche base and asphalt material, excavation of subgrade, clearing and backfill of existing road ditch with salvage material, compaction of subgrade to final grade, watering and moisture control, tree removal and trimming, material density control and hauling and disposal of all unused materials.

Project Included:

- Reconstruction of Approximately 700 LF of Existing Street
- 5 EA – Storm Drainage Inlets & Manholes
- 1,900 SY of 6” Limestone Base Material
- 1,600 LF of 24” Roll Over Curb and Gutter
- Concrete Handicap Ramp Sections
- 350 LF of 24” and 18” RCP Storm Drainage Line
- 2,500 SY of Lime Stabilization of Sub-Base
- 1,900 SY of 1.5” Hot Mix Asphalt Concrete
- 300 SY of Asphalt Transitions
- 4 EA - 8” PVC Waterline & Service Adjustments

ACCOMPLISHMENTS:

- Funded entirely through ARPA Funding
- Alleviated Drainage and Provided Steet Reconstruction in 3 Phases
- Utility coordination in urban corridors

Relevance To Edinburg:

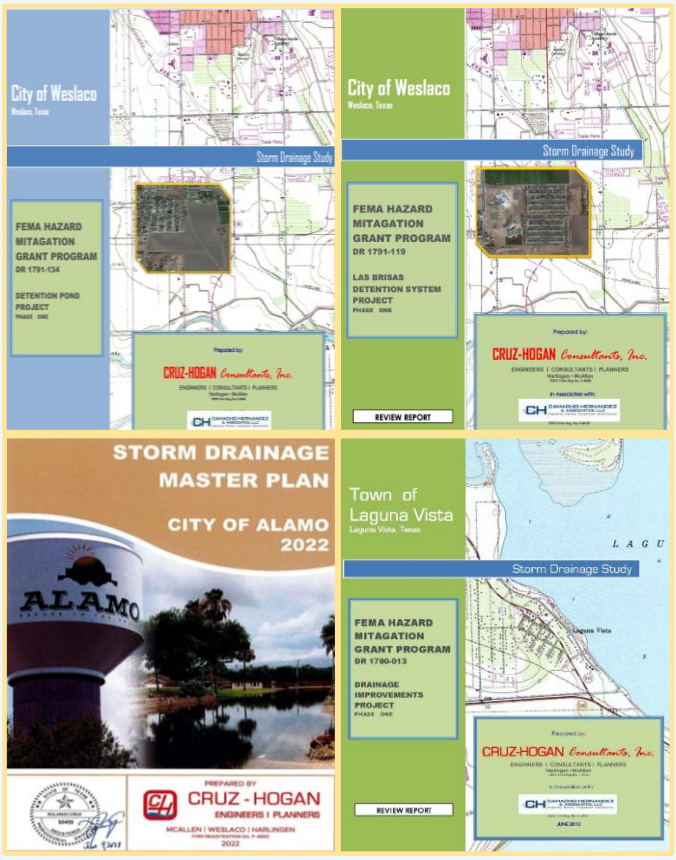
This project provided is concrete roadway reconstruction that could benefit Harilngen due to extension roadway needing improvements

Project Funding:
CDBG – TDA

Completion Date:
2023 Completion

Construction Cost:
$900,000.00

Team Involvement:
Orlando Cruz PE: Project Manager
Marcus Cruz PE: Project Engineer
Roadway/Pavement



Drainage Studies and Modeling for Storm Related Systems:

Cruz Hogan has completed comprehensive drainage studies and master planning studies for the City of Weslaco, City of Alamo, Town of Laguna Vista, and other cities where we developed a sustainable, scalable Capital Improvement Plans, Benefit to Cost Ratios, and other strategies to address flood mitigation.

We take pride in successfully completing drainage analyses and studies that are fundamental to the development and implementation of effective flood control and stormwater management solutions. Our approach involves thorough data collection, detailed hydrologic and hydraulic modeling, and careful evaluation of existing conditions to identify potential drainage issues and develop cost-effective, practical solutions. Our firm is committed to ensuring that each study is comprehensive, accurate, and tailored to meet the specific needs of the project, whether it involves capacity analysis, infrastructure design, or floodplain management. By integrating demographic data, land use trends, and drainage system capacity assessments, we developed a dynamic model that allows for system scenario analysis and capacity optimization.

Firm Experience with TDEM/FEMA Funded Projects & H&H Studies

Federal/State Funding Projects:

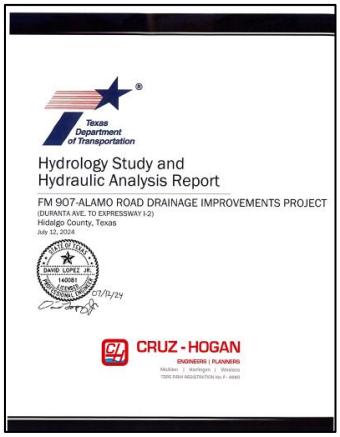
- **FEMA -TWDB -** FIF City of Weslaco **2025** Cleckler Held RDF Conducted Full **(H&H) Modeling with BCA Calculations**
- **FEMA-TDEM – 2025** Funding Hurricane Beryl FEMA DR-4798 City of Weslaco Paisano Drainage Conducted Full **(H&H) Modeling with BCA/BRC** Calculations - Awaiting Funding
- **FEMA-TDEM – 2025** Hurricane Beryl FEMA DR-4798 - City of Weslaco Agostadero Drainage Conducted Full **(H&H) Modeling with BCA/BRC Calculations** - Awaiting Funding
- **FEMA Drainage Study** – 2012 "Hurricane Dolly Disaster Recovery"– Las Brisas – Weslaco Conducted Full **(H&H) Modeling with BCA Calculations**
- **FEMA Drainage Study** – 2012"Hurricane Dolly Disaster Recovery"– South Detention – Weslaco Conducted Full **(H&H) Modeling with BCA Calculations**
- **FEMA Hazard Mitigation Grant Program** – DR1780-013 – Laguna Vista – Drainage Improvement's Conducted Full **(H&H) Modeling with BCA Calculations**

City Drainage Master Plans:

- City of Alamo – Storm Drainage Master Plan **2022** – Conducted full **H&H Modeling** and CIP Prioritization
- Town of Laguna Vista – 2005 Storm Drainage Study

TXDOT Drainage Projects:

- FM 907 – Alamo Road Drainage Improvements **2025** – **Hydrology Study and Hydraulic Analysis Report**





Experts at Successful Projects

With **CRUZ-HOGAN's** extensive project experience, we don't need to figure out how the process works, we can advise you every step of the way to efficiently proceed through the funding, planning, and eco-friendly steps to accelerate the project to design and construction!

STORM DRAINAGE & STREET PROJECTS IN HIDALGO COUNTY		
PROJECT NAME AND LOCATION	**FINAL AMOUNT**	**PROJECTED COMPLETION**
City of Weslaco – TWDB Regional Detention Pond Project 2, Phase 1B	$2,784,636.00	2025
City of Alamo – Design of Two Regional Detention Facilities at Livas Elementary and Farias Elementary	$600,000.00	2025
Hidalgo County Precinct No. 2 – Moore Road Project (Veterans Blvd. to San Antonio Rd.)	$800,000.00	Design Phase
Hidalgo County Precinct No. 2 – Minnesota Road Project (Raul Longoria to Cesar Chavez)	$770,000.00	Design Complete
City of McAllen – Dove Avenue Drainage Improvements Project (Bentsen Road to North 41st St.)	$1,924,627.00	Design Complete
City of McAllen – Drainage Utility Project – McAllen Lateral Channel Drainage Improvements	$2,000,000.00	Design Complete
Hidalgo County Drainage District No. 1 – Highway 281 & FM 88 – 2018 Bond Referendum Project No. 14	$1,233,750.00	Construction Phase
City of McAllen – 2018 Drainage Bond Stormwater Management Improvement Projects	$2,997,000.00	Construction Phase
City of Weslaco – Regional Detention Facility for Pleasantview and 11th	$500,000.00	August 2022
City of McAllen – Drainage Utility Project – Camelia Avenue at North 8th Drainage Improvements	$185,000.00	May 2022
City of San Juan – Paving Reconstruction Improvements	$1,100,000.00	November 2020
City of San Juan – 2018 Street Improvements Project	$280,000.00	December 2019
City of Donna – 2017 Street Improvements to South Ave.	$205,000.00	August 2019
City of San Juan – Paving Reconstruction Improvements	$2,180,000.00	December 2018
Hidalgo County Precinct No. 2 – Street & Drainage Improvements	$ 460,000.00	March 2018
City of San Juan – Paseo de las Flores & Public Safety Building & Development Drainage Improvements	$ 885,000.00	2017
City of San Juan – Los Chaparrales Subdivision Phase I Drainage & Sgt. Leonel Treviño Road Widening	$ 1,323,600.00	2017
City of Pharr –Pharr/Reynosa International Bridge Northbound	$ 2,200,000.00	2015
City of Donna - Improvements to Old La Blanca Road	$ 380,000.00	2015
City of San Juan-2014 Street Reconstruction Project	$ 870,000.00	2014
City of San Juan - Lowering of Canal Crossings & Road Widening at Eldora & Sgt. Treviño	$ 650,000.00	2014

STORM DRAINGE & STREET PROJECTS IN CAMERON & WILLACY COUNTY		
PROJECT NAME AND LOCATION	**FINAL AMOUNT**	**PROJECTED COMPLETION**
City of Port Isabel – Improvements to Washington Ave (SH 100 to Pennsylvania Ave.	$356,189.36	July 2023
Town of Indian Lake – Drainage Improvements to Texoma, Iowa, and Citrus Streets	$285,000.00	November 2022
Town of Laguna Vista – Street Improvements (Fernandez, Banker, and David Cuervo Streets)	$265,000.00	November 2022
Town of Indian Lake – Paving & Drainage Improvements to Aztec Cove Drive	$218,000.00	May 2021
City of Port Isabel – Street Improvements to South Shore Drive (Cisneros St. to Adams St.)	$269,000.00	January 2021
Town of Laguna Vista - Street Paving Improvements to Beach Blvd.	$275,000.00	2018
Willacy County – Street Improvements to Wells Street (6th to 9th Street)	$180,000.00	2018
Town of Laguna Vista – Street Improvements to Orange Street (Hibiscus to FM 510)	$180,000.00	2017
City of Port Isabel – Street Improvements to Tarnava & Railroad Streets	$186,000.00	2017
Town of Indian Lake – Paving & Drainage Improvements to Aztec Cove	$175,000.00	2017
Town of Indian Lake – Improvements to Existing North Lake	$163,000.00	2016
Town of Laguna Vista - Street Improvements (Ebony/Hibiscus to FM	$168,000.00	2015
Town of Laguna Vista - Improvements to Palm Boulevard and Mesquite Drive	$323,000.00	2015
City of Lyford –Eleventh and Seventh Street Improvements Project	$130,000.00	2014
Willacy County - Contract B – Street & Drainage Improvements, Supplemental Project, Texas GLO - Hurricane Ike/Dolly	$250,000.00	2014
FEMA Storm Drainage Improvements-Phase I (HMGP) (Laguna Vista, Texas – Cameron County)	$136,000.00 (Study Report)	2012
Willacy County - Contract B – Street & Drainage Improvements Hurricane Ike/Dolly Disaster Recovery	$800,000.00	2012
Town of Laguna Vista - Drainage Improvements on Ebony Lane Hurricane Ike/Dolly Disaster Recovery	$70,000.00	2011
Cameron County Drainage Improvements – Yturria & Musina Street Areas in Port Isabel Texas Department of Rural Affairs - Hurricane Ike/Dolly Disaster Recovery	$170,000.00	2011
City of Port Isabel - Improvements to City Streets Project: City Wide Program	$170,000.00	October 2011

Rural Development Program = (RD)
Project Planning Grant = (PPG)
Preliminary Engineering Report = (PER)

As part of our services, **CRUZ-HOGAN** has assisted and prepared applications, exhibits, and cost estimates for many projects. On this page is an extensive breakdown of our storm drainage projects successfully completed over the last 27 years.

Relevant Lift Station Experience

CRUZ-HOGAN not only **"talks the talk, but we also walk the walk"** when it comes to project delivery. With you in the driver seat, we consider ourselves an extension of your staff.

The following pages provide our firm's local experience with projects similar to the City of Edinburg's existing needs. Our team's relevant experience in the last 25 years, both inside and outside of the region, is extensive. All five of these projects are relevant to the City of Edinburg and involve W/WW improvements and associated facility improvements. We invite you to contact these references so they can attest to the value and level of service that we consistently provide.



City of San Juan:
Rehabilitation of Lift Station No. 13 & Forcemain - TWDB Clean Water SRF

San Juan, Texas

Cruz Hogan was the designer, and prime consultant, on a new lift station using cost saving VFD's, innovative chopper pumps, and a Bio Air odor control system for the City of San Juan. The station is located adjacent to the San Juan Basilica and receives flow from the entire northern portion of the city.

Project Details

The project involved a new 2300 GPM Triplex lift station constructed next to the existing station. Included was the use of a "Chopper Pump System" that alleviated their rag and debris issue by having a chopping mechanism built into the pumps. The pumps were also controlled by variable frequency drives (VFD's) that provide significant power saving by speeding up or slowing motors based on influent flow. The LS provided a layout that allowed easy access to maintenance personnel and provided cover roofing for preservation of electrical controls. The station was built with an esthetic Limestone/CMU block wall to compliment the future amphitheater that will be adjacent to the station. The project also consisted of 5000 LF of 12'' force main that ran southward crossing a Union Pacific Railroad crossing and Business TxDOT HWY 83, and both entities required permits.



Before Rehab

ACCOMPLISHMENTS

- Provided odor control system to alleviate neighbors' concerns
- Provided Aesthetics Limestone Fencing
- Chopper Pump System for Debris and Rags

Relevance To City Of Edinburg

This similar design could be utilized to the aesthetics, due to the anticipated site being in view of city events and public.

Client Reference:

Juan Martinez: Utility Director
(956) 310-1670

Project Funding:

TWDB Clean Water
State Revolving Funds

Completion Date:

Construction Complete – 2025

Construction Cost:

$ 1,097,000.00

Team Involvement:

Orlando Cruz PE – Senior Project Manger
Marcus Cruz PE – Project Engineer/Environmental



Town of Laguna Vista & Laguna Madre Water District: 23 Acre Development Eco Tourism Center Lift Station Project

Laguna Vista, Texas

Cruz Hogan was the designer, and prime consultant, on a new packaged lift station using cost saving VFD's, and a new Bio Air odor control system for Laguna Madre Water District. The station is located adjacent to the Eco Tourism Center in Laguna Vista and receives flow from the entire 23 ACRE Development.

Project Details

The project involved the construction of a sized 150 GPM (gallon per minute) wastewater lift station on the most northeast corner of the twenty-three-acre site. The flow capacity of the lift station is based on the complete build out of the proposed 23-acre development site, with the site being comprised of 6.5 acres in commercial development, 6.5 acres in residential development, and the proposed Eco-Tourism Center site. A 6-inch diameter sewer force pressure main was constructed along the SH 100 road frontage, from the lift station to the existing Laguna Madre sewer manhole at the FM 510/SH 100 intersection. The distance of the 6-inch force main was approximately 3,000 LF. A 12-inch sewer line, approximately 1,400 LF in length, was installed beginning at the proposed lift station and extended to the most northwestern corner of the 23-acre development property site. The 12-inch sewer gravity line will be installed along the SH 100 road frontage. Manhole stub-outs were included for future development connections. Manholes were installed on the 12-inch sewer line spaced at approximately 300 feet intervals.

ACCOMPLISHMENTS

- Provided odor control system to alleviate Eco Tourism center concerns
- Provided Package System for easy operations
- 100% Grant Funding through EDA

Relevance To City Of Edinburg

This similar design could be utilized for the odor control containment, due to the anticipated site being in proximity to city and the public spaces.

Client Reference:

Víctor Trevino: City Manager

Laguna Vista: (956) 943-1793

Capacity of Project:

150 GPM Du-Plex Station

Completion Date:

Completion in 2022

Construction Cost:

$ 243,000.00

Team Involvement:

Orlando Cruz PE – Design Manager/ Senior Project Manager

Marcus Cruz PE – Project Engineer/ Process Engineer





City of Weslaco Industrial Park: New Lift Station No.12 Project

Weslaco, Texas

Cruz Hogan was the designer, and prime consultant, on a new lift station using cost saving VFD's, and innovative chopper pumps for the City of Weslaco. The station is located next to Joe Stevens Blvd and Vo-Tech in the industrial park adjacent to Mid-Valley Airport.

Project Details

This project addressed the elimination of existing lift station and the construction of a larger capacity lift station to take their place within the current wastewater collection system. The project involved a new 1900 GPM Triplex lift station constructed next to the existing station. Included was the use of a "Chopper Pump System" that alleviated their rag and debris issue by having a chopping mechanism built into the pumps. The pumps were also controlled by variable frequency drives (VFD's) that provide significant power saving by speeding up or slowing motors based on influent flow. The project also consisted of 5,800 LF of 12'' force main that ran southward crossing through Mid-Valley Airport Property.

Two ditch crossings were needed and the project provided 24'' steel casings to cross aerially with air release valving on both ends. Vo-Tech drive is heavily trafficked, thus two borings across the roadway were needed, and sub-surface excavations were needed to address fiber optic and gas line alignment congestion. This project consists of construction of a new higher flow pumping capacity wastewater lift station to replace existing undersized Lift Station No. 12. Additionally, a new 12-inch force main line will also be installed which will convey the wastewater to the City's North Wastewater Treatment Plant that conveys through Mid-Valley Airport Property. Prior to construction, a FFA Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) was submitted to be aviation compliance throughout the project construction.

ACCOMPLISHMENTS

- Funded entirely through ARPA Funding
- Successfully coordinated with of Drainage District permitting to two aerial crossings
- Implemented hydro excavation for gas and fiber optic utility markings prior to construction

Relevance To City Of Edinburg

This similar design could be utilized due to similar size and pumping requirements.

Client Reference:

David Arce: City of Weslaco

Public Works/ Utility Director

(956) 973-3146

Project Funding:

2022 ARPA – Funds

Completion Date:

Design Complete – 2024

Construction 70% complete

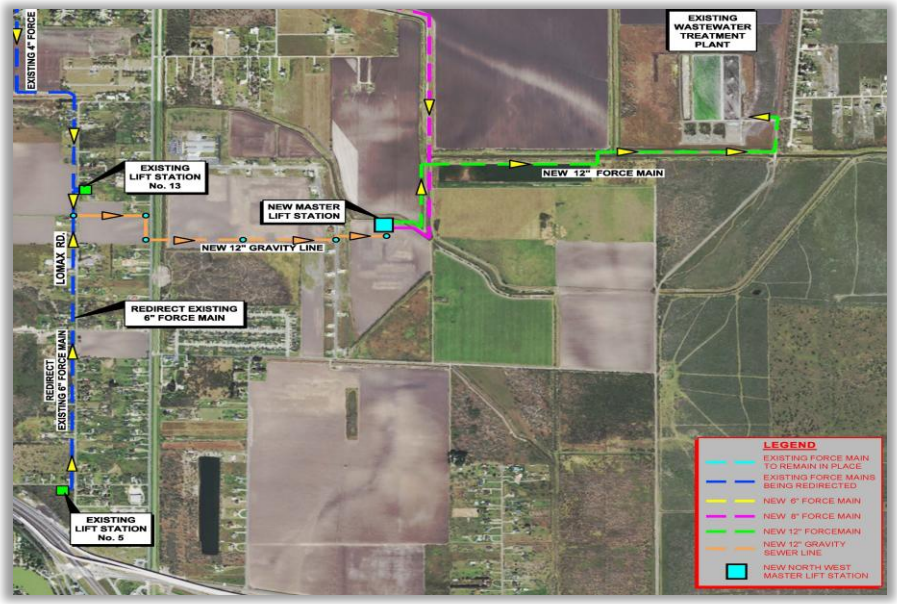
Construction Cost:

$1,860,000.00

Team Involvement:

Orlando Cruz PE- Senior Project Manager

Marcus Cruz PE – Project Engineer/ Process Engineer



Olmito Water Supply Corporation: Wastewater Master Lift Station Project

Olmito, Texas

Cruz Hogan was the designer, and prime consultant, on a new lift station using cost saving VFD's, innovative chopper pumps, and Bio Air odor control. This project will construct a new wastewater collection system master lift station to be located in the north western area in the Olmito WSC existing wastewater service area.

Project Details

This project will involve the construction of a new 1200 GPM Triplex lift station. Included was the use of a "Chopper Pump System" that alleviated their rag and debris issue by having a chopping mechanism built into the pumps. The pumps were also controlled by variable frequency drives (VFD's) that provide significant power saving by speeding up or slowing motors based on influent flow. The proposed project will provide a new sewer collection system for new residential area developments and will also include new wastewater pressure force mains which will redirect wastewater flows from four smaller existing wastewater lift stations currently experiencing limited flow capacity and conveyance problems. The new wastewater lift station will include 7000 LF of a 12-inch pressure force main. The new 8-inch force main will be installed in existing roadway, irrigation and or drainage right of ways and easements. A new 6,000 lineal food 12-inch gravity wastewater line is being installed connecting to the new master lift station and terminating at a sanitary sewer manhole approximately.

Existing Olmito WSC Lift Stations Nos. 19, 13, and 5 will all utilize existing force mains and will be redirected to connect to the new 12-inch wastewater gravity manhole proposed on Lomax Road. All wastewater from these three lift stations will have their wastewater flow redirected to the new proposed master lift station.

ACCOMPLISHMENTS

- Funded entirely through USDA RU with 70% Grant
- Successfully conducted an archeological survey for THC
- Successfully coordinated with Drainage/Irrigation District permitting crossings
- Use of innovative odor control system since site will be adjacent to homes

Relevance To City Of Edinburg

This similar design could be utilized due to similar size and pumping requirements, and will also have Limestone CMU wall for aesthetic appearances.

Client Reference:

Tomas Tamayo, General Manager

OWSC: (956) 350-4099

Capacity of Project:

1200 gpm Tri-Plex Station

Completion Date:

Design Complete – 2025

Pending Bidding Phase

Construction Cost:

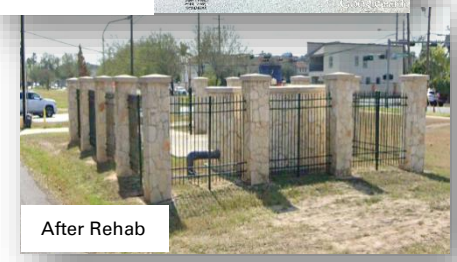
Estimated $1,200,000.00

Team Involvement:

Orlando Cruz PE- Senior Project Manager
Marcus Cruz PE – Project Engineer/ Process Engineer







McAllen Public Utility Board MPU: 2nd & Violet Lift Station Replacement Project

McAllen, Texas

Cruz Hogan was the designer, and prime consultant, on a new lift station using ascetic limestone fencing for the nearby walking trail, cost saving VFD's, and an odor control system. This project consisted of a new lift station to be located adjacent to the existing lift station on intersection of 2nd & Violet in the City of McAllen.

Project Details

The service area of the new 2nd and Violet Lift Station is comprised of a mixture of residential and commercial developed area and area which was in agriculture use. The new lift station provided service to a large portion of north-east McAllen generally bounded by Nolana Avenue, 2nd Street, Dove Avenue and Jackson Road. The current area, to be served by the new Lift Station, is a mix of commercial and residential customers with approximately 40 percent currently in agriculture use.

The service area is approximately 680 acres in total size. The triplex lift station allowed for a single pump operation operating at approximately 60 to 65 percent of the total peak design flow of the lift station. A triplex lift station minimized the potential of surcharging the 27" gravity sewer main during "off peak" lift station operation and will also allow a smaller wet well and shorter cycle times. The lift station had a 1050 gpm pumping capacity and allowed for a single pump operation. The new lift station was sized to account for future wastewater flows from a fully developed service area.

ACCOMPLISHMENTS

- Sized for future growth with expandable wet well
- Use of innovative odor control system since site will be adjacent to homes
- Submersible pumps limit noise to nearby homes

Relevance To City of Edinburg

Similar aesthetic approach with metal fencing and limestone columns could be incorporated into the project.

Client Reference:

Mark Vega: General Manager

MPU: (956) 681-1600

Project Funding:

MPUB – (CIP) Capital Improvements Projects

Completion Date:

Completed – 2015

Construction Cost:

$ 1,119,000.00

Team Involvement:

Ronnie Cruz PE – Design Manager/ Senior Project Manager
Orlando Cruz PE – Project Engineer/ Process Engineer







McAllen Public Utility Board MPU: 2nd & Jonquil Lift Station Replacement Project

McAllen, Texas

Cruz Hogan was the designer, and prime consultant, on a new lift station using aesthetic limestone fencing for the nearby walking trail, cost saving (VFD's), and an odor control system. This project consisted of a new lift station to be located adjacent to the existing lift station on intersection of 2nd & Jonquil in the City of McAllen.

Project Details

The previous lift station was quite antiquated and in need of replacement. It was also plagued by the odors and caused issues for nearby residents. The existing service area of the 2nd and Jonquil lift station is comprised of a mixture of residential and commercial developed areas. The service area is located on both sides of Nolana Avenue, from 10th Street to Jackson Road. The service area is approximately 775 acres in total size.

The lift station was a Triplex with 1050 gpm pumping capacity and allowed for a single pump operation operating at approximately 50 to 60 percent of the total peak design flow of the lift station. The triplex station minimized the potential of surcharging the 21" gravity sewer main during "off peak" lift station operation and also allowed a smaller wet well and shorter cycle times.

ACCOMPLISHMENTS

- Sized for future growth with expandable wet well
- Use of innovative odor control system since site will be adjacent to homes
- Submersible pumps limit noise to nearby homes
- Looks very pleasing next to highly used walking trail

Relevance To City of Edinburg, Texas

Similar aesthetic approach with metal fencing and limestone columns could be incorporated into the project.

Client Reference:

Mark Vega: General Manager

MPU: (956) 681-1600

Project Funding:

MPUB – (CIP) Capital Improvements Projects

Completion Date:

Completed – 2010

Construction Cost:

$ 950,000.00

Team Involvement:

Ronnie Cruz PE – Design Manager/ Senior Project Manager
Orlando Cruz PE – Project Engineer/ Process Engineer

Water Infrastructure Projects

CITY OF LYFORD – USDA (RU)

1.5 MGD WATER TREATMENT EXPANASION PLANT PROJECT

PROJECT

Water Treatment Plant Rehabilitation System and Expansion Project

CLIENT

City of Lyford

Lyford, Texas

CONSTRUCTION CONTRACT AMOUNT

$ 4,430,000.00

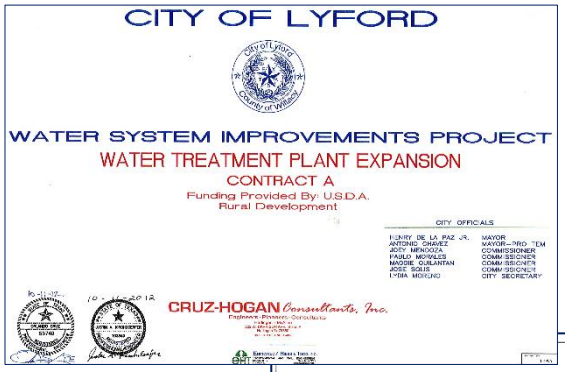
FUNDING SOURCE

USDA Rural Development

CONTRACT STATUS

Completed January 2015




CITY OF LYFORD

WATER SYSTEM IMPROVEMENTS PROJECT

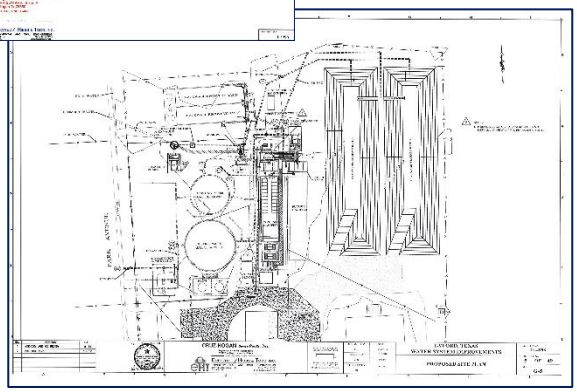
WATER TREATMENT PLANT EXPANSION

CONTRACT A

Funding Provided By: U.S.D.A. Rural Development

CITY OFFICIALS

CRUZ-HOGAN Consultants, Inc.



Water Infrastructure Projects

OLMITO WATER SUPPLY CO. – USDA
1.0 MGD WATER TREATMENT EXPANASION PLANT PROJECT

PROJECT
1.0 MGD Water Treatment Plant Rehabilitation and Expansion Project

CLIENT
Olmito Water Supply Corporation
Olmito, Texas

CONSTRUCTION COST AMOUNT
$ 16,000,000.00

FUNDING SOURCE
USDA Rural Development

CONTRACT STATUS

Completed in 2012







Water Infrastructure Projects

CITY OF ALAMO – TWDB - DWSRF
5.0 MGD WATER TREATMENT PLANT PROJECT

PROJECT

5.0 MGD Water Treatment Plant Project

CLIENT

City of Alamo
Alamo, Texas

FUNDING SOURCE

TWDB *DWSRF*

CONSTRUCTION CONTRACT AMOUNT

$ 5,300,000.00

CONTRACT STATUS

Completed 2001







Wastewater Infrastructure Projects

CITY OF SAN JUAN – TWDB (CWSRF)
REHABILITATION OF EXISTING WWTP

PROJECT
Rehabilitation of Existing Wastewater Treatment Plant

CLIENT
City of San Juan
San Juan, Texas

ESTIMATED CONSTRUCTION CONTRACT AMOUNT
$ 8,500,000.00

FUNDING SOURCE
Texas Water Development Board
Clean Water State Revolving Fund
(CWSRF Program)

SCOPE
New UV Disinfection Process
New Master Lift Station
Rehab of Headworks, Blower System, Aeration System VFD, Thickener & Grit Systems

CONTRACT STATUS

Design Completed August 2022
PENDING TWDB Approval for Construction





Wastewater Infrastructure Projects

CITY OF SAN JUAN – TWDB (CWSRF)

WWTP SLUDGE MANAGEMENT & DEWATERING FACILITES IMPROVEMENTS

PROJECT
Rehabilitation of Existing Wastewater Treatment Plant

CLIENT
City of San Juan
San Juan, Texas

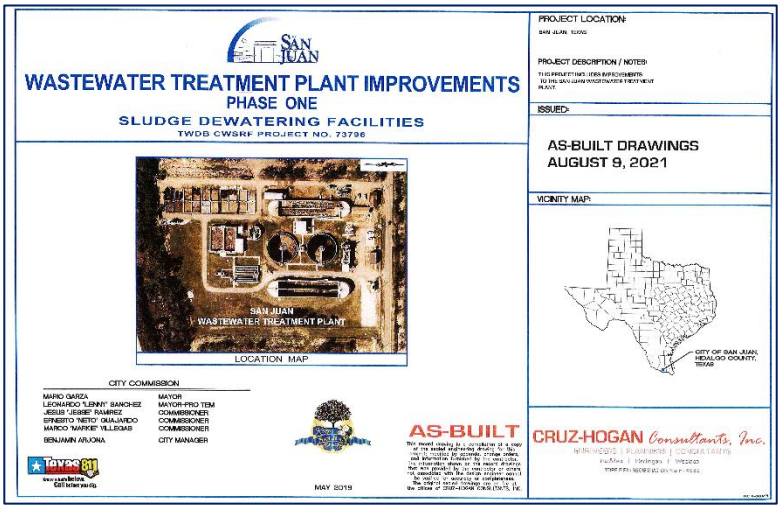
ESTIMATED CONSTRUCTION CONTRACT AMOUNT
$ 2,500,000.00

FUNDING SOURCE
Texas Water Development Board
Clean Water State Revolving Fund
(CWSRF Program)

SCOPE
Implementation of Mechanical Dewatering System and Facility Building

CONTRACT STATUS

Completed Dec 2021









Wastewater Infrastructure Projects

OLMITO WATER SUPPLY COMPANY. – USDA (RU)
1.25 MGD WWTP PROJECT

PROJECT
New 1.25 MGD Wastewater Treatment Plant Project

CLIENT
Olmito Water Supply Corporation
Olmito, Texas

CONSTRUCTION CONTRACT AMOUNT
$ 10,225,000.00

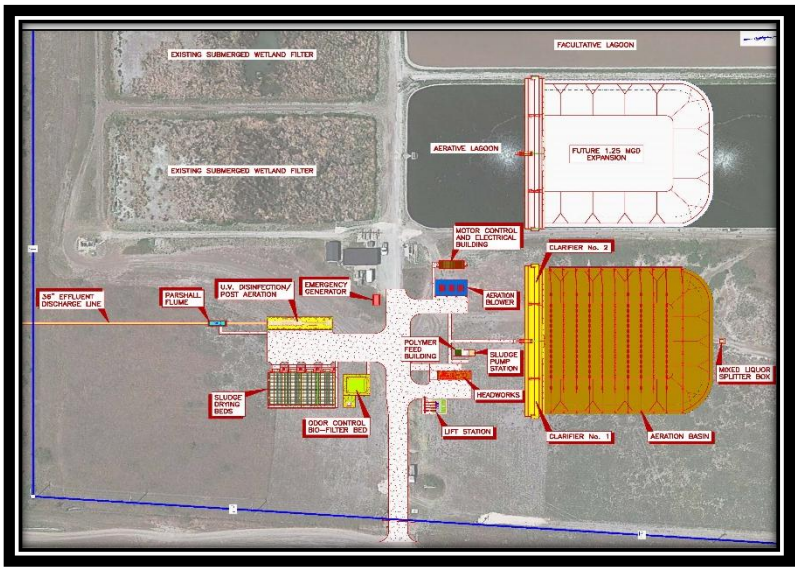
FUNDING SOURCE
USDA – Rual Utilities Program
70% Grant Awarded

CONTRACT STATUS

Under Construction – 75% Completed

"A new and innovative approach to treating wastewater. The use of Biolac Treatment Process will enable OWSC to provide cost effective treatment and efficient solutions to their operations"





Wastewater Infrastructure Projects

HARLINGEN WATER WORKS SYSTEM (HWWS)
PROCESS DESIGN ANALYSIS FOR NEW 10.0 MGD WWTP

PROJECT
Process Design for New 10.0 MGD Wastewater Treatment Plant

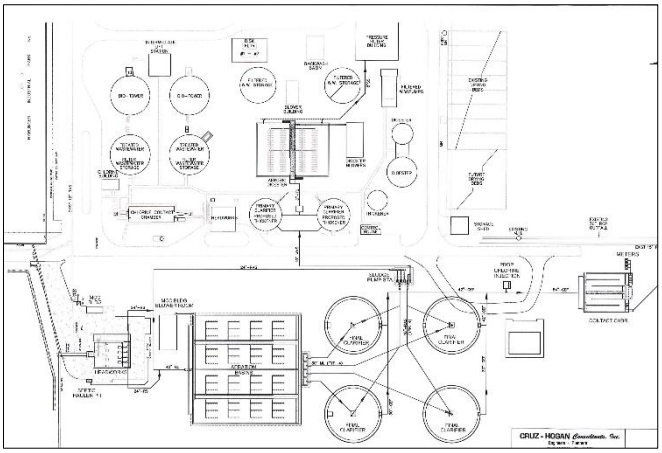
CLIENT
City of Harlingen Waterworks System
Harlingen, Texas

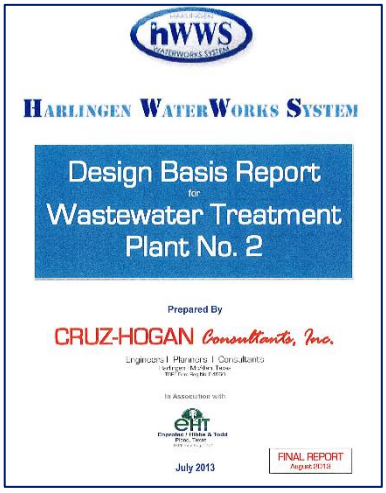
CONSTRUCTION CONTRACT AMOUNT
$35,250,000.00
HWWS "In House Project"

SCOPE
Process Design
Hydraulic Design
Process Design Alternatives
Sludge Management Alternatives

DESIGN STATUS
Completed 2013







Wastewater Infrastructure Projects

CITY OF SAN BENITO
5.0 MGD WASTEWATER TREATMENT PLANT PROJECT

PROJECT
New 3.75 MGD Wastewater Treatment Plant

CLIENT
City of San Benito
San Benito, Texas

CONSTRUCTION CONTRACT AMOUNT
$ 11,500,000.00

FUNDING SOURCE
North American Development Bank
Border Environment Cooperation Commission
TWDB

CONTRACT STATUS
Completed May 2007 & 2009





SECTION 5

Familiarity with Applicable Rules and Regulations

"Our engineering team is tackling Edinburg storm drainage upgrades. Because while the Resaca is beautiful, we prefer it staying where it belongs—and not in your driveway."

Familiarity with Edinburg's Infrastructure Needs:

We are familiar with the City of Edinburg 's infrastructure and are confident that our firm can provide practical, cost-effective solutions tailored for the city's needs. Our team understands the intricacy of Edinburg drainage & roadway infrastructure through our extensive historical records and many years of working with the City through various projects. We excel at enhancing undersized and aging infrastructure to support sustainable growth and resilience. We are committed to delivering high-quality engineering services that prioritize community safety, environmental stewardship, and long-term infrastructure durability, ensuring Edinburg continues to thrive now and into the future.

Floodplain Management & Regulatory Compliance (EO 11988):

Our firm possesses specialized expertise in navigating the stringent mandates of Executive Order 11988. We provide comprehensive floodplain assessments, risk evaluations, and alternative analysis design services to ensure full regulatory compliance. Our firm also has in house Certified Floodplain Manager (CFM's) and are fully versed with regulatory requirements to floodplains NFIP and FEMA programs.

Our firm provides comprehensive **Floodway No-Rise Certifications** for complex infrastructure and development projects. We ensure that proposed encroachments within regulatory floodways will not cause any increase Base Flood Elevations (BFEs) or floodway widths, adhering to FEMA regulations and local municipal ordinances. We will integrate **Geographic Information Systems (GIS)** with hydraulic modeling to deliver accurate, spatially flood risk and water resource assessments.

Our Methodologies & Tools:

Analysis must be performed using one of the following acceptable frameworks:

- **FEMA BCA Toolkit (v6.0)**
- **USACE HEC-FDA Software (v6.0)**
- **TWDB BCR Input Interface and Analysis Tool**

FEMA Region 6 Hazard Mitigation Assistance (HMA) Compliance:

Our firm brings specialized, hands-on expertise in navigating the complex documentation and compliance frameworks unique to FEMA Region 6. We specialize in positioning municipal infrastructure projects for successful federal funding under Hazard Mitigation Assistance (HMA) programs, including BRIC and HMGP.

- **Cultural & Historical Impacts:** Review under the National Historic Preservation Act (NHPA) to ensure zero adverse effects on tribal lands or historic municipal districts common to Region 6.
- **Build America, Buy America Act (BABAA):** All domestic federal financial assistance for infrastructure projects must comply with BABAA
- **Mitigation Plan:** The sub applicant jurisdiction must possess a current, FEMA-approved Local Hazard Mitigation Plan
- **Standard Conformance:** Mitigation designs must prove compliance with accepted engineering practices, regional building codes, and municipal design standards.
- **Hydrologic & Hydraulic (H&H) Modeling:** For flood control or drainage mitigation, applications must include modeling.





FEMA



THC – SHPO – Section 106 Compliance:

Our firm offers specialized expertise in navigating Section 106 compliance and meeting the stringent requirements of the Texas Historical Commission (THC) and State Historic Preservation Offices (SHPO). We seamlessly integrate cultural resource management into the early stages of project planning to accelerate project delivery.

- All federal and state compliance project reviews must be processed through the THC's electronic system, **eTRAC (electronic Review and Compliance)**

TXDOT Specs and Standards:

Our firm features deep, practical experience complying with TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges and the TxDOT Hydraulic Design Manual. We ensure local municipal projects are fully compliant from day one.

- Designed systems must adhere strictly to the rules laid out in the TxDOT Hydraulic Design Manual (HDM) and local district criteria.

Experts at Environmental Clearance and Permitting

Our team has extensive knowledge working with the Texas Water Development Board (TWDB) through their various funding programs, including **Economically Distressed Areas Program (EDAP)**, **Clean Water State Revolving Fund (CWSRF),** and **Drinking Water State Revolving Fund (DWSRF**) over the last **22 years**.

History with Environmental EA's and EID's for TWDB Projects			
CWSRF – WWTP 1.5 MGD Expansion & Rehab – Weslaco, TX	2024	Environmental Assessment (EA)	$ 33,500,000
CWSRF – LS No. 13 & Force Main - San Juan, TX	2024	Environmental Assessment (EA)	$ 1,700,000
CWSRF – WWTP Improvements - San Juan, TX	2023	Environmental Assessment (EA)	$ 8,500,000
CWSRF – Sludge Dewatering Facility - San Juan, TX	2021	Environmental Assessment (EA)	$ 1,200,000
CWSRF – First Time Sewer Connections - San Juan, TX	2019	Environmental Assessment (EA)	$ 1,430,000
CWSRF – Rehab of Ground & Elevated Storage – Olmito WSC	2015	Environmental Assessment (EA)	$ 2,700,000
DWSRF – Rehab Existing WTP Clarifiers - Edinburg, TX	2024	Environmental Assessment (EA)	$ 8,500,000
DWSRF – Rehab Existing WTP Filters - Edinburg, TX	2023	Environmental Assessment (EA)	$ 8,500,000
DWSRF – 3.5 MGD WTP No. 2 Expansion - San Juan, TX	2018	Environmental Assessment (EA)	$ 8,500,000
DWSRF – 16" Water Transfer Line – San Juan, TX	2015	Environmental Assessment (EA)	$ 2,500,000
DWSRF – Water System Improvements – EL Jardin WSC	2013	Environmental Assessment (EA)	$ 3,000,000
DWSRF – 1.0 MG Elevated Storage Tank – EL Jardin WSC	2013	Environmental Assessment (EA)	$ 750,000
EDAP – First Time Sewer Connections - San Juan, TX	2019	Environmental Information Documents (EID)	$ 1,430,000
EDAP – Purchase of Water Rights for Pharr, TX	2012	Environmental Information Documents (EID)	$ 3,500,000
EDAP – First Time Sewer Connections – Olmito WSC	2012	Environmental Information Documents (EID)	$ 1,800,000
EDAP – First Time Sewer Connections – San Benito, TX	2002	Environmental Information Documents (EID)	$ 1,100,000
EDAP – Colonia Wastewater Collection System – San Benito	2002	Environmental Information Documents (EID)	$ 1,800,000

TEXAS WATER DEVELOPMENT BOARD

Economically Distressed Areas Program (EDAP)
Clean Water State Revolving Fund (CWSRF)
Drinking Water State Revolving Fund (DWSRF)

History with TCEQ Permitting & Compliance	
Olmito WSC WWTP Discharge Permit – Major Amendment	2025
HWWS WWTP Discharge Permit – Renewal	2025
San Juan WWTP Discharge Permit – Major Amendment	2023
HWWS WWTP Discharge Permit – Renewal	2015
HWWS WWTP Discharge Permit – Major Amendment	2011

TCEQ

History with Railroad Permitting	
Olmito WSC Gravity Sanitary Sewer Union Pacific Encroach & Crossing	2019
San Juan Force Main Union Pacific Encroach & Crossing	2021

History with Archeological Surveys	
THC – SHPO – OWSC LS Project Arch Survey	2022

History with Environmental Reports (ER's) USDA Projects			
PPG - Olmito WSC Water Treatment Plant Expansion Project	Current	Environmental Report (ER)	$ 45,000
RD - New 1.25 MGD Wastewater Treatment Plant - Olmito WSC	Current	Environmental Report (ER)	$ 8,500,000
PPG - El Jardin WSC Water Treatment Project	Current	Environmental Report (ER)	$ 45,000
RD - Olmito WSC Wastewater Collection System Expansion	Current	Environmental Report (ER)	$ 6,850,000
RD - Waterline Improvements Project – Olmito WSC	2021	Environmental Report (ER)	$ 992,450
RD - New 350,000 Elevated Storage Tank	2021	Environmental Report (ER)	$ 1,241,000
RD - New 100,000 Gallon Elevated Tank – Lyford, TX	2014	Environmental Report (ER)	$ 831,300
RD - Water Transmission Line Project – Lyford, TX	2014	Environmental Report (ER)	$ 530,841
RD - Water Treatment Plant Expansion – Lyford, TX	2014	Environmental Report (ER)	$ 2,553,975
RD - 1.0 MGD Water Treatment Plant Expansion	2011	Environmental Report (ER)	$ 3,575,225
RD - Water Valve Replacement and Tank Rehab – Olmito WSC	2003	Environmental Report (ER)	$ 250,000
RD –Water and Sewer Improvements – Olmito WSC	2000	Environmental Report (ER)	$ 650,000
RD - New 3.50 MGD Water Treatment Project – Alamo, TX	1980	Environmental Report (ER)	$ 3,500,000

USDA United States Department of Agriculture

USDA Rural Development

SECTION 6

Project Understanding, Methodology & Approach

Project Understating

We have carefully reviewed the RFQ scope of services and have prepared an applicable cost-effective solution that will meet the objectives and priorities of the City of Edinburg and neighboring residents. The following pages outline our proposed approach and methodology to systematically address the goals Our recommended implementation of engineering projects has been a proven and reliable system, which can be incorporated into the existing systems with similar installations all over South Texas and City of Edinburg. ***We understand*** that the project services will require the project to be addressed in phases, which will include preparation of**,** preliminary engineering analysis, environmental and site assessment, projected construction budgets, design, final plans and specifications, construction phase services, and other services which may be

Project Methodology

Included below are the proposed strategies and methods that ***Cruz-Hogan Consultants, Inc.*** will follow throughout the implementation of this project to streamline the methods, as indicated below, and to meet the City of Edinburg's goals for this project. We are anticipating that the project will be done in phases as follows:

Phase I:

Preparation of Preliminary Engineering Report & Environmental Report:

Prepare a Preliminary Engineering Report to identify needs for the project and preliminary project costs. Prepare project's Environmental Report

Phase II:

Project Preliminary Design and Project Layout:

Upon City's approval of Engineer's Preliminary Engineering Report, and States approval of possible Environmental Report, Engineer begins the preparation of the project's preliminary 30% and 75% design plans and layout and submits to State and City for review and approval

Phase III:

Final Design, and TCEQ Approval and Authorization:

Upon State and City Plan approval of all preliminary design and Layouts, Engineer completes final Plans and Specifications and Bidding Documents. Engineer prepares, submits and receives Plan approval from TCEQ

Phase IV:

Bidding Phase and Construction Services:

City and Engineer prepare Project's Bidding Package, advertise the project, and receive bids. City awards the Project's Bid and Construction Contract. State approves the Construction Contract and Construction of the project proceeds

Phase I: Preparation of Preliminary Engineering & Environmental Reports

Prepare an Engineering Report to identify needs for the project:

- Evaluation of the system processes and recommend an implementation plan for design, construction, and operations
- Evaluate system requirements/necessities and make recommendations
- Review new and innovative technology alternatives and assist in selecting of equipment for the City of Edinburg

  Develop capacity requirements for any needed future growth
- Assure that all improvements meet standards required by the (TCEQ), specifically under Title Chapter 217- Design Criteria for Domestic Wastewater Systems.
- Prepare Lift Station layout of service area and project mapping.
- Develop preliminary project budgets to include cost of construction, environmental documents, engineering, surveying, project inspection, and etc.

Prepare an Environmental Report:

- Evaluate Site & Environmental conditions to determine any project requirements.
- Submit project to all Federal and State agencies and receive their approvals
- Prepare Environmental Report and submit to State for final approval

Phase II: Preliminary Engineering Design & Layout

Approval of Preliminary Engineering and Environmental Reports, if Needed:

- State approves the Preliminary Engineering Report and Environmental Report
- State Issues “Finding of No Significant Impact (FONSI) and approves the Project to move forward to final design and construction

Preliminary Design and Layout:

- Upon receiving approvals from State and City, **Engineer** will commence with the preparation of preliminary design documents and project specifications.
- Engineer will prepare and submit 75% completed plans to City and State for approval.
- Engineer will prepare and submit 100% completed final plans and project specifications to City and State for final approval.



Phase III: Final Design and TCEQ Permitting & Project Construction:

TCEQ Chapter 217 Compliance:

- Engineer prepares and submits to TCEQ transmittal letter. The purpose of this letter is to provide the Texas Commission on Environmental Quality (TCEQ) with the information necessary to comply with the requirements of 217.6(d) of the TCEQ's rules entitled "Design Criteria For Domestic Systems."
- This TCEQ requirement must be done before the project transitions to bidding and construction.

Final Project Design & Staff Approvals:

- Prepare surveys and mapping for proposed project
- Finalize design plans for City of Edinburg review and approval
- Provide updated Project Budget which may be due to cost increases, labor shortages, tariffs, etc.
- Engineer prepares entire final project budget for City of Edinburg approval
- Engineer prepares and finalizes construction documents for bidding package
- Review final engineering project design plans and specifications to ensure plan complies with their respective requirements
- Assist City of Edinburg in developing construction contracts.
- Coordinate all required project field testing and inspections with laboratory.
- Assist Edinburg with the project close-out and agency acceptances.

Phase IV: Bidding Phase and Construction:

Bidding Documents:

- Engineer assembles and prepares final Bidding Documents and Project Invitations to Bid Public Notices
- City Publishes Invitation to Bid Notices in City's Website and local newspaper
- Engineer assists the City of Edinburg with the construction bidding of the project
- Engineer assists the City with the award of the construction to bidding contractors
- Engineer assists the City of Edinburg in developing construction contracts.
- Engineer conducts Pre-Construction Meeting and issues a Notice to Proceed with Construction to selected Contractor

Project Construction:

- Engineer monitors and supervises project construction through final completion
- Engineer provides project construction inspection of the project.
- Engineer coordinates all required project field testing and inspections with laboratory.
- Engineer reviews and approves all Contractor's request for payment
- Conduct Monthly Contractor Meetings to address any project issues and review project schedule
- Engineer assists the City with project close-out and agency acceptances.

Project Approach

Included below is the proposed milestone approach that **Cruz-Hogan** *Consultants, Inc.* will follow throughout the implementation of this project to streamline the methods, as indicated below, and to meet the City's goals for this project. We are anticipating that the project will be done in phases as follows:

Milestone 1.0

CRUZ-HOGAN knows how important it is to have a solid effective approach. Our company also has experience working with the current milestone approach system that we use for planning, designing, and providing construction phase services for a project. Utilizing elements of the current system, **CRUZ-HOGAN** will expand on it and develop projects in three milestone phases.

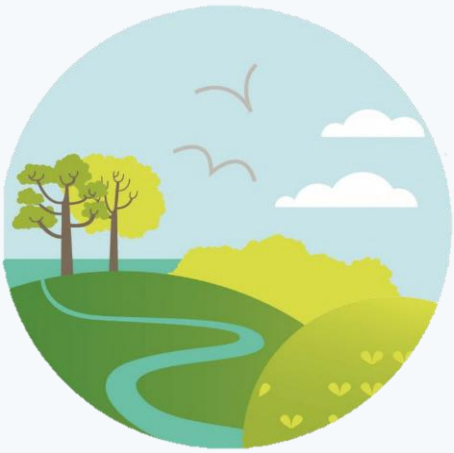
PLANNING AND SCHEMATICS: This is the first phase of project development. During this phase, the project will be looked at to determine all issues that will need to be addressed. Design alternatives and options will also be developed and evaluated from a value engineering standpoint. Our firm will also be able to provide assistance to the City with the facilitation and preparation of any funding agreements, attend preliminary conferences with the neighboring utilities, County and/or State programs, assist in obtaining approvals in relation to the Project, and prepare Preliminary Engineering Feasibility reports. Preliminary investigations and research will begin during this phase; information such as as-built plans, right of way maps, topography maps, geotechnical investigations, and previous drainage/street studies will be gathered.

DATA COLLECTION & FIELD INVESTIGATIONS: During this phase all information and data relevant to the study will be collected. This includes, but is not limited to, the following: Existing facility as-built plans and future sewer system improvement plans, historical system flows, lidar and land survey data, aerial photography maps, existing sugar road street studies, inventory of existing infrastructure, such as the sewer system master planning, sanitary system demands, historical records, water and sewer utility mapping, USFWD Wetland Mapping, FEMA floodplain maps, land use maps, USGS soils maps, etc. Extensive field investigations will also be performed during this phase to determine conditions of existing infrastructure, condition of the roadways, and whether any water & wastewater infrastructure will have to be relocated within the project vicinity.



COST ESTIMATING & VALUE ENGINEERING: Providing an accurate cost estimate forms the backbone of any successful project, by ensuring that resources are allocated efficiently and that project stakeholders have realistic expectations. Our team will conduct a quantity takeoff, which involves counting and measuring materials required for each part of the project. This includes things like concrete, steel, asphalt, and other construction materials. We

undertake a **value engineering analysis** to identify and eliminate unnecessary costs while preserving essential functions and quality. After reviewing all factors, our engineers will create a comprehensive cost estimate, which includes a detailed breakdown of all costs (materials, labor, equipment, overhead, etc.). This estimate can be used by contractors for bidding purposes, or by project owners to secure funding.



ENVIRONMENTAL INVESTIGATIONS: During this phase, as per funding requirements, an environmental investigation may have to be conducted wherever any environmental impacts may be present. An environmental assessment (also known as an environmental impact assessment) is a process that gauges the potential environmental impact of a project before it is begun. The purpose of the assessment is to identify possible environmental effects, suggest remedies to deal with adverse effects, and to predict if these remedies will be successful. An assessment that indicates a potential for substantial and/or long- lasting environmental damage can lead to modifications of the proposed project or its outright cancellation.

A successful environmental assessment produces a project that has been conceived and implemented considering the environment, and so which results in minimal environmental impact or impacts that can be remediated or anticipated.

ARCHEOLOGICAL INVESTIGATIONS: The Texas Historical Commission (THC) conducts archaeological investigations, if required, to preserve and interpret Texas's rich cultural heritage, focusing on identifying, excavating, and documenting archaeological sites across the state. These investigations help protect significant historic and prehistoric resources, ensure compliance with state and federal laws, and contribute to educational and preservation efforts. The THC collaborates with researchers, tribes, and communities to conduct fieldwork, analyze findings, and develop management plans that safeguard archaeological sites while promoting public awareness and appreciation of Texas's diverse history. In the event of an Archeological Survey is requested by the Texas Historical Commission (THC), we have a track record of working with THC and have successfully completed Archaeological Surveys in our recent projects.



TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

Milestone 2.0

- ✓ Analysis & Layouts
- ✓ Condition Assessments
- ✓ Conceptual Site Plans & TCEQ Compliance

Analysis & Conceptional Layouts:

Concentration on the understanding and implementation of best use parameters for the proposed project design:

1. **Complete Evaluation**: Assess existing system capacities with factoring in future growth and recommend an implementation plan for design, construction, and operations.
2. Existing Process Analysis & TCEQ Compliance: Assess odor and capacity issues, then proceed to make recommendations for design improvements.
3. New and Innovative Treatment Technologies: Analysis of the current and new systems, and determine whether new and innovative technologies may be a better suited application.
4. Present **design/equipment alternatives** that may be feasible to the project, and could provide significant saving on operation and power costs.
5. Present design/equipment alternatives that could be used to **convert/retrofit** existing systems to provide better efficiency by the use of up-to-date technologies and cost savings in the wastewater industry

Design & TCEQ Wastewater Compliance:

CRUZ-HOGAN *Consultants, Inc.,* will be tasked with developing the detailed plans, specifications, bid tabulations/documents, and cost estimates for each project. Proposed plans will include the preparation of a title sheet/index, plan and profile sheets, irrigation crossings, drainage improvements plans, traffic control plans and sequence of work notes, TCEQ required Storm Water Pollution Prevention Plan (SWPPP) plans and notes, and miscellaneous storm water, water, & wastewater details.

Our personnel will assist the Owner with all aspects of the Project bids, advertisement, attendance of bid openings, tabulation of the bid proposals, prepare and coordinate approval of formal Contract Documents, and issue the Notice to Proceed. During this phase any other ongoing coordination will continue with the surveyors, utility companies, and others. Plans will be submitted at 30%, 60%, 90%, and 100% milestones to the Owner as well as all utility companies, and other public or private entities. Review meetings will be held to discuss and review the plan submittals. All horizontal utility conflicts will be identified at 30% and by 60% milestones, any vertical information that may be required will either be provided by the utility companies or other record documents. By the 90% milestone, utilities will be expected to provide a plan of action for any potential adjustments that may be required.

CRUZ-HOGAN will take on the task of TCEQ domestic wastewater sanitary sewer compliance and authorization, which typically outlines the technical basis for the proposed improvements, ensuring compliance with Texas Pollutant Discharge Elimination System (TPDES), or Texas Land Application Permit (TLAP) requirements.

Milestone 3.0

- ✓ Construction & Project Management
- ✓ Addressing Change Orders & Weather Delays
- ✓ Quality Control & Quality Assurance
- ✓ Workload and Availability

CONSTRUCTION & PROJECT MANAGEMENT: **CRUZ-HOGAN** *Consultants, Inc.,* will provide construction phase services support for all projects. Our personnel will be readily available during the bidding process to answer and address any questions that potential bidders may have. Upon awarding the construction contract, our personnel will request and coordinate all necessary construction staking (if required), and will make site visits to the project site to assure plan compliance. Our personnel will schedule periodic construction meetings to assure that the project is on schedule. Our staff will continue to coordinate with the contractor and the utility companies to assure that the contractor and utility companies are aware of each other's schedules. Any Requests for Information (RFI's) that the contractor may have will be promptly addressed. Our staff will coordinate and process any required change orders. If required, our staff will inspect and provide inspection reports for all Storm Water Pollution Prevention Measures, as per TPDES Requirements.

Throughout the project construction, our staff will review all shop drawings, review and recommend approval of request for payment, and will work hand-in-hand with the Owner's staff to ensure that the work is progressing per plans. Upon completion of the project, a final inspection will be performed with the Contractor, the Owner and/or City Inspectors, and Project Manager. A final punch list for the Contractor will be developed in order to assure that the project is to the satisfaction of the Owner.

Lastly, **CRUZ-HOGAN** *Consultants, Inc.,* will compile and distribute all construction redlines to design consultants for preparation of the "Plan of Record" or "As-Built" Plans from the design consultants and deliver them to the Owner.

ADDRESSING CHANGE ORDERS & WEATHER DELAYS: **CRUZ-HOGAN** *Consultants, Inc.* will effectively communicate between all stakeholders including contractors, architects, city staff, and community members. Regular meetings will be held to discuss project status, address any emerging issues, and identify potential changes early. Our engineers will document by tracking changes and their impacts. We will ensure that all original plans, specifications, and contracts are well-organized and accessible. When a change order arises, we will document the rationale behind the change, including any relevant codes, regulations, or feedback from City administration. Our meticulous record-keeping will provide clarity and support claims if disputes arise later.

CRUZ-HOGAN will be proactive in addressing rain-related issues to ensure projects stay on track and within budget. Contractors and engineers will utilize a weather forecasting service to plan and prepare any major impact on project schedules. Upon developing a construction schedule, we will incorporate non-work days to the work calendars to show which workdays might be lost due to inclement weather. Adding an "adverse weather" activity to the project schedule with incorporate a duration equal to the anticipated weather-related workdays.

Quality Assurance & Quality Control (QA/QC)

A big part of the success of **CRUZ-HOGAN** is our commitment to QA/QC Practices. We have an established set of criteria that are the foundation of our QA/QC Procedures. These criteria are the following:

- ***Knowledge/Experience:*** **CRUZ-HOGAN** will assign a knowledgeable and experienced team member to lead the various tasks to minimize errors and omissions.
- ***Coordination/Communication:*** **CRUZ-HOGAN** will establish open lines of communication between City & Engineer and all team members to assure that all project needs are addressed. All information regarding the project progress and related plan changes will be forwarded to all team members.
- ***Constructability Analysis:*** The plans will be reviewed at all project milestones to determine if the proposed designs are safe and provide adequate consideration to constructability and value engineering.
- ***Accuracy/Completeness:*** The plans will be reviewed to identify any drafting and design discrepancies and to verify that the plans are in compliance with the respective design manuals. Construction quantities will be tabulated by several individuals to verify accuracy. The plans will also be reviewed to assure that all bid items are accounted for.
- ***Design Schedules:*** Schedules will be developed for the design phase of the project in order to complete the project design in a timely manner.

The success of **CRUZ-HOGAN**'s QA/QC Program is that it incorporates the five founding criteria in a three-level review process. Prior to each submittal, the plans will first be reviewed on the production level. Technicians and draftsmen will review one another's work. The second level of review will be done by the Project Engineers and EIT's. A full set of plans will be reviewed by each of the engineers and EIT's working on the project. They will cross-reference each other's comments and redlines prior to revisions. The final level of review is by the Project Manager, Deputy Project Manager, and QA/QC Manager. They also will cross reference each other's comments and redlines prior to revisions.

- Throughout the QA/QC Process, the design and consideration of roadway design will be closely looked at to minimize conflicts. **CRUZ-HOGAN** will coordinate internally to assure the most feasible solution is used for all conflicts, whether it be a design change (i.e., inlet adjustments, profile adjustments, etc.) or having to design a utility relocate. The design and construction schedule of the utility companies will be considered in the overall project schedule and traffic control plans will include providing safe work zones for utility adjustments.

- **CRUZ-HOGAN** has demonstrated its ability to provide excellent, innovative, cost-saving engineering and design services in a timely manner. The overall commitment that **CRUZ-HOGAN** provides to the project is unsurpassed. Attention to detail and rapid response to issues are staples of **CRUZ-HOGAN**'s philosophy. **CRUZ-HOGAN** has an excellent track record for successful projects and extremely satisfied clients.

Current Workload Availability

CRUZ-HOGAN *Consultants, Inc.* currently has sufficient engineering and technical staff, resources, and capabilities to immediately commence and complete any and all work assignments. Our firm offers ***4 Registered Licensed Professional Engineers*** (PEs) and ***three offices*** here in the Rio Grande Valley and offers the flexibility to immediately respond to any project.

We are hereby committed and have the ability to commence services immediately after successfully negotiating a contract for engineering services.

SECTION 6

References, Comprehensive Resumes, Insurance & Required Forms

CRUZ-HOGAN Consultants, Inc. carries $1,000,000 of Professional Liability Insurance. Any additional insurance necessary for the completion of the proposed projects will be obtained to meet the requirements of the City of Edinburg. Certificates of Insurance with current coverages can be found in the attachments.

We have reviewed the Professional Services Agreement included in the Request for Qualifications packet, and CRUZ-HOGAN Consultants, Inc., agrees to meet the prerequisite insurance requirements, and if selected, agrees to enter into such agreement.

See Refences on Next Page:

REFERENCES

Clients	Contact Person	Projects
Olmito Water Supply Corporation 101 Clara Bennett Dr. Olmito, TX 78575	Tomas Tamayo - General Manager (956) 233-4021 ttamayo@olmitowsc.com	• Wastewater Lift Station Projects • Water & Wastewater Projects • Water/Wastewater Master Studies
City of McAllen Public Utility 1300 Houston Ave. McAllen, Texas 78501	Marco A. Vega, P.E. General Manager (956) 681-1630 mvega@mcallen.net	• Wastewater Lift Station Projects • Utility Relocation Projects • Lift Station Improvements
El Jardin Water Supply Corporation 1725 N Indiana Ave, Brownsville, TX 78521	Mario Flores – Assistant General Manager (956) 831-9981 mflores@eljardinwsc.com	• Water & Wastewater Projects • Water Elevated Storage • Water/Wastewater Master Studies
City of Alamo, Texas 420 N Tower Rd, Alamo, TX 78516	Bobby Salinas City Manager (956) 787-0006 bsalinas@alamotexas.org	• Wastewater Lift Station Projects • Water/Wastewater Master Studies • Utility Relocation Projects
Harlingen Water Works System 134 E Van Buren Ave, Harlingen, TX 78550	Jon Hedegard - Wastewater Director 956-440-6515 jhedegard@hwws.com	• Water & Wastewater Projects • Wastewater Studies • Wastewater Permitting
City of Weslaco, Texas 255 S. Kansas Ave. Weslaco, Texas 78596	Javier Salinas - City Manager (956) 968-3181 xsalinas@weslacotx.gov	• Lift Station Projects • Water & Wastewater Projects • WWTP Facilities
Town of Laguna Vista 122 Fernandez St. Laguna Vista, Texas 78578	Victor Treviño - City Manager (956) 456-7573 cm@lvtexas.us	• Eco Tourism Lift Station • Water & Wastewater Projects • W/WW System Studies
City of San Juan, Texas 512 S Nebraska Ave, San Juan, TX 78589	Juan Martinez – Utility Director 956-223-2301 jmartinez@sjtx.us	• Lift Station Projects • Water & Wastewater Projects • WWTP Facilities

COMPREHENSIVE RESUMES

ORLANDO S. CRUZ, P.E.
President

EDUCATION:
Bachelor of Science in Civil Engineering
University of Texas at Austin, 1979

REGISTRATION:
Registered Professional Engineer
State of Texas License No. 55740

PROFESSIONAL ACTIVITIES:
American Waterworks Association- Member

CAREER HISTORY:
1986 - Present
Cruz-Hogan Consultants,
McAllen, Weslaco, & Harlingen, Texas
President

1984 - 1986
O.R. Consulting Engineers,
Harlingen, Texas
Partner

1979 - 1984
J.A. Jones, Dallas, Texas
Design Engineer

AREAS OF EXPERTISE:
- Civil Engineering
- Storm Drainage
- Highway and Street Design
- Water and Wastewater Systems
- Water and Wastewater Treatment



Mr. Cruz is President of Cruz-Hogan Consultants, Inc. He has a vast experience in and has worked on a variety of civil engineering and related projects. He has also designed and supervised the construction of storm drainage, street pavement, water and sanitary sewer projects, and served as chief designer and project engineer for numerous projects located in South Texas. Mr. Cruz will assure the client that a high level of resources and technical expertise is maintained to ensure schedule conformance and adherence to project budget. Mr. Cruz will be available for immediate response to the client's needs at any time.

SUMMARY OF RELATED EXPERIENCE:

- Weslaco ISD and City of Weslaco Regional Detention Facility
- Parking Lot Improvements Projects for PSJA ISD 2023-2025
- San Benito CISD Parking Lot Improvement Projects 2001-2006
- 3.5 MGD Water Treatment Plant Expansion Project and Wastewater Collection System Improvements Projects; Water and Wastewater Master Plan Study, City of San Juan
- Master Planning of Water Supply, Treatment and Storage Facilities, City of San Benito
- Waterworks Planning Study, City of Alamo
- Water Transmission Main Project (16" and 20" Mains), City of Harlingen Waterworks System
- Water and Sewerline Extension Project (5 Miles), City of San Benito
- Street Improvements Projects, Cities of Harlingen, San Benito, Port Isabel, Santa Rosa
- Storm Sewer Projects, Cities of San Benito, Harlingen and Port Isabel
- Water and Sewer Colonia Project, City of Falfurrias and Brooks County
- Water Plant Expansion Project, Olmito Water Supply Corporation
- Master Water and Wastewater Facilities Study and Implementation, El Jardin WSC
- New 5.50 MGD Water Treatment Plant (Consultant to Prime), City of Alamo
- New Water and Wastewater Facilities for City of San Benito
    - 6.0 MGD Water Plant
    - 2.5 MGD Sewer Plant
    - 1.0 MGD Elevated Storage
- New Sludge Dewatering Facilities, City of San Juan

MARCUS CRUZ, P.E., CFM
Project Manager

EDUCATION:

Bachelor of Science in
Civil & Environmental Engineering
University of Texas – San Antonio 2008-2011

Water Treatment Program Certification - Post Graduate
ASCE – Advanced Education
American Society of Civil Engineers
2020-2022

REGISTRATION:

Registered Professional Engineer
State of Texas License No. 126718

Certified Floodplain Manager Certification No. 2266-12N

PROFESSIONAL ACTIVITIES:

City of Harlingen:
Planning and Zoning Board

ASCE RGV Chapter:
Officer 2021- Present

TSPE (Texas Society of Professionals Engineers) RGV Chapter:
Officer 2021- Present

CAREER HISTORY:

Cruz-Hogan Consultants, Inc.
Project Manager
April 2012 – Present

San Antonio Water Systems:
Engineering Intern
January – December 2011

AREAS OF EXPERTISE:
- Civil Engineering
- Water Resources (Process Water/Wastewater)
- Environmental Assessments



Mr. Cruz is currently serving as a Project Manager for our local Harlingen office and has over 15 years of engineering experience specializing in water resources. During his time there he wore many hats and took on many roles including cost estimator, field inspection engineer, CAD specialist, and project management. Mr. Cruz's duties included providing engineering and technical support to on-site projects, expediting field changes, performing QA/QC inspections, keeping RFI & Submittal logs, reviewing and processing pay applications and certified payrolls, and conducting monthly status reports. He began his career as an E.I.T and Resident Engineer for numerous civil engineering projects and now designs and manages projects in the South Texas area. Mr. Cruz is experienced in the study, design, and construction of water infrastructure, transmission, distribution, wastewater collection systems, streets & drainage, and capital improvements including the following projects:

SUMMARY OF RELATED EXPERIENCE:

- Weslaco ISD and City of Weslaco Regional Detention Facility
- Parking Lot Improvements Projects for PSJA ISD 2023-2025
- Olmito Water Supply Corp –2022 New 1.25 MGD Wastewater Treatment Plant – Plant Hydraulics, Process Design, Environmental Clearence
- Olmito Water Supply Corp –2021 CDBG Water Utility Improvements
- City of Weslaco, TX –2022 Regional Detention Facility Pleasant View Rd
- City of Weslaco, TX –2022 Regional Detention Facility Cleckler Elem.
- City of Weslaco, TX –2021 Urban County Program – Water/Sewer Improvements
- City of Weslaco, TX –2022 Police Department New Gun Range
- City of San Juan, TX – 2020 New WWTP Dewatering Facility, Process Design, Environmental Clearence
- City of San Juan, TX – 2022 Renovation to Lift Station No. 13 with New Odor Control and Force Main
- City of Alamo, TX – 2022 Master Planning Water System Hydraulic Modeling WaterGems Bentley Software
- City of San Juan, TX – 2022 7.5 MGD WTP Project Expansion and Rehab
- Town of Indian Lake – 2019 CDBG Street Improvements
- Town of Indian Lake – 2020CDBG Street Improvements

RONNIE CRUZ, P.E., CFM
Vice-President

EDUCATION:

Bachelor of Science in Civil Engineering
University of Texas at Austin

REGISTRATION:

Registered Professional Engineer
State of Texas License No. 55459

Certified Floodplain Manager Certification No. 2267-12N

PROFESSIONAL ACTIVITIES:

McAllen Chamber of Commerce

McAllen Housing Authority – Board Chairman

CAREER HISTORY:

2003 - Present
Cruz-Hogan Consultants, Inc.
McAllen, Texas
Vice-President

1988 - 2003
CEC Consulting Engineers, Inc.
McAllen, Texas

1985 - 1988
Triad Engineering
McAllen, Texas

1980 - 1985
Texas Department of Transportation
Corpus Christi, Texas

AREAS OF EXPERTISE:
- Civil Engineering
- Highway and Street Design
- Drainage Design
- Utility Design
- Engineering Planning Studies
- Construction Development



Mr. Cruz has over 39 years in experience in the design of street and drainage plans, and water and sewer line projects. Experience prior to joining the firm includes 5 years with the Texas Department of Highways as a design and project Engineer. He designed and oversaw the construction of several street and drainage projects in the Corpus Christi area. Subsequent experience includes being City Engineer for several cities and providing required City Engineering Services. Mr. Cruz was City Engineer for the City of Alamo for 9 ½ years. His responsibilities were to advise the City on engineering issues, to design and manage projects including sewer infrastructure and roads in conjunction with TXDoT. Most recently, he had been serving as City Engineer for the City of San Juan for the last 8 years. His experience also includes the planning and design of streets and utilities for various Cities throughout the Valley and knowledge of projects involving large sewer lines while working for the McAllen Public Utility. Other experience includes streets and drainage, sewer, water, etc., for the Cities of McAllen, Alamo, San Benito, Weslaco, Donna, Falfurrias, San Juan and Harlingen.

SUMMARY OF RELATED EXPERIENCE:

- City of San Juan, TX – 3.5 MGD Water Treatment Plant Expansion Project and Wastewater Collection System Improvements Projects; Water and Wastewater Master Plan Study
- 5 MG Water Treatment Plant, City of Alamo
- 1 MG Water Ground Storage Tank, City of Alamo
- Master Planning for the Cities of Schulenburg, La Grange, Alamo, and San Juan
- Waterworks Planning for the Cities of Alamo and San Juan
- 42” Sewer line Transmission, McAllen Public Utility
- Storm Sewer Projects for the Cities of McAllen, San Juan, Alamo, and Pharr
- Water line Improvements for the Cities of Alamo, San Juan, & Weslaco, and McAllen Public Utility
- 24” Sewer Line Transmission for McAllen Public Utility
- Lift Station Design for McAllen Public Utility, Cities of Alamo and San Juan
- Street Improvements Project for the Cities of San Juan, Pharr, and Alamo

DAVID LOPEZ, JR., P.E.
Project Engineer

EDUCATION:

Bachelor of Science in Civil Engineering
University of Texas – Pan American, 2014

REGISTRATION:

Registered Professional Engineer
State of Texas License No. 140081

CAREER HISTORY:

January 2020 – Present
Cruz-Hogan Consultants, Inc.
McAllen, Texas
Project Engineer

2014 – 2019
Lockwood, Andrews & Newnam, Inc. (LAN)
Corpus Christi, Texas
Engineer III

2014
VCC, LLC
McAllen, Texas
Assistant Project Manager

AREAS OF EXPERTISE:

- Civil Engineering
- Land Development
- Water Resources

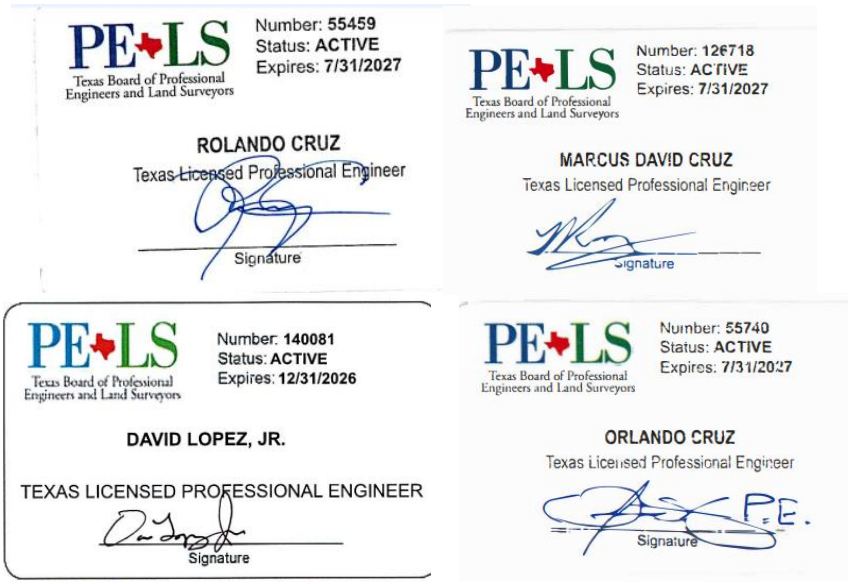


Mr. Lopez has more than 12 years of engineering experience and has served as a designer, project engineer, and project manager for numerous design and construction projects in Texas both as a consultant and as a public employee augment staff. He has worked with many municipalities, ports, and other local entities. His background includes design and construction management of various projects that includes sewer rehabilitation, roads and streetscape projects, drainage improvements, water distribution and treatment, and wastewater treatment improvements projects.

Mr. Lopez is currently serving as Project Engineer. Primary responsibilities include design and construction management of Projects such as: street, drainage, water and sewer utilities, water treatment plant facilities, and other miscellaneous public works projects. Other responsibilities include: providing engineering and technical support to on-site projects, expediting field changes, performing QA/QC inspections, keeping RFI & Submittal logs, reviewing and processing pay applications and certified payrolls, and conducting monthly status meetings.

SUMMARY OF RELATED EXPERIENCE:

- Construct Inspection City's Staff Augment – City of Corpus Christi
- PCCA LaQuinta Terminal Cargo Yard – Port of Corpus Christi, Corpus Christi, Texas
- Ayers Street Pedestrian Improvements – City of Corpus Christi
- Greenwood WWTP Improvements to UV System – City of Corpus Christi
- Stormwater Quality Improvements – Bulk Terminal Phase 1 – Port of Corpus Christi, Corpus Christi, Texas
- IDIQ Major Ditch Improvements – City of Corpus Christi
- Taxiway E Widening – Laredo International Airport, Laredo, Texas
- Wastewater Effluent Reuse Feasibility Assessment—City of Corpus Christi, Texas
- Greenwood WWTP Flood Mitigation – City of Corpus Christi
- Bill Witt Park Irrigation Design – City of Corpus Christi, Texas
- XOM Project Yosemite – Drainage Study – Exxon Mobil, Gregory, Texas
- Waterline Pipeline Project-2015 – Dallas Water Utilities, Dallas, Texas
- Sand Dollar Pump Station Feasibility Assessment – City of Corpus Christi, Texas





Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

CRUZ-HOGAN CONSULTANTS INC

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

Registration Number
F-4860

Expiration Date
7/31/2028



CITY OF EDINBURG

Professional Engineering Services

Mechanical, Electrical, and Plumbing (MEP) Engineering

(RFQ No. 2026-7) | Due: Tuesday, July 14 2026 at 3:00 p.m.

ELECTRONIC

DBR

SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY



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1: Transmittal Letter

1. Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect.

July 14, 2026

City of Edinburg
415 W. University Drive
c/o City Secretary Dept.
Edinburg, TX 78541

RE: RFQ No. 2026-7 | Request for Qualifications - Professional Engineering Services - Mechanical, Electrical, and Plumbing (MEP) Engineering

DBR Engineering Consultants, Inc. appreciates the opportunity to submit our qualifications for consideration under RFQ No. 2026-7. Over the past five years, DBR has had the privilege of working closely with the City of Edinburg on a variety of projects, and we are proud to support the continued growth and development of the community we serve. Our team values the strong relationships we have established with City staff and looks forward to the opportunity to continue providing exceptional engineering services to the City.

We understand that the City of Edinburg is seeking qualified professional firms to provide professional engineering services on an as-needed basis for the planning, design, renovation, repair, and construction of municipal facilities. DBR is committed to serving as a responsive and reliable member of the project team by providing comprehensive Mechanical, Electrical, and Plumbing (MEP) engineering services for assignments awarded under this contract. Our extensive experience with municipal facilities throughout Texas has equipped us with the technical expertise, project management capabilities, and quality-control processes necessary to consistently deliver successful projects.

Our team understands the unique demands of task-order and short-duration assignments and is prepared to respond quickly whenever project needs arise. We are committed to providing attentive service, maintaining open communication, and meeting aggressive project schedules while delivering high-quality engineering solutions. Our current workload allows us to begin new assignments immediately, and our depth of resources enables us to efficiently support both small and large projects.

DBR is registered with the Texas Board of Professional Engineers and Land Surveyors (TBPE Firm No. F-2234) and is in good standing with all applicable licensing requirements. Our services for the City of Edinburg will be provided from our McAllen office, supported by the full resources of our firm.

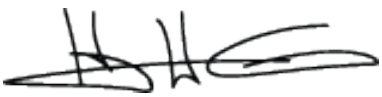
No addenda were issued as of the date of this submission.

DBR has reviewed the City's Professional Services Agreement and confirms that, if selected, we will comply with the insurance requirements and are prepared to enter into the agreement as requested by the City.

As Principal-in-Charge, I will serve as DBR's primary point of contact for this RFQ. I am authorized to bind the firm contractually and execute agreements on behalf of DBR Engineering Consultants, Inc.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to continuing our partnership with the City of Edinburg.

Sincerely,



Hugo Avila, PE, Principal
DBR Engineering Consultants, Inc.
200 South 10th Street, Suite 901
McAllen, Texas 78501
Tel. (956) 683-1640 | havila@dbrinc.com

2: Firm Qualification and Experience

2. Firm Qualification and Experience – Discuss the firm's experience and history in performing engineering services in a timely manner, particularly for other governmental agencies in the past two (2) years. Discuss the firm's uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

DBR HISTORY

DBR provides an alternative to traditional firms by providing better opportunities for our people and as a result, a better experience for our clients.

Founded in 1972, DBR Engineering Consultants, Inc. evolved from a small-scale engineering firm to a statewide mechanical, electrical, plumbing, and technology engineering firm in Texas. Our steady growth stems from serving the altering needs of our clients by adapting to economic, social and technological change. Not only are we devoted to meeting our clients' expectations, we strive to achieve their goals while delivering premium quality through close collaboration.

DBR's steady growth has been fueled by loyal clients who appreciate our willingness to listen, open-minded approach to problem-solving, and relentless commitment to service.

Now, more than 54 years later, DBR has a team of over 200 professionals across eight cities in Texas and New Mexico. While our history guides our growth, our talented team of consultants are focused on the future. We are helping to create healthy and comfortable environments that will stand the test of time.

YEARS IN BUSINESS

54 Years

OFFICES

Austin
Dallas
El Paso
Houston
Laredo
McAllen
San Antonio
Albuquerque

FIRM SIZE

200+ Employees firm-wide

CORE VALUES

Service
Quality
Integrity
Sustainability

OFFICE LOCATION THAT WILL PROVIDE THE SERVICES

Our office in McAllen, will serve as the primary office responsible for providing services to the City of Edinburg. Its proximity to the City allows for efficient project coordination, timely site visits, and responsive client service throughout each assignment.

APPROACH TO STAFFING SMALLER ASSIGNMENTS

The McAllen team is fully supported by DBR's firmwide network of professional engineers, designers, and construction administrators across Texas. These professionals are available to provide additional technical support and expertise as needed, while day-to-day project leadership and accountability remain with the local team.

We utilize a flexible staffing approach for smaller assignments. Personnel are assigned based on the scope and schedule of each project, ensuring efficient delivery of services while maintaining the same level of quality provided on larger assignments.



MEP ENGINEERING



BUILDING COMMISSIONING



INTEGRATED TECHNOLOGY



SUSTAINABILITY



+ GOVERNMENT

DBR's government portfolio demonstrates our experience with a wide range of municipal, state, and federal facilities.

We work closely with government agencies to understand their missions and how each facility will support their work efficiently. Our experience includes new and renovated City Halls, Courthouses, Police, Fire Stations, and Emergency Medical Service (EMS) Stations, as well as many others that perform vital functions for the communities we live in.

Government facilities are under constant scrutiny to do more with less. Our engineers understand this challenge and have worked together with a wide range of government organizations to ensure the right balance is struck between efficiency and functionality. Furthermore, our engineering solutions promote forward-thinking and positive growth that distinguishes each municipalities' identity.

+ CONSULTING SERVICES

- Building Energy Analysis/Energy Modeling
- Smart Building Systems
- Temperature/Humidity Control
- Energy Recovery/Economizers
- Construction Administration
- Commissioning
- Building Assessments
- Campus Central Plant Design
- Interior/Exterior Lighting Design
- Lighting Controls Systems
- Generator Design
- Plumbing System Design
- Technology & Security Design

+ PROJECT TYPES

Fire/EMS Stations

Police & Court

Public Safety

Municipal

Federal

+ GOVERNMENT ENTITIES WE SERVE

DBR has provided MEP engineering services for several hundred government projects over the last 54 years, including projects for the following cities and counties:

- City of Alief
- City of Alvin
- City of Arlington
- City of Atascocita
- City of Baytown
- City of Beecave
- City of Bellaire
- City of Benbrook
- City of Brenham
- **City of Brownsville**
- City of Buda
- City of Burnet
- City of Celina
- City of Cibolo
- City of Cleveland
- City of College Station
- City of Conroe
- City of Coppell
- City of Crosby
- City of Dallas
- City of Deer Park
- City of DeSoto
- City of Eagle Pass
- **City of Edinburg**
- City of El Paso
- City of Fort Worth
- City of Friendswood
- City of Georgetown
- City of Grand Prairie
- City of Greenville
- City of Groves
- City of Hempstead
- City of Horseshoe Bay
- City of Houston
- City of Humble
- City of Huntsville
- City of Iowa Colony
- City of Killeen
- **City of Kingsville**
- City of Kyle
- City of La Marque
- City of Lake Jackson
- **City of Laredo**
- City of League City
- City of Lewisville
- City of Marble Falls
- **City of McAllen**
- City of McKinney
- City of Midland
- **City of Mission**
- City of Missouri City
- City of Montgomery
- City of Nederland
- City of Pasadena
- City of Pearland
- City of Pflugerville
- City of Plainview
- City of Plano
- City of Port Arthur
- City of Port Neches
- City of Richardson
- City of Rosenberg
- City of San Antonio
- City of Seguin
- City of Spring
- City of Spring Valley
- City of Stafford
- City of Sugar Land
- City of Terrell Hills
- City of The Woodlands
- City of Tomball
- City of Waco

- Aransas County
- Austin County
- Bee County
- Bexar County
- Brazoria County
- Brazos County
- Brooks County
- Burleson County
- Cameron County
- Castro County
- Chambers County
- Comanche County
- Dallas County
- Delta County
- El Paso County
- Fort Bend County
- Galveston County
- Grimes County
- Harris County
- Hays County
- Hidalgo County
- Jim Hogg County
- Johnson County
- Kendall County
- Kennedy County
- Liberty County
- Medina County
- Montgomery County
- Nueces County
- Pecos County
- Reeves County
- Refugio County
- Rockwall County
- San Patricio County
- Scurry County
- Travis County
- Tyler County
- Williamson County

What distinguishes DBR is our long-standing commitment to municipal clients and our ability to provide responsive, practical engineering solutions tailored to public-sector needs. For more than 54 years, we have partnered with cities, counties, and other governmental agencies across Texas, developing a thorough understanding of public procurement processes, stakeholder expectations, budget constraints, and facility operational requirements. This experience allows us to quickly identify project challenges, communicate effectively with City staff, and deliver solutions that align with the City's goals and priorities.

DBR provides continuity throughout the life of each project by maintaining active involvement from firm leadership and key project personnel from project initiation through construction closeout. This approach promotes clear communication, accountability, and consistency throughout design and construction. Combined with our commitment to responsiveness, technical excellence, and client service, it has helped us build long-standing relationships with public-sector clients throughout Texas and uniquely positions us to support the City of Edinburg's current and future needs.

Design Philosophy

Successful projects begin with thoughtful planning and are delivered through disciplined project management. DBR approaches each project with a focus on collaboration, clarity, and accountability. The following summarizes the project approach we will apply to City of Edinburg projects.

1. **Programming and Planning:** At the outset of each project, our team works closely with the City of Edinburg to clearly understand project priorities, operational needs, and long-term goals. During this early phase, we will:
   - **Identify** the items most critical to City of Edinburg's mission, schedule, and budget
   - **Review** City of Edinburg design guidelines and confirm alignment with city standards
   - **Evaluate** the proposed project schedule and budget
   - **Allocate** firm resources to ensure timely, consistent support throughout each phase of the project

2. **Design:** Our design process emphasizes open communication, coordination, and cost awareness. We believe there is no substitute for direct, face-to-face collaboration and regular engagement with the Owner and design team. During design, DBR will:
   - **Meet** regularly with City of Edinburg and the project team to coordinate efforts, assess progress, and confirm design direction
   - **Review** scope and budget at key milestones using a combination of DBR's construction cost database, RSMeans data, and input from equipment vendors
   - **Perform** in-house quality control reviews at each design milestone, including a comprehensive final review prior to issuing construction documents
   - **Develop** all new construction projects using Revit MEP, performing clash detection and sharing models with the design team to support thorough system coordination

3. **Construction:** During construction, DBR remains actively engaged to support successful execution and protect City of Edinburg's interests. Our approach includes:
   - **Fostering** a collaborative partnership with the construction team through clear communication, timely responses, and regular site visits
   - **Providing** consistent construction-phase support guided by City of Edinburg's best interests at every stage
   - **Encouraging** commissioning of MEP systems to verify that systems and equipment operate as intended at turnover and support long-term performance.

Design Methodology

DBR's design philosophy is to provide the Owner with the best systems within the Owner's budget. We believe that our employees must collaborate with each other and the Owner's representatives to produce a well-coordinated design. In other words, we don't keep producing the same systems over and over because it saves us money. DBR is always mindful of life cycle cost and energy savings. Adherence to City of Edinburg's design guidelines and standards will be critical to the success of each project. We have had the opportunity to work with multiple municipal entities across the state of Texas. We understand the importance of system that fit within your maintenance expertise. This is the reason for design standards, but we also know that codes change, necessitating updates to the standards. When this is necessary, we are happy to help navigate these changes. Our close collaboration with the Owner's construction and maintenance staff is essential to the success of each project.

- Begin with an open mind and a blank page.
- Listen carefully and attentively to understand the objectives of City of Edinburg's.
- Prepare concept/schematic design and review with City of Edinburg's to confirm that we are meeting their objectives.
- Perform cost estimates at each step of the project to ensure that the scope of work is in line with the budget limitations.
- Review system options with Owner and Architect to select the ideal system for the project.
- Make selections of equipment and fixtures based on district guidelines and to maximize reliability and maintainability.
- Design to maximize energy efficiency, within the budget and the above criteria.
- Incorporate City of McAllen codes, standards, and design requirements throughout the design process. We develop our specifications during the Design Development phase. By the completion of the DD phase we have a complete set of specifications with the Owner's standards incorporated. At this point we can review the proposed design and the specifications to ensure that we are following the standards.
- Coordination and quality assurance become the focus during the Contract Documents phase. This is our opportunity to focus on the details that will make a project successful.





Our experience with governmental agencies in the past 2 years includes the following projects:



CITY OF MCALLEN - PUBLIC SAFETY BUILDING - EVIDENCE ROOM | MCALLEN, TX
Renovation

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-100

Our team provided MEP engineering services for an evidence room renovation within an existing facility.



CITY OF MCALLEN - FIRE TRAINING FACILITY | MCALLEN, TX
New Building

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-1001

Our team provided MEP engineering services for the new 14,975 sq. ft. Fire Training Facility for the City of McAllen. The project includes offices, storage rooms, conference rooms, and training rooms.



CITY OF MCALLEN - TRES LAGOS FIRE STATION | MCALLEN, TX
New Building

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-1001

Our team provided MEP engineering services for the new 11,000 sq. ft. Tres Lagos Fire Station for the City of McAllen. The facility includes sleeping quarters, dining and kitchen space, meeting rooms, and an apparatus bay.



CITY OF MCALLEN - MCALLEN PUBLIC LIBRARY | MCALLEN, TX
Systems Upgrades

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-1001

Our team provided MEP engineering services for the conversion of the primary-secondary chilled water loop to a variable flow and conversion of the condenser water loop to a variable flow at the city's library. The conversion required the replacement of motor starters with variable speed drives for the pump motors. Sensors were added to facilitate control of the plant as well.



CITY OF MCALLEN - OFFICE SPACE RENOVATION | MCALLEN, TX
Renovation

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-1001

Our team provided MEP engineering services for the renovation of the office spaces at the existing City Hall.



CITY OF MCALLEN - BUS TERMINAL | MCALLEN, TX
Systems Upgrades

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-1001

Our team provided MEP engineering services to the city's Bus Terminal to convert two existing air handlers and one chilled water pump to variable capacity. The conversion requires replacing the fans, motors, and motor starters with new inverter duty fan motors driven by variable speed drives. The design includes one new variable frequency drive on the chilled water pump. In addition, five chilled water and five hot water valves will be replaced. Finally, the chilled water system's sequence of operation will be adjusted to facilitate variable flow control of the plant.



CITY OF MCALLEN - TRAFFIC OPERATION FACILITY | MCALLEN, TX
Systems Upgrades

Client: City of McAllen
Client Contact: Juan Martinez
Telephone: (956) 681-1001

Our team provided DBR provided MEP engineering services for the renovation of the Traffic Operations facility.



CITY OF LAREDO - SOLID WASTE MAINTENANCE BUILDING | LAREDO, TX
New Building

Client: City of Laredo
Client Contact: Ronald Miller
Telephone: (956) 727-6450

Our team is providing MEP engineering services for a new 11,000 sq. ft. single-story maintenance facility for the City of Laredo solid waste department.

3: Team Member Qualification and Experience

3 | Team Member Qualifications and Experience

3. Team Member Qualifications and Experience – Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work.

Our firm has eight offices in McAllen, Laredo, San Antonio, Austin, Houston, Dallas , El Paso, and Albuquerque. A team of engineers in our McAllen office will work with the City of Edinburg. Edward Puentes, PE will serve as the Partner in Charge and Hugo Avila, PE will serve as the Principal-in-Charge for City of Edinburg projects. Hugo will act as the main point of contact for delivering the Owner's directives to the consultant team. Hugo's technical knowledge and ability to meet project requirements in a timely manner assure a well designed facility for the client. Please see our organizational chart below and resumes on the following pages for our proposed project team that will be assigned to the City of Edinburg's projects.

City of Edinburg

DBR
SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY



EDWARD PUENTES PE
Partner in Charge



HUGO H. AVILA PE
Principal in Charge



ROBERT TIJERINA PE
Project Manager

MECHANICAL

MARITZA GARZA, EIT
Asst. PM | Sr. Mech. Designer

LESSLY OCHOA
Mechanical Designer I

ELECTRICAL

JAIME RODRIGUEZ
Electrical Designer II

EZEQUIEL TAGLE
Electrical EIT II

PLUMBING

CESAR A. ROQUE JR.
Plumbing EIT II

COOPER GATES
Plumbing Designer

CONSTRUCTION ADMINISTRATION

GEORGE CASTANEDA
Construction Administrator



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

EDWARD PUENTES PE, CEM, LEED® GREEN ASSOCIATE

PARTNER-IN-CHARGE

REGISTRATIONS

- Texas PE License: 102338
- Certified Energy Manager

EDUCATION

BS | Mechanical Engineering
University of Texas-Pan American | 1997

AFFILIATIONS

- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- The Association of Energy Engineers (AEE)
- The American Institute of Architects Affiliate (AIA)
- Texas Energy Managers Association (TEMA)

ADDITIONAL INFORMATION

- 29 Years of Experience
- With DBR since 2008

ROLE

Edward is responsible for managing projects across the state. He oversees the design of mechanical, electrical, and plumbing work, making sure that the needs of our clients are met. Edward is also responsible for maintaining design standards and providing quality control.

RELEVANT PROJECT EXPERIENCE

CITY OF EDINBURG | EDINBURG, TX
Fire Dept. Emergency Operations Center, Addition/Renovation | 4,900 SF

CITY OF EDINBURG | EDINBURG, TX
Fire Station No. 5, New Building | 12,000 SF

CITY OF EDINBURG | EDINBURG, TX
West Water Treatment Plant, Emergency Generator, Systems Upgrades

CITY OF EDINBURG | EDINBURG, TX
Retail Space and Parking Garage, New Building | 22,000 SF

CITY OF MCALLEN | MCALLEN, TX
Public Safety Building, Addition/Renovation | 15,000 SF

CITY OF MCALLEN | MCALLEN, TX
Public Utility Office, Addition/Renovation

CITY OF MCALLEN | MCALLEN, TX
Public Works Administration Office, Renovation

CITY OF MCALLEN | MCALLEN, TX
McAllen City Hall, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
McAllen Fire Station No. 2, New Building | 6,000 SF

CITY OF MCALLEN | MCALLEN, TX
McAllen Fire Station No. 5, Emergency Generator

CITY OF MCALLEN | MCALLEN, TX
McAllen Fire Station No. 6, Emergency Generator



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

HUGO H. AVILA PE

SENIOR ASSOCIATE | PRINCIPAL-IN-CHARGE

REGISTRATIONS

Texas PE License: 90071

EDUCATION

BS - Mechanical Engineering,
University of Texas at San Antonio | 1994

AFFILIATIONS

- National Society of Professional Engineers (NSPE)
- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- The American Institute of Architects Affiliate (AIA)
- City of McAllen Zoning Board of Adjustment and Appeals Member
- South Texas College - HVAC Advisory Committee
- South Texas College - Architectural and Engineering Design Technology Advisory Committee Chair

ADDITIONAL INFORMATION

- 32 Years of Experience
- With DBR since 2019

ROLE

Hugo Avila manages our MEP Engineering services for our McAllen office. Hugo's experience includes mechanical engineering and project management for a variety of projects including new construction, additions, renovations, and system upgrades for educational facilities, commercial buildings, and government facilities.

RELEVANT PROJECT EXPERIENCE

CITY OF EDINBURG | EDINBURG, TX
Fire Station No. 5, New Building | 12,800 sf

CITY OF EDINBURG | EDINBURG, TX
West Water Treatment Plant, Emergency Generator, Systems Upgrades

CITY OF EDINBURG | EDINBURG, TX
Retail Space and Parking Garage, New Building | 22,000 SF

CITY OF EDINBURG | EDINBURG, TX
Service Center, New Building | 17,900 SF

CITY OF MCALLEN | MCALLEN, TX
Public Works Administration Office, Renovation

CITY OF MCALLEN | MCALLEN, TX
Public Utility Office, Addition/Renovation

CITY OF MCALLEN | MCALLEN, TX
McAllen City Hall, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
McAllen Public Library, Exterior Lighting

CITY OF MCALLEN | MCALLEN, TX
Temporary Respite Center, New Building

CITY LAREDO | LAREDO, TX
Solid Waste Maintenance Building, New Building | 11,000 SF



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

ROBERT TIJERINA PE

PROJECT MANAGER

REGISTRATIONS

Texas PE License: 121946

EDUCATION

- MS - Mechanical Engineering
  University of Texas - Pan American | 2011
- BS - Civil Engineering
  University of Texas - Pan American | 2015
- BS - Mechanical Engineering
  University of Texas - Pan American | 2009

AFFILIATIONS

- National Society of Professional Engineers (NSPE)
- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
- The American Institute of Architects Affiliate (AIA)

ADDITIONAL INFORMATION

- 16 Years of Experience
- With DBR since 2021

ROLE

Robert Tijerina joined DBR Engineering in 2021. Robert has effectively served as a project engineer and project manager to prepare plans, specifications, and construction administration for various public infrastructure projects. Robert has been involved in complicated chilled water HVAC design, smoke control systems, ductwork design for sound-sensitive spaces, construction management, and project management for municipal, government, educational, and commercial facilities.

RELEVANT PROJECT EXPERIENCE

CITY OF EDINBURG | EDINBURG, TX
Service Center, New Building | 17,900 SF

CITY OF EDINBURG | EDINBURG, TX
West Water Treatment Plant, Emergency Generator, Systems Upgrades

CITY OF EDINBURG | EDINBURG, TX
Retail Space and Parking Garage, New Building | 22,000 SF

CITY OF MCALLEN | MCALLEN, TX
Fire Training Facility, New Building | 14,975 SF

CITY OF MCALLEN | MCALLEN, TX
Fire Training Facility, New Building | 14,975 SF

CITY OF MCALLEN | MCALLEN, TX
Tres Lagos Fire Station, New Building | 11,000 SF

CITY OF MCALLEN | MCALLEN, TX
City Hall, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
Finance Department Office, Renovation

CITY OF MCALLEN | MCALLEN, TX
Traffic Operations Facility, Emergency Generator

CITY LAREDO | LAREDO, TX
Water Treatment Plant Lab, Renovation | 2,200 SF



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

MARITZA GARZA EIT

ASSOCIATE | ASST. PROJECT MANAGER | SR. MECH. DESIGNER

REGISTRATIONS

Engineer in Training (EIT) Cert. No.:42050

EDUCATION

BS | Mechanical Engineering

University of Texas-Pan American | 2005

AFFILIATIONS

- National Society of Professional Engineers (NSPE)

ADDITIONAL INFORMATION

- 20 Years of Experience
- With DBR since 2011

ROLE

As the Assistant Project Manager and Senior Mechanical Designer, Maritza works with a team of designers to complete MEP engineering projects. Maritza's experience includes higher education institutions, K-12, healthcare, and government facilities.

RELEVANT PROJECT EXPERIENCE

CITY OF EDINBURG | EDINBURG, TX
Service Center, New Building | 17,900 SF

CITY OF EDINBURG | EDINBURG, TX
Waste Water Treatment Plant, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
Public Safety Building, Addition/Renovation | 15,000 SF

CITY OF MCALLEN | MCALLEN, TX
Northwest Police Community Network Center, Renovation | 1,620 SF

CITY OF MCALLEN | MCALLEN, TX
Public Utility Office, Addition/Renovation

CITY OF MCALLEN | MCALLEN, TX
Recycle Truck Wash Facility, New Building, 1,000 SF

CITY OF MCALLEN | MCALLEN, TX
McAllen City Hall, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
Public Works Administration Office, Renovation

CITY OF MCALLEN | MCALLEN, TX
McAllen Fire Station No. 5, Emergency Generator

CITY OF MCALLEN | MCALLEN, TX
McAllen Fire Station No. 2, New Building

CITY OF BROWNSVILLE | BROWNSVILLE, TX
Sanitation Department Shop - Phase I & Phase II, New Building



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

JAIME RODRIGUEZ

ELECTRICAL DESIGNER II

EDUCATION

BS | Electrical Engineering
University of Texas Rio Grande Valley | 2019

AFFILIATIONS

- Texas Society of Professional Engineers (TSPE) Member

ADDITIONAL INFORMATION

- 5 Years of Experience
- With DBR since 2022

ROLE

Jaime is responsible for the electrical engineering design for several projects in the McAllen office. Jaime is part of a cohesive team that works together to complete MEP engineering projects for a variety of project types. His experience includes educational facilities, government, and office facilities.

RELEVANT PROJECT EXPERIENCE

CITY OF EDINBURG | EDINBURG, TX
Service Center, New Building | 17,900 SF

CITY OF EDINBURG | EDINBURG, TX
Parking Garage and Retail Space, New Building | 22,000 SF

CITY OF MCALLEN | MCALLEN, TX
Traffic Operations Facility, Renovation

CITY OF MCALLEN | MCALLEN, TX
Fire Training Facility, New Building | 14,975 SF

CITY OF MCALLEN | MCALLEN, TX
Tres Lagos Fire Station, New Building | 11,000 SF

CITY OF MCALLEN | MCALLEN, TX
Storm Water Pump Replacements, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
Finance Department Office, Renovation

CITY OF HARLINGEN | HARLINGEN, TX
Harlingen Multimodal Transit Station, New Building

CITY OF MISSION | MISSION, TX
Shary Public Golf Course Maintenance Building, New Building

CITY LAREDO | LAREDO, TX
Solid Waste Maintenance Building, New Building | 11,000 SF



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

CESAR A. ROQUE JR. EIT

PLUMBING EIT II

REGISTRATIONS

Engineer in Training (EIT) Cert. No.:71069

EDUCATION

BS | Electrical Engineering

University of Texas Rio Grande Valley | 2019

ADDITIONAL INFORMATION

- 4 Years of Experience
- With DBR since 2024

ROLE

Cesar is responsible for the plumbing engineering design efforts for our McAllen and El Paso offices. As a key member of our integrated MEP engineering team, he collaborates on design and specification projects for both new construction and facility renovations. Cesar will ensure efficient and innovative plumbing solutions tailored to each project's unique requirements. His project experience includes Government, K-12 education, and higher education sectors.

RELEVANT PROJECT EXPERIENCE

CITY OF EL PASO | EL PASO, TX
El Paso Police Department - Eastside Regional Command Center, New Building | 41,200 SF

CITY OF EL PASO | EL PASO, TX
Pebble Hills Regional Command Center, Systems Upgrades

CITY OF EL PASO | EL PASO, TX
Fire Station No. 38, New Building | 10,000 SF

CITY OF EL PASO | EL PASO, TX
Fire Station No. 14, Renovation | 4,660 SF

CITY OF DESOTO | DESOTO, TX
Fire Station 263, Renovation | 12,932 SF

CITY OF DESOTO | DESOTO, TX
Fire Dept. Training Center, Renovation | 5,926 SF

EL PASO COUNTY | HORIZON CITY, TX
Emergency Service District No. 1 - Headquarters Facility, New Building | 37,899 SF

EL PASO COUNTY | EL PASO, TX
Virtual Courtroom, Addition/Renovation | 2,200 SF

EL PASO COUNTY | EL PASO, TX
Vinton Maintenance Facility, New Building | 10,000 SF



SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

COOPER GATES

PLUMBING DESIGENR I

EDUCATION

BS | Mechanical Engineering
University of the Incarnate Word | 2023

ADDITIONAL INFORMATION

- 3 Years of Experience
- With DBR since 2023

ROLE

Cooper is responsible for the plumbing engineering design efforts for our McAllen office. As a key member of our integrated MEP engineering team, he collaborates on design and specification projects for new construction and facility renovations. Cooper delivers efficient and innovative plumbing solutions tailored to each project's unique requirements while working closely with clients, architects, and project teams. His project experience includes government and municipal facilities, office buildings, K–12 education, higher education, and other institutional projects.

RELEVANT PROJECT EXPERIENCE

CITY OF EDINBURG | EDINBURG, TX
Service Center, New Building | 17,900 SF

CITY OF MCALLEN | MCALLEN, TX
Fire Training Facility, New Building | 14,975 SF

CITY OF MCALLEN | MCALLEN, TX
Public Utility Office, Addition/Renovation

CITY OF MCALLEN | MCALLEN, TX
Bus Wash and Fuel Station, New Addition

CITY OF MCALLEN | MCALLEN, TX
Los Encinos Pool Heater, Systems Upgrades

CITY OF MCALLEN | MCALLEN, TX
2nd Street Restrooms, Addition/Renovation

CITY LAREDO | LAREDO, TX
Solid Waste Maintenance Building, New Building | 11,000 SF

REFUGIO COUNTY | REFUGIO, TX
Courthouse 1917 and 1951, Renovation | 56,000 SF

4: References

4. References – Provide at least three (3) references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual.

1 CITY OF MCALLEN

Contact: Juan Martinez, Construction Manager

Email: juan.martinez@mcallen.net

Phone: (956) 681-100

Projects:
- Public Safety Building, Addition/Renovation
- Public Works Administration Facility, Systems Upgrades
- Public Library, Exterior Lighting, Systems Upgrades
- City Hall, Systems Upgrades
- Fire Station No. 2, New Building
- Fire Stations No. 5 and No. 6, Emergency Generators
- Fire Training Facility, New Building
- Tres Lagos Fire Station, New Building
- Traffic Operations Facility, Renovation
- Temporary Respite Center, New Building

Description:
DBR provided Mechanical, Electrical, and Plumbing (MEP) engineering services for the above-referenced City of McAllen projects. Services included evaluation of existing building systems, design of new and upgraded MEP systems, preparation of construction documents and technical specifications, coordination with architects and consultants, construction administration, and support during bidding and construction phases.

Role:
Edward Puentes, PE (Partner)
Hugo Avila, PE (Principal)
Robert Tijerina, PE (Project Manager)
Maritza Garza, EIT (Sr. Mechanical Designer)
Jaime Rodriguez (Electrical Designer)
Cooper Gates (Plumbing Designer)
George Castaneda (CA)

2 CITY OF BROWNSVILLE

Contact: Doroteo Garcia, PE., Assistant City Engineer

Email: Doroteo.Garcia@brownsvilletx.gov

Phone: (956) 541-1012

Projects:
- Sanitation Building, New Building | 6,000 SF

Description:
DBR provided Mechanical, Electrical, and Plumbing (MEP) engineering design and construction administration services for the new 6,000 SF Sanitation Building.

Role:
Hugo Avila, PE (Principal)
Robert Tijerina, PE (Project Manager)
Maritza Garza, EIT (Sr. Mechanical Designer)
Lesly Ochoa (Mechanical Designer)
Jaime Rodriguez (Electrical Designer)
Cooper Gates (Plumbing Designer)
George Castaneda (CA)

3 CITY OF LAREDO

Contact: Ronald Miller, Fleet Management Director

Email: rmiller@ci.laredo.tx.us

Phone: (956) 727-6450

Project:
- Solid Waste Maintenance Building, New Building

Description:
DBR provided Mechanical, Electrical, and Plumbing (MEP) engineering design for City improvement project.

Role:
Hugo Avila, PE (Principal)
Robert Tijerina, PE (Project Manager)
Maritza Garza, EIT (Sr. Mechanical Designer)
Lesly Ochoa (Mechanical Designer)
Jaime Rodriguez (Electrical Designer)
Cooper Gates (Plumbing Designer)
George Castaneda (CA)

Our experience with the City of Edinburg includes the following projects:

CITY OF EDINBURG | EDINBURG, TX
Fire Station No. 5, New Building | 12,800 SF

CITY OF EDINBURG | EDINBURG, TX
West Water Treatment Plant, Emergency Generator, Systems Upgrades

CITY OF EDINBURG | EDINBURG, TX
Retail Space and Parking Garage, New Building | 22,000 SF

CITY OF EDINBURG | EDINBURG, TX
Service Center, New Building | 17,900 SF

CITY OF EDINBURG | EDINBURG, TX
Fire Dept. Emergency Operations Center, Addition/Renovation | 4,900 SF

CITY OF EDINBURG | EDINBURG, TX
Dustin M. Sekula Memorial Library, New Building | 35,000 SF

Services Provided:
DBR provided Mechanical, Electrical, and Plumbing (MEP) engineering services for new municipal facilities, public safety buildings, utility infrastructure improvements, and renovation projects. Services included HVAC, plumbing, electrical, lighting, emergency power, life-safety systems design, construction documents, and construction administration support.

Role:
Edward Puentes, PE (Partner)
Hugo Avila, PE (Principal)
Robert Tijerina, PE (Project Manager)
Maritza Garza, EIT (Sr. Mechanical Designer)
Jaime Rodriguez (Electrical Designer)
Cooper Gates (Plumbing Designer)
George Castaneda (CA)

Additionally, we have significant experience working with Edinburg CISD and have completed the following projects:

- District-Wide HVAC Improvements, Renovation, Systems Upgrades
- Brewster School - Sports Lighting, Exterior Lighting
- Canterbury Elementary School - Special Needs Classroom, Renovation
- Edinburg High School, Mechanical System Assessment | 330,000 SF
- Robert Vela High School, Renovation | 240,000 SF
- R.C. "Fito" Flores/Mark A. Zapata Elementary School, New Building | 75,000 SF
- Dr. Kay Teer Crawford Elementary, New Building | 75,000 SF
- Macaria Gorena Elementary School, New Building | 75,000 SF
- Alfonso Ramirez Elementary School, New Building | 75,000 SF
- San Carlos Elementary, System Upgrades | 62,000 SF
- Lincoln & San Carlos Elementary Schools, Addition/Renovation | 42,000 SF
- Barrientes Middle School, Addition/Renovation | 30,000 SF
- Freddy Gonzalez Elementary School - Gymnasium, Renovation | 11,347 SF
- Carmen Avila Elementary School, New Addition | 8,200 SF
- Lyndon B. Johnson Elementary Gymnasium, Renovation | 6,500 SF
- District-Wide SECO Grant Upgrades, (11) Campuses
- J. Economedes High School, Chiller Replacement
- Municipal Pool Investigation, Facility Assessment
- Edinburg High School Canopy and Ag Barn, Addition/Renovation
- Cats Stadium & Barrientes Middle School Sports Fields, Exterior Lighting
- Ramirez Elementary School - Kitchen, System Upgrades
- Robert Vela High School - Science Wing, Building Commissioning
- Thomas Jefferson Elementary School - Gym, Addition/Renovation | 5,000 SF
- Memorial Middle School, System Upgrades
- South Middle School - Print Shop, System Upgrades

5: Insurance

5. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

GENERAL LIABILITY: $1,000,000.00 (per claim)

AUTO COVERAGE: $1,000,000.00 (per claim)

WORKER'S COMPENSATION: $1,000,000.00 (per claim)

PROFESSIONAL LIABILITY COVERAGE: $5,000,000.00 (per claim)

DBR Engineering Consultants, Inc. has had the following claims filed against the firm in the past five (5) years:

1. Pharr-San Juan-Alamo ISD | Pharr, TX
   Case is pending.

2. San Diego ISD - Collins Parr Elementary School | San Diego, TX
   Case was settled and there was no wrongdoing on DBR's part.

3. Schertz Animal Adoption Center | Schertz, TX
   Case was settled without prejudice.

4. Thompson Hotel | San Antonio, TX
   Case was settled without prejudice.

Sample Certificate of Insurance:

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/9/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Bowen, Miclette & Britt Insurance Agency, LLC
2800 North Loop West, Suite 1100
Houston TX 77092

CONTACT NAME: Charlie Huynh
PHONE (A/C, No, Ext): 713-880-7100 **FAX (A/C, No):** 713-880-7166
E-MAIL ADDRESS: chuynh@bmbinc.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Continental Casualty Co.	20443
INSURER B : American Casualty Co of Reading, PA	20427
INSURER C : Transportation Insurance Company	20494
INSURER D : Allied World Surplus Lines Insurance	24319
INSURER E :	
INSURER F :	

INSURED DBRENGINEE
DBR Engineering Consultants, Inc.
200 Westlake Park Blvd., Suite 200
Houston TX 77079

COVERAGES **CERTIFICATE NUMBER:** 2061323626 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	B2095614489	3/13/2026	3/13/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO ALL OWNED AUTOS X SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS	Y	Y	BUA2089186072	3/13/2026	3/13/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000	Y	N	B2089186170	3/13/2026	3/13/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC295949557	3/13/2026	3/13/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liability		Y	03133243	3/31/2026	3/13/2027	Each Claim Policy Aggregate Deductible	5,000,000 7,000,000 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Professional Limit includes Defense Costs.

The following policy provisions and/or endorsements form part of the policies of insurance represented by this certificate of insurance. The terms contained in the policies and/or endorsements supersede the representations made herein. Electronic copies of the policy provisions and/or endorsements listed below are available by emailing the Contact Person as shown above.

General Liability:
Blanket additional insured Ongoing Operations per form #SB146968C 10-19
See Attached...

CERTIFICATE HOLDER

SPECIMEN
For Informational & Bidding Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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6: Professional Services Agreement

6 | Professional Services Agreement

6. Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

DBR Engineering Consultants, Inc. has read the Professional Services Agreement, will meet the prerequisite insurance requirements, and, if selected, agrees to enter into the agreement.

7: Contact Information

7 | Contact Information

7. Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

Hugo Avila, PE, Principal-in-Charge and Robert Tijerina, PE, Project Manager will be DBR Engineering's two main points of contact for the City of Edinburg.



HUGO AVILA, PE

PRINCIPAL-IN-CHARGE

200 South 10th Street, Suite 901
McAllen, Texas 78501

Office: (956) 683-1640
Mobile: (956) 285-6520
Email: havila@dbrinc.com



ROBERT TIJERINA, PE

ASSOCIATE | PROJECT MANAGER

200 South 10th Street, Suite 901
McAllen, Texas 78501

Office: (956) 683-1640
Mobile: (956) 240-0330
Email: rtijerina@dbrinc.com



Austin | Dallas | El Paso | Houston | Laredo | McAllen | San Antonio | Albuquerque

WWW.DBRINC.COM

STATEMENT OF QUALIFICATIONS

RFQ 2026-7

Request for Qualifications - Professional Engineering Services

Submitted to:

City of Edinburg
Engineering Department
415 W. University Drive
Edinburg, Texas 78541

Submitted by:

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston Street, Suite 330
Dallas, Texas 75202
Office: 214.748.6740 | deshazogroup.com

Response Deadline: July 14, 2026 at 3:00 PM

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Note: Current insurance certificate and required City forms are intended to be uploaded separately through OpenGov as requested in the vendor questionnaire.

1. Transmittal Letter

July 10th, 2026

City of Edinburg
Engineering Department
Attn: Mardoqueo Hinojosa, City Engineer
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ 2026-7 - Request for Qualifications - Professional Engineering Services

Dear Mr. Hinojosa and Selection Committee:

DeShazo Group, Inc. is pleased to submit our qualifications to the City of Edinburg for RFQ 2026-7, Request for Qualifications - Professional Engineering Services. DeShazo Group is submitting for professional services related to transportation evaluation, traffic engineering services, traffic signal design, access and circulation evaluation, parking analysis, and related civil/transportation support services within our professional expertise.

Founded in 1980, DeShazo Group is a Texas-based engineering firm providing traffic engineering, transportation planning, parking analysis, traffic signal design, traffic impact studies, traffic assessment studies, access and circulation evaluations, traffic management plans, parking demand studies, pedestrian and multimodal studies, and agency coordination throughout Texas. We have recent familiarity with the City of Edinburg due to our provision of Traffic Engineering and Parking services for the conversion of the UTRGV Stadium.

We understand that the City of Edinburg is establishing a rotation list of qualified professional engineering firms for as-needed assignments and that services may include discrete short-term tasks as well as work supporting larger capital improvement, planning, and city program efforts. Our team is structured to respond quickly to task assignments, coordinate directly with City staff, and produce clear, practical, and technically defensible deliverables.

DeShazo Group acknowledges receipt of the RFQ documents issued by the City of Edinburg and will review and acknowledge any addenda issued through OpenGov prior to final submission. DeShazo Group takes no exceptions to the RFQ requirements except as may be expressly stated in the required forms or portal responses.

The undersigned is authorized to bind DeShazo Group, Inc. to this response. We appreciate the opportunity to submit our qualifications and look forward to the opportunity to support the City of Edinburg.

Respectfully submitted,

Chuck DeShazo
President
DeShazo Group, Inc.
chuck.deshazo@deshazogroup.com
Direct: 214.748.6229

2. Firm Qualifications and Experience

DeShazo Group, Inc. is an engineering consulting firm specializing in traffic engineering, transportation planning, parking analysis, traffic signal design, transportation evaluation, access/circulation review, parking demand studies, wayfinding, pedestrian/multimodal evaluation, and agency coordination.

Firm Information	Response
Legal Name	DeShazo Group, Inc.
Office Providing Services	400 S. Houston Street, Suite 330, Dallas, Texas 75202
Website / Phone	deshazogroup.com | 214.748.6740
Texas Engineering Firm	F-3199 / Texas Engineering Firm F-811348404
Type of Firm	Corporation
Year Founded	1980
EIN	75-1711511
Texas HUB / VID	HUB #1751711511300; certified through June 25, 2028
WBE / SBE Certifications	WBE #WFWB09637N0327; SBE #WFSB61164N0428

Relevant Services for the City of Edinburg

- Traffic impact studies and traffic assessment studies
- Transportation evaluation and planning
- Traffic signal warrant analysis and traffic signal design
- Intersection capacity analysis and operational review
- Access management, driveway spacing, and circulation review
- Traffic management plans and traffic control plans
- Pedestrian, bicycle, multimodal, and safety studies
- Parking demand studies and parking master planning
- Wayfinding, signage, and campus/district circulation planning
- Agency coordination with municipalities, counties, TxDOT, and project stakeholders

Firm History and Capacity

DeShazo Group has provided traffic engineering and transportation planning services in Texas for more than 45 years. The firm has completed thousands of projects involving traffic impact studies, traffic signal warrant analysis, traffic signal design, thoroughfare planning, parking analysis, functional parking design, access and circulation evaluation, site planning support, and multimodal transportation review.

The Dallas office will provide the services for this RFQ. DeShazo Group is organized to support both smaller task-order assignments and larger planning or capital improvement efforts. For smaller assignments, the firm assigns a focused project team led by a senior project manager and supported by technical staff. For larger or time-sensitive assignments, additional traffic engineers, analysts, and design support staff are assigned based on scope, schedule, and required expertise.

Technical Approach

Task Initiation and Scoping

DeShazo begins each assignment by confirming the City objective, reviewing available background information, defining the study limits, identifying applicable standards, confirming review agencies, and establishing a schedule and communication protocol with City staff.

Data Collection and Field Review

Depending on the assignment, DeShazo collects or reviews traffic volume data, turning movement counts, roadway geometry, signal timing, parking utilization, pedestrian and bicycle conditions, crash history, land use information, site access, existing plans, and field conditions.

Engineering Analysis

The team applies current engineering standards, TxMUTCD guidance, Highway Capacity Manual methodology, ITE Trip Generation where applicable, Synchro or other accepted analysis tools, and local agency requirements to evaluate operating conditions, safety, access, circulation, parking, and multimodal performance.

Recommendations and Deliverables

Recommendations are developed to be practical, implementable, and clearly tied to observed conditions and analysis results. Deliverables may include technical memoranda, traffic studies, signal warrant studies, signal design plans, parking studies, access exhibits, graphics, tables, and presentations.

Coordination and Implementation Support

DeShazo coordinates with City staff, TxDOT, utility agencies, other consultants, developers, and stakeholders as needed to support project review, comment response, and implementation decisions.

3. Ability to Meet Schedules and Deadlines

Schedule responsiveness is a core strength of DeShazo Group. On-call and task-order assignments require clear communication, realistic staffing, disciplined quality control, and timely delivery. DeShazo uses the following approach to maintain schedule performance:

- Confirm scope, schedule, assumptions, review agencies, and required deliverables at the start of each assignment.
- Assign a Project Manager responsible for schedule, budget, client communication, technical direction, and quality review.
- Use short internal check-in cycles to identify missing data, agency issues, or review comments early.
- Submit interim deliverables at agreed milestones when appropriate.
- Provide direct communication by phone, email, video meeting, or in-person meetings as needed.
- Track staff time and project budgets through internal project management procedures.
- Maintain QA/QC review by a Licensed Professional Engineer before deliverables are issued.

Communication Plan

Ziaur Rahman, P.E, PhD. will serve as the primary technical point of contact for transportation and traffic engineering assignments. Chuck DeShazo will provide principal oversight and contract-level coordination. The team will respond promptly to City requests and will provide project status updates at intervals established with City staff at the beginning of each assignment.

Quality Control / Quality Assurance

DeShazo Group is committed to providing technically sound, clear, and practical deliverables. Quality is planned through proper scoping and technical direction, monitored by the Project Manager during production, and reviewed by a Licensed Professional Engineer or Principal before submittal. Reports are reviewed for clarity, consistency, calculations, tables, exhibits, assumptions, and recommendations.

4. Team Member Qualifications and Experience

The proposed DeShazo team is built around traffic engineering, transportation planning, parking, access/circulation, and signal design expertise. The team has a history of working together on municipal, institutional, campus, commercial, and mixed-use projects throughout Texas.

Name	Role	Primary Responsibilities	Location
Chuck DeShazo	President / Principal-in-Charge	Executive oversight, contract coordination, resource allocation, senior client contact, and quality review.	Dallas, TX
Ziaur Rahman, P.E, PhD.	Principal – Traffic engineering.	Primary project management, technical oversight, traffic engineering, agency coordination, QA/QC, and final deliverable review.	Dallas, TX
Pranav Sharma, E.I.T.	Deputy Project Manager / Traffic Engineering Support	Traffic studies, assessment studies, AutoTURN support, data review, calculations, exhibits, and report preparation.	Dallas, TX
Marshall Hammack	Parking and Mobility Lead	Parking demand studies, parking master planning, campus parking analysis, circulation review, and mobility recommendations.	Dallas, TX
Rajvardhan Desai	Traffic Engineer / Technical Support	Traffic analysis, data processing, technical documentation, exhibits, and recommendations.	Dallas, TX
Dhwani Virani	Analyst / Planner	Data review, CAD/exhibits, technical support, and planning analysis.	Dallas, TX
Christopher Chuparkoff	Analyst / Planner	Traffic management planning, documentation, field data support, and technical production.	Dallas, TX
Lucas Palmitano	Marketing / Business Development / Proposal Support	Proposal coordination, documentation, client support, and administrative coordination.	Dallas, TX

Condensed Resumes

Chuck DeShazo - President / Principal-in-Charge

Chuck DeShazo leads DeShazo Group and represents the firm in public, professional, and community settings. He has been with the firm since 1993 and has served as President since 2018. His representative experience includes master planning, parking, traffic engineering, parking demand studies, and institutional and commercial transportation assignments throughout Texas.

Ziaur Rahman, P.E, PhD – Principal Traffic Engineering

Ziaur Rahman, P.E., Ph.D. provides senior traffic engineering leadership for DeShazo Group. His experience includes traffic impact analysis, traffic control plans, signal warrant analysis, illumination analysis and design, and multimodal planning for pedestrian and bicycle facilities. He has supported a wide range of public and private development projects and has coordinated with agencies such as TxDOT, WSDOT, and local municipalities

.Pranav Sharma, E.I.T. - Deputy Project Manager / Traffic Engineering Support

Pranav Sharma supports traffic impact studies, traffic assessment studies, data analysis, AutoTURN review, exhibits, calculations, and technical report preparation. He supports project managers with production, analysis, and documentation.

Marshall Hammack - Parking and Mobility Lead

Marshall Hammack provides expertise in parking demand studies, parking master planning, shared parking, campus parking analysis, access/circulation review, and mobility recommendations.

Rajvardhan Desai - Traffic Engineer / Technical Support

Rajvardhan Desai supports traffic analysis, traffic engineering studies, technical documentation, data processing, exhibits, and recommendations for municipal, institutional, and private development projects.

Dhwani Virani - Analyst / Planner

Dhwani Virani supports analysis, planning, CAD/exhibit production, documentation, and technical production for transportation, parking, and traffic engineering projects.

Christopher Chuparkoff - Analyst / Planner

Christopher Chuparkoff supports traffic management planning, documentation, field-data coordination, and technical production.

5. References and Stability

DeShazo Group has served Texas clients continuously since 1980 and maintains a stable, experienced team focused on traffic engineering, transportation planning, parking, and design services. The firm has maintained professional liability insurance and has continued to support public-sector, institutional, and private-sector clients through long-term relationships and repeat assignments.

Reference	Organization	Phone / Email	Associated Project	DeShazo Role
Laura Lara, AIA, NCARB	University of Texas Rio Grande Valley	956-665-7172 / Laura.Lara@utrgv.edu	UTRGV Vackar Stadium Expansion Multi-Modal Transportation Impact Analysis, Edinburg, Texas	Transportation, parking, traffic management, and multimodal planning consultant
Joseph Marchione	City of Dallas	214-304-8500 / joseph.marchione@dallas.gov	Dallas Signal Design Group 7	Traffic signal renovation, coordination, signage, lighting, counts, and project coordination
Tricia Hatley, P.E.	Freese and Nichols	817-735-7300	Tarrant County College Traffic and Parking Services	Traffic and parking subconsultant
Keith Binnie	Perkins Eastman Architects	646-225-6252 / k.binnie@perkinseastman.com	Texas Tech Health Sciences Center Campus Transportation, Wayfinding, and Safety	Traffic assessment and campus transportation planning consultant

Selected Relevant Project Experience

University of Texas Rio Grande Valley - Vackar Stadium Expansion Multi-Modal Transportation Impact Analysis, Edinburg, Texas

DeShazo prepared a multi-modal transportation impact analysis for the Vackar Stadium Expansion in Edinburg. The study evaluated parking demand, parking supply, remote parking management, transit routes, site circulation, pedestrian routes, pedestrian level of service, vehicular traffic assessment, trip generation, trip distribution, intersection capacity analysis, game-day operations, and mitigation recommendations. This project is highly relevant to Edinburg because it involved a major institutional project within the City and required coordination of vehicles, pedestrians, parking, transit, and event operations.

City of Dallas - Signal Design Group 7

DeShazo served as primary contractor for traffic signal renovation work at multiple intersections. Responsibilities included traffic signal renovation services, electrical service coordination, intersection lighting, signage evaluation and design, turning movement count assessment, coordination with subconsultants, and compliance with current MUTCD and ADA requirements.

Highland Village Thoroughfare Plan Update

DeShazo conducted review and update of a municipal thoroughfare plan, including background data review, traffic volume review, growth trend analysis, link analysis, identification of traffic-related issues, coordination with city personnel, and recommendations for future thoroughfare improvements.

Texas Tech Health Sciences Center - Campus Transportation, Wayfinding, and Safety

DeShazo evaluated access, circulation, signage, wayfinding, pedestrian safety, parking, ADA considerations, and multimodal improvements for a major institutional campus environment.

University of Texas at Arlington - Master Plan / Parking and Transportation Analysis

DeShazo supported master planning by providing parking utilization data collection, traffic data collection, access/circulation review, pedestrian safety review, multimodal transportation considerations, parking demand analysis, and recommendations.

6. Previous Experience with the City and Regional Relevance

The RFQ requests that respondents list past projects with the City of Edinburg for each proposed team member. Based on the project records reviewed for this response, DeShazo Group does not identify a prior direct contract with the City of Edinburg. DeShazo has, however, completed directly relevant transportation and traffic work within Edinburg through the University of Texas Rio Grande Valley Vackar Stadium Expansion Multi-Modal Transportation Impact Analysis.

That regional experience is relevant because it involved Edinburg-area roadway, parking, pedestrian, transit, event, and multimodal operations. DeShazo understands the importance of practical transportation recommendations that account for local circulation patterns, agency coordination, pedestrian safety, campus and institutional activity, and implementation constraints.

7. Insurance, Claims, and Professional Services Agreement Statement

Insurance

DeShazo Group carries professional liability, general liability, automobile liability, and workers compensation coverage. A current insurance certificate is intended to be uploaded separately through OpenGov as requested in the vendor questionnaire. DeShazo Group understands that certificates of insurance naming the City as additional insured, as required by the City contract, must be provided prior to services being performed.

Insurance Claims / Litigation

DeShazo Group has maintained professional liability insurance in force and has not had any insurance claim or litigation matter within the past five years that would impede the firm's ability to perform the services contemplated under this RFQ. The required Litigation Disclosure Form will be completed and uploaded separately through OpenGov.

Professional Services Agreement

DeShazo Group has reviewed the Professional Services Agreement requirements included with the RFQ materials and understands that the selected firm(s) will be required to enter into an agreement with the City of Edinburg, subject to final review and negotiation of scope, schedule, terms, and billing rates. DeShazo Group will meet the prerequisite insurance requirements prior to performance of services.

8. Contact Information and Electronic Submission Statement

Primary Contact	Secondary Contact
Chuck DeShazo President DeShazo Group, Inc. 400 S. Houston Street, Suite 330 Dallas, Texas 75202 Office: 214.748.6740 Direct: 214.748.6229 Email: chuck.deshazo@deshazogroup.com	Onkar Dhondkar, P.E. Vice President / Project Manager DeShazo Group, Inc. 400 S. Houston Street, Suite 330 Dallas, Texas 75202 Office: 214.748.6740 Direct: 214.584.6521 Email: onkar.d@deshazogroup.com

Electronic Submission Statement

This Statement of Qualifications is prepared for electronic submittal through OpenGov as one complete PDF document. Required forms and the current insurance certificate are intended to be uploaded separately in the specific portal fields provided by the City of Edinburg.

9. Required Forms and Signature Checklist

The following items should be completed, signed where required, and uploaded through OpenGov in the fields provided by the City of Edinburg before the July 14, 2026, 3:00 PM deadline:

Item	Action	Signer / Owner
Statement of Qualifications PDF	Upload as one complete PDF document.	Lucas / final review by Chuck
Current Insurance Certificate	Upload current COI in the portal field.	Lucas / admin
Conflict of Interest Disclosure	Complete and sign the City form.	Chuck
General Questionnaire	Complete and sign the City form.	Chuck
Litigation Disclosure Form	Complete and upload.	Chuck
HB 89 Verification	Complete and sign.	Chuck
SB 13 Energy Company Boycotts Verification	Complete and sign.	Chuck
SB 19 Firearm Entities Verification	Complete and sign.	Chuck
Non-Collusion Affidavit	Complete and sign.	Chuck
Conflict of Interest / CIQ	Complete and sign/file if required.	Chuck
Form 1295	Required only if awarded and applicable.	Chuck / selected firm
Addenda	Download, review, sign, and attach if any addenda are issued.	Chuck

Internal RFQ control note: For electronic submissions, the response should be substantially complete and ready to upload at least four hours before the deadline. Forms requiring Chuck/Lucy signatures should be routed for signature at least three days before the due date whenever possible.

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 07/10/2026

Company/Vendor Name: DeShazo Group, Inc.

Printed Name and Title: Lucas Palmitano

Authorized Signatory: _____

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: DeShazo Group, Inc
(Full, correct legal name)

- Address: 400 S. Houston Street, Suite 330 , Dallas, TX 75202
- Telephone/Fax: 214-748-6740
- Email address: chuck.deshazo@deshazogroup.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? 400 S. Houston Street, Suite ~~300~~ 330 Dallas, TX 75202

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Lucas Palmitano
Address: 400 S. Houston Street, Suite 330 Dallas, TX 75202
Telephone: 214-748-6740
Fax: N/A
Email: lucas.p@deshazogroup.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
None

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Chuck DeShazo, the undersigned representative of

DeShazo Group, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

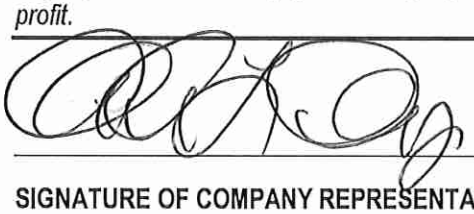
2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Chuck DeShazo, President

TYPE/PRINT NAME AND TITLE:

7-10-2026

DATE:

SENATE BILL 13 VERIFICATION

I, Chuck DeShazo, the undersigned representative of

DeShazo Group, Inc, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Chuck DeShazo, President

TYPE/PRINT NAME AND TITLE:

7-10-2026

DATE:

SENATE BILL 19 VERIFICATION

I, Chuck DeShazo, the undersigned representative of

DeShazo Group, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Chuck DeShazo, President

TYPE/PRINT NAME AND TITLE:

7-10-2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Chuck DeShazo, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of DeShazo Group, Inc, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title President

Subscribed and sworn to me this 13 day of July 2026.

By: _____

Notary Public

SHELLEY S SARVARIAN
Notary ID #5846310
My Commission Expires
September 6, 2027









REQUEST FOR QUALIFICATION

RFQ# 2026-7

ENGINEERING SERVICES

July 14, 2026 at 3:00 PM

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✓ *TRANSMITTAL LETTER*

Ethos-Holistique Holdings, LLC* dba Ethos Engineering is pleased to present our qualifications for Mechanical, Electrical, and Plumbing (MEP) Engineering Services. We recognize the importance of having a responsive and innovative partner capable of delivering effective, cost-efficient engineering solutions.

We are aware of the economic challenges affecting the Rio Grande Valley (RGV) communities. Ethos Engineering helps secure loans, grants, and incentives for capital improvement projects. We successfully assisted Cameron County, Hidalgo ISD, Los Fresnos CISD, and Harlingen CISD in obtaining over $8 million in low-cost loans from the State of Texas LoanSTAR program. When state and federal grants become available, we proactively secure funding to enhance MEP systems and community resilience, driven by our commitment to sustainability and high-performance design.

Our HUB-certified team has provided MEP engineering services to municipal institutions in the RGV and Texas for over 25 years. In our 12 years of operation, we have quadrupled our staff without litigation and earned accolades such as Consultant of the Year and Engineer of the Year in 2018, 2022 and 2024. We specialize in full-service MEP engineering and energy programs funded by state and federal sources, such as SECO LoanSTAR programs and grants.

Our Services Include:

- **SECO LoanSTAR Loans and SECO Grants**
- **Prime consulting, project development, and budgeting**
- **MEP engineering for municipal clients**
- **Critical maintenance and equipment replacement (HVAC, electrical upgrades)**
- **Assistance with rebates, utility incentives, grants, and loans**
- **HVAC and ventilation upgrades to meet CDC guidelines**
- **Specialty system design (fire alarms, public address, security systems)**
- **Expert code analysis (ADA, ICC, IECC, TEA, TDI, and windstorm certifications)**
- **Utility analysis, facility assessments, and life cycle cost analysis**
- **Commissioning, retro-commissioning, and continuous commissioning**
- **Energy conservation and renewable energy design and implementation**
- **Technical training and educational seminars**
- **LEED and sustainable design solutions**
- **BIM and Revit modeling, collision detection, and constructability studies**

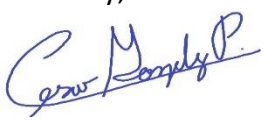
Ethos Engineering has successfully designed hundreds of projects, ranging from new high-performance buildings to extensive renovations for municipal clients. We have provided Prime Consultant services for MEP renovations at various entities, including Cameron County, the Cities of Brownsville, Harlingen, and Primera, TSC, STC, UT-RGV, airports, and multiple school districts.

We specialize in healthcare, transportation, education, public safety, commercial, and industrial projects, with strong expertise in municipal and government work. Familiar with city and county facilities and challenges, we deliver tailored engineering solutions, managing complex, fast-paced, and budget-conscious projects—over $50M in MEP renovations last year alone. Our large design staff and dedicated Commissioning Department handle multiple projects at once, ensuring quick field responses and seamless collaboration. With all three Principals actively involved, we offer unmatched accessibility, experience, and responsiveness.

I certify that I am authorized to bind Ethos-Holistique Holdings, LLC dba Ethos Engineering contractually, and by my signature below, commit the firm to provide the services described in this Statement of Qualifications if selected by the City of Edinburg.

Thank you for your consideration. We appreciate the opportunity to be considered and look forward to serving the City of Edinburg.

Sincerely,



Cesar Gonzalez, PE
Principal, Ethos Engineering
cgonzalez@ethoseng.net
C: (956) 564-2827

Ethos Engineering acknowledges that no addenda were issued for this Request for Qualifications.

DISTINGUISHING CHARACTERISTICS

Local, HUB Firm
Top ranked, award-winning firm
Commissioning Department
Prime Consultant MEP
Renovations Expertise

MUNICIPAL EXPERIENCE

City of Harlingen, Brownsville, McAllen, Austin, Cameron County, Hidalgo County, Brownsville PUB, Weslaco EDC

RECOGNITION, AWARDS

EPA Energy Star Buildings
National Design Awards
Rebates and Incentives
SECO Grants
LEED Gold Building
Engineer of the Year Awards
Consultant of the Year Awards

ETHOS ENGINEERING PROJECTS

MEP for Similar Projects

- CITY OF BROWNSVILLE
- CAMERON COUNTY
- CITY OF HARLINGEN
- CITY OF MCALLEN
- CITY OF WESLACO
- CITY OF NOLANVILLE
- CITY OF WINSTON SALEM

Ethos-Holistique Holdings, LLC* will be referred to Ethos Engineering throughout this RFQ.

Ethos Engineering

Ethos-Holistique Holdings, LLC

OFFICE LOCATIONS

HEADQUARTERS & PRIMARY OFFICE
1126 S. Commerce St.
Harlingen Tx. 78550

PHARR OFFICE
810 W. Ferguson Ste. 5
Pharr Tx. 78577

12 YEARS IN BUSINESS

TEXAS REGISTRATION
F-15998

LICENSE NUMBERS
KAPILESHWARI**: 86959**
GONZALEZ: **108611**

TOTAL STAFF: 24

PRIMARY CONTACT:
Guillermo Quintanilla,
(956) 564-2811 (C)
gquin@ethoseng.net

SUMMARY OF INSURANCE:
Professional Liability: 1,000,000.00
GL: 2,000,000.00
Auto: 1,000,000.00
WC: Statutory Limits



✓ *FIRM QUALIFICATION AND EXPERIENCE*

Ethos Engineering has extensive experience providing mechanical, electrical, plumbing (MEP), commissioning, and energy engineering services for municipal, county, educational, housing authority, and other public-sector clients throughout South Texas. During the past two years, our team has successfully completed and managed engineering projects for government agencies including the City of Brownsville, Cameron County, Harlingen Housing Authority, Brownsville Housing Authority, McAllen Housing Authority, regional utility districts, school districts, colleges, and other public entities. Our proven ability to deliver projects on schedule, within budget, and with minimal construction issues has established Ethos Engineering as a trusted partner for public agencies.

The team has successfully implemented **renewable energy projects and energy efficiency upgrades** under **SECO grants in excess of $3.5M**. In the past 20 years, Rajesh has worked on several LoanSTAR projects, from project conception through the loan application process, to design and construction administration of the projects, including La Joya ISD, Los Fresnos CISD, Webb County, San Jacinto College, North Harris Community College, and Tomball College.

In the past two years, Ethos was successful in obtaining LoanSTAR loans for Hidalgo ISD ($1,8M) and Los Fresnos CISD ($2M). At Hidalgo ISD the project, in its entirety, is now complete. At LF CISD, the projects are under budget, and ready for construction phase. The projects included energy conservation measures including:

- Energy management and control systems
- Energy efficient lighting upgrades
- HVAC system replacements and upgrades
- Air management systems
- High efficiency motors
- CO2 based demand control ventilation

Our firm distinguishes itself through a responsive, client-focused approach combined with experienced leadership, rigorous quality control, and strong multidisciplinary coordination. Every project is led by experienced Professional Engineers and undergoes an independent Quality Assurance/Quality Control (QA/QC) review to ensure compliance with applicable codes, owner requirements, and industry best practices. This process consistently minimizes Requests for Information (RFIs), reduces change orders, and supports successful project delivery.

Ethos Engineering's headquarters in **Harlingen, Texas**, supported by our **Pharr office**, will provide the services requested. Our strategically located offices allow our team to respond quickly to the city for meetings, site visits, design coordination, and construction support throughout the Rio Grande Valley. This local presence enables rapid response times, improved communication, and convenient access to project sites. We also maintain key personnel

throughout the region, ensuring timely on-site support and continuous client service whenever needed.

Our staff is structured to efficiently manage both large, complex projects and smaller on-call assignments. For part-time staffing needs or limited-scope tasks, we assign appropriately sized project teams led by a dedicated Project Manager, allowing us to respond quickly while maintaining cost-effective service. Our experienced engineers, designers, and technical staff provide the flexibility to adjust resources based on project demands without impacting schedules or quality. With multiple licensed Professional Engineers and multidisciplinary design teams, we can successfully manage several assignments concurrently while maintaining our high standards of service.

Ethos Engineering emphasizes collaboration and communication throughout every phase of a project. We work closely with City staff, stakeholders, and subconsultants to develop practical, sustainable, and cost-effective engineering solutions. Our experience delivering projects under aggressive schedules and budget constraints, combined with our commitment to quality, responsiveness, and exceptional client service, makes Ethos Engineering uniquely qualified to support the City's engineering needs. We are committed to providing timely, dependable engineering services and building long-term partnerships through professionalism, technical excellence, and responsive customer service.

✓ ***FIRM QUALIFICATION AND EXPERIENCE***



CESAR GONZALEZ, PE

YEARS OF EXPERIENCE: 19
PE LICENSE #: 108611

EDUCATION

Master's in engineering,
UT AUSTIN-2015

Bachelor in Mechanical Electrical Engineering,
ITESM – 2003

RELEVANT EXPERIENCE
18 years of experience in new construction, renovation, expansion projects in K12 setting
LEED Certification: Falcon Dam (Gold)

CONTACT INFORMATION
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C: (956) 564-2827
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PRINCIPAL + MECHANICAL/ELECTRICAL ENGINEER

Highlights of Qualifications

Cesar has 19 years of experience in the Engineering Design of Mechanical, Electrical and Plumbing Systems, serving educational facilities such as Community Colleges, Universities and K-12 Schools. Among other skills, he specializes in engineering, construction coordination and commissioning.

Cesar is experienced in the simulation and modeling of system energy performance, thermodynamic and mechanical load analysis, and calculation.

At Ethos he is responsible for MEP engineering design, planning, coordination, and management. He oversees mechanical and plumbing design production, including BIM coordination. He ensures that engineering design is applied in compliance with construction codes, in a sustainable and cost-effective manner.

Cesar is committed to his profession. He has grown in the MEP Engineering industry, starting at the very basics, followed by assisting Projects' Engineers of Record, then practicing Licensed Engineering, and to finally becoming part of the Ethos Engineering Management team. His professional affiliations include ASHRAE and volunteering as an engineering mentor in STEM clubs at local schools.

ACR Engineering, Harlingen, TX 2006 – 2014

Starting as Graduate Engineer, he functioned as CAD operator performing drafting tasks and basic calculation activities. With time and experience gained, he became a Mechanical Designer, in charge of generating HVAC and Plumbing plans and documents suitable for cost estimation and constructability coordination activities. Rapidly he became qualified to perform building heat load analysis, design of HVAC systems and design of thermal plants. He also functioned as lead design engineer, engineer of record, and supervisor of the production of mechanical design.

Experience as Prime Consultant Engineer of Record

- South Texas College (STC) – Multiple campus projects
- UTRGV – Academic and support facilities
- K-12 School Districts throughout the Rio Grande Valley
- IDEA Public Schools – Numerous campuses throughout the State of Texas
- Cameron County and Hidalgo County public facilities

MEP Renovation Experience in the Rio Grande Valley

- STC: Several campus renovation and infrastructure upgrades
- UTRGV: HVAC and central plant improvements
- IDEA Public Schools: Multi-campus renovations and system replacements
- Cameron County: Historical building renovations and adaptive reuse projects
- Higher Education Facilities: Classroom, lab, and administrative renovations
- Central Plant & Chilled Water System upgrades
- Thermal plants up to 6,000+ tons
- Phased renovations in occupied facilities

Utility Incentives

- Secured and assisted with utility incentive applications for HVAC retrofits
- Energy efficiency upgrades including high-efficiency chillers, boilers, and VFD systems
- Experience coordinating with local utilities for incentive compliance documentation
- Lifecycle cost analysis for energy-efficient system selections

High-Performance & Sustainable Design

- LEED-influenced design strategies for public institutions
- Energy modeling coordination and envelope/system optimization
- High-efficiency chilled water plants and adaptive control strategies
- Demand reduction and peak load management strategies
- Energy Star–aligned building performance improvements

Recognition & Professional Leadership

- Lead mechanical engineer on award-recognized municipal and higher education projects
- Technical mentor for engineering staff
- Oversight of QA/QC procedures for design and commissioning coordination
- Active involvement in regional engineering and industry organizations

Community Involvement at International Level

- Architectural and MEP courses at ITESM
  Tecnológico de Monterrey,
  Monterrey Mx.

Community Involvement at Local Level

STEM Programs: La Joya ISD
Harlingen ISD
Brownsville ISD
IDEA Public Schools



RAJESH KAPILESHWARI

P.E. LEED AP BCxP

YEARS OF EXPERIENCE: 30
PE LICENSE #:
86959 (Texas)
032979 (North Carolina)

EDUCATION

Mechanical Engineering,
UT AUSTIN-1995

RELEVANT EXPERIENCE

30 years in designing new construction, renovation, expansion projects
Qualified Sponsor for Utility Incentives
SECO Grants and Loans
EPA Energy Star Buildings
LEED Buildings
Energy Analysis and Energy Conservation Projects
Facility Assessments

CONTACT INFORMATION

O: (956) 230-3435
C: (956) 564-2852
W: ethoseng.net
E: rajesh@ethoseng.net

PRINCIPAL + QC/QA + SUSTAINTABILITY DIRECTOR + BCxP

Highlights of Qualifications

Rajesh has over 30 years of experience managing complex and diverse MEP projects. As a Principal at Ethos, he is responsible for system concepts and quality control for all projects. His main focus is energy efficiency and sustainability design.

With a graduate degree in thermodynamics and thermal fluid systems, Rajesh specialized in design of thermal plants, thermal energy storage (TES), and renewable energy technology, and energy conservation projects. He performs energy analysis, commissioning (CX), and retro-CX. He also has expertise in designing high performance buildings.

Rajesh earned his LEED Accredited Professional certification in 2004; his first LEED project 'The Austin City Hall' was awarded LEED Gold, and several of his projects have been awarded LEED and Energy Star Building certifications. In the Valley market, Rajesh honed his skills, designing comfortable, sustainable facilities that are both cost effective and easy to maintain.

His professional affiliations include **ASHRAE, EPA, and USGBC**. Rajesh volunteers as an engineering mentor in STEM clubs in schools and serves on the Board of Piedmont Environmental Alliance organization, and the **USGBC Leadership Group committee co-chair for Education and Programming**. He enjoys teaching and speaking at professional workshops and seminars and has **presented papers** at more than half a dozen technical conferences.

ACR Engineering–Austin, Harlingen, TX 1995 – 2014

For over 20 years Rajesh served as the Engineer of Record for the South Texas office. He conducted energy audits, developed technical reports, and implemented energy conservation projects. He designed new and retrofit lighting, HVAC, and DDC systems. For the State, he reviewed third party designs for code compliance. He provided training sessions in environmental and energy conservation, renewable technologies, and the use of related software and analysis techniques. He commissioned building MEP controls, and life safety systems.

Experience as Prime Consultant Engineer of Record

- UTRGV, UT-Pan American, UT Brownsville, Texas Southmost College, TSTC, Texas A&M
- South Texas College
- Colleges and universities in Texas
- Wake Forest University
- Cameron County, Hidalgo County

MEP Renovation Experience in the Rio Grande Valley

- **STC: Several projects**
- UTRGV: **Several projects**
- UT Brownsville/TSC: **Several projects**
- Dozens of schools with thermal plants up to 6,000T
- Valley International Airport: Renovation
- City of McAllen Central Library: Renovation/New construction
- Cameron County: Several projects

Utility Incentives

At the University of Houston, obtained $350,000 in incentives from CenterPoint Energy for a single chiller replacement project. In the past 5 years, applied for and received incentives in the millions from AEP for HVAC and lighting projects.

LEED and High-Performance Building Projects

Recognition and Awards:

- *Consultant of the Year Award, AIA-RGV*
- *LEED Gold – Falcon Dam*
- *Net-Zero*
- *EPA Energy Star Buildings: Several with perfect scores of 100.*
- *EPA Energy Star Buildings: Three campuses of UTRGV.*
- *National Design Award: McAllen Library: 500T, ultra-high efficiency thermal plant with oil-free magnetic bearing chillers, adaptive controls.*
- *LEED Gold: Austin City Hall: Boilers, heat exchangers, connection to district utility plant.*
- *LEED Silver: the City of Austin, 911 Center, Commissioning Agent*
- *LEED Certification (in progress): Valley Nature Center, Weslaco*
- *LEED Silver: Lance Armstrong Foundation, Austin*

Publications and Presentations by R. Kapileshwari

- **2023** – *Our Responsibility – ZERO! (Zero Energy and Zero Carbon Facilities)*. To be presented at the AIA Building Communities Conference, South Padre Island, TX.
- **2022** – *Post C19 Building Ventilation Strategies*. TSPE, RGV Chapter.
- **2022** – *Adapt or Perish (High Performance Buildings)*. AIA North Carolina.
- **2021** – *Breathing Techniques for Your Buildings – Minimizing Risks of COVID-19*. Presented for Texas DSHS to 175+ school districts, in collaboration with CDC and NIOSH.
- **2019** – *Dinosaurs Did Not See It Coming. What's Your Excuse?* (Based on Architecture 2030 Challenge). AIA Building Communities Conference, South Padre Island, TX.
- **2018** – *Design for a Sensory and Emotional Experience* (Based on WELL Building Standards). AIA Building Communities Conference, South Padre Island, TX.
- **2017** – *What is Commissioning? And is it Worth It?* (with M. Warren). AIA Building Communities Conference, South Padre Island, TX.
- **2015** – *Challenges of Adopting the IECC 2012*. AIA Building Communities Conference, South Padre Island, TX.
- **1997** – *A Hybrid Monitoring-Modeling Procedure for Analyzing the Performance of Large Central Chilling Plants* (with R. Troncoso). Proceedings of the Fifth International IBPSA Conference, Vol. II, Prague, Czech Republic.
- **1996** – *A Screening Tool for Economic Assessment of Renewable Technologies Options* (with B. Hunn and G. Vliet). Proceedings of the ASME International Solar Energy Conference, San Antonio, TX.
- **1996** – *Guidelines and Criteria for Evaluating the Potential of Renewable Energy Applications in State Facilities* (with B. Hunn and G. Vliet). Conservation and Solar Research Report No. 14.
- **1995** – *Renewable Energy Design and Evaluation*. SolTech '95, San Antonio, TX.
- **1995** – *Texas Renewable Energy Evaluation Software (TREES)*. Texas Renewable Conference, Texas Solar Energy Society, El Paso, TX.



GUILLERMO QUINTANILLA

YEARS OF EXPERIENCE: 37

EDUCATION

Electrical Engineering,
TECNOLOGICO DE VERACRUZ-1986

RELEVANT EXPERIENCE

Project management of projects exceeding $10,000,000

36 years in electrical design of new construction, renovation, expansion projects.

Electrical infrastructure design in education

High efficiency lighting and electrical systems

CONTACT INFORMATION

CONTACT INFORMATION
O: (956) 230-3435
C: (956) 564-2811
W: ethoseng.net
E: gquin@ethoseng.net

PRINCIPAL + PROJECT MANAGER

Highlights of Qualifications

Guillermo has 37 years of experience in the electrical field; including design and specification of lighting and electrical systems for higher education, K12, sports facilities, office buildings, commercial, and industrial projects. He designed and specified emergency power, telecommunications, security, and fire protection systems for commercial and institutional projects.

For 15 years Guillermo served as Project Manager and Design Coordinator for projects he designed. His duties included cost estimation, budgeting, construction coordination, inspection, and final acceptance testing. He has experience in Construction Administration and has successfully overseen construction of a number of projects with costs exceeding ten million dollars.

ACR Engineering–Harlingen, TX 1999 – 2014

As the lead electrical designer, Guillermo designed lighting and electrical systems, reviewed existing systems for code compliance, and designed energy conservation measures such as lighting reflectors, high efficiency lamps, electronic ballasts, occupancy sensors, and lighting controls. Guillermo supervised design projects for the Rio Grande Valley clients. He managed the day-to-day operations of the Harlingen Office.

As a project manager, he was responsible for total project implementation, starting with initial client contact, design, project supervision, to final follow-up. He interfaced with clients, architects, and contractors to ensure proper project implementation.

Gomez Garza Design – Brownsville, TX 1992 – 1999

Guillermo was the lead designer for a range of projects, including lighting for the Valley International Airport, several projects at the Texas State Technical College - Harlingen, and more notably the complete electrical design for the Federal Courthouse, Brownsville.

Pete Garza Consulting Engineer- Harlingen, TX 1987 – 1992
Guillermo provided drafting and design services for electrical systems at schools, universities, commercial and industrial facilities.



MARK WARREN

YEARS OF EXPERIENCE: 40

EDUCATION

B.S. in Mechanical Engineering,
UT Austin-1983
Master of Science, Community and Regional Planning
UT Austin-1977
Bachelor of Science, Actuarial Science,
UT Austin-1974
PE# 64420 TX./Inactive

RELEVANT EXPERIENCE

35 years of experience in energy audits, energy efficiency retrofit projects, 30 years' experience HVAC & Controls design and construction administration, 25 years' experience in facilities commissioning.

CONTACT INFORMATION
O: (956) 230-3435
C: (512) 563-3495
W: ethoseng.net
E: mwarren@ethoseng.net

DIRECTOR OF COMMISSIONING
Highlights of Qualifications

Mark Warren has over four decades of experience in engineering design, energy efficiency projects, facilities commissioning, and construction management. He has been principal designer, client contact, project manager, and commissioning agent for a wide gamut of both retrofit and new construction projects involving a wide range of mechanical, electrical, plumbing, and control systems. At Ethos, he is responsible for energy audits, facilities commissioning, and MEP engineering quality control. Mr. Warren has been the principal Commissioning Authority for over a hundred new and retrofit projects in the K-12 education, higher education, healthcare, museum and public works arenas.

Shah Smith & Associates, Austin, TX 2014 – 2017
At Shah Smith, Mr. Warren was the principal Commissioning Authority for multiple projects of varying size and complexity for Texas A&M system, St. Edwards University, and the Veterans Administration / Houston.

ACR Engineering, Austin, TX 1984 – 2014
As Senior Vice President at ACR, Mr. Warren produced MEP plans and specifications for new construction and for retrofit projects, supervising projects from design through bidding and construction. He performed hundreds of on-site energy audits for commercial, industrial, and institutional facilities, including energy conservation reports for the Texas State Energy Conservation Office from as far back as the Institutional Conservation Program to as recent as LoanSTAR He performed Building Commissioning services for multiple facilities, both LEED and non-LEED, including preparation of Commissioning Plans, Pre-Functional Checklists, Functional Testing procedures, and including oversight of Functional Testing and report writing / documentation of all aspects of Building Commissioning.

PROFESSIONAL CREDENTIALS OF KEY PERSONNEL

Texas Firm Certificate



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Ethos-Holistique Holdings LLC
Ethos Engineering

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

Registration Number
F-15998

Expiration Date
7/31/2028

US Green Building LEED



The U. S. Green Building Council

hereby certifies that

Rajesh Kapileshwari

has successfully demonstrated knowledge of the green building design and construction industry and the Leadership in Energy and Environmental Design (LEED®) 2.0 Green Building Rating System, Resources and Process required to be awarded the title of

LEED® 2.0 Accredited Professional

LEED

James Hartzfield, Chairman

S. Richard Fedrizzi, President, CEO and Founding Chairman

Texas HUB Certificate



Texas Historically Underutilized Business (HUB) Certificate

HUB

Certificate/VID Number: 1465312105400
Approval Date: September 23, 2022
Scheduled Expiration Date: September 23, 2026

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

ETHOS-HOLISTIQUE HOLDINGS LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 23, 2022**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

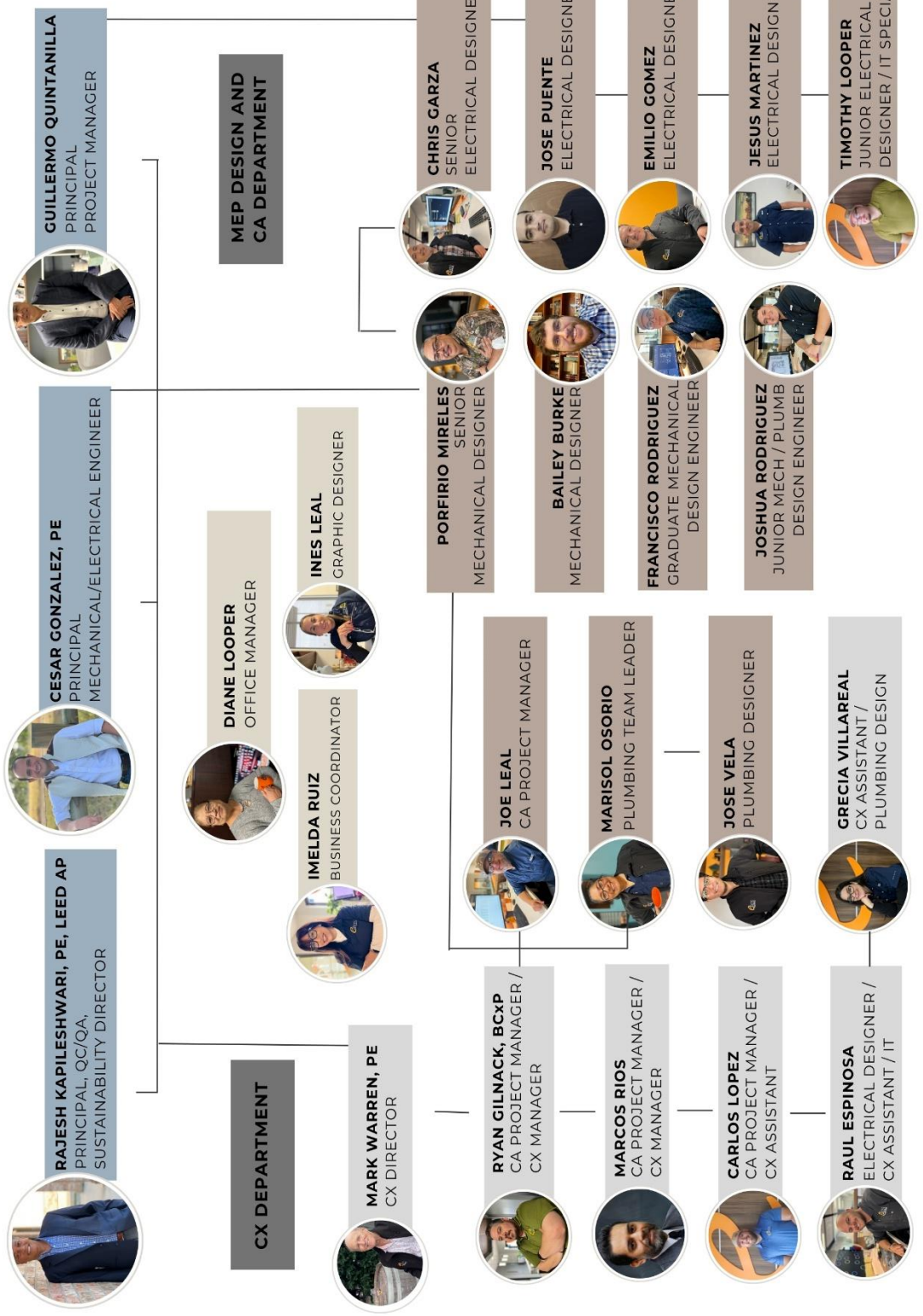
Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (https://mycpa.cpa.state.tx.us/tpasmweb/search/index.jsp) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Professional Engineering Licenses





MANAGEMENT ORGANIZATION CHART



Ethos Principal, Cesar Gonzalez, PE, will be the Project Manager and will oversee a team of seasoned engineer - Rajesh Kapileshwari, PE, LEED AP, and Guillermo Quintanilla. Cesar will be the primary contact and handle the day-to-day coordination and project management. He will coordinate with the appropriate in-house staff members and sub-consultant personnel for meetings.

Cesar and Rajesh will work on the Plumbing, HVAC and Controls, while Guillermo will manage the electrical, lighting, and special systems projects.

Rajesh Kapileshwari, PE will oversee the planning and development of the project, starting with master planning and conceptual design. He will write a Design Intent Document showing schematic design, equipment layout, piping connections, piping schematics showing controls and P&I drawings, and an opinion of probable cost. Equipment selection will be steered by economic analysis using payback analysis, ROI, life cycle cost analysis, comparison of first costs and available budgets, etc. A detailed analysis of various options will help determine the optimum solution for you. Rajesh will perform quality control of all design documents at major milestones. He will be the primary specification writer, submittal reviewer, and the engineering liaison between the design team and the CX Agent. All documents to and from Ethos Engineering will be reviewed by Rajesh and Cesar.

Bailey Burke, Porfirio Mireles, and Chris Garza will provide engineering design. Marisol Osorio will provide plumbing/BIM services. Jesus Martinez, Raul Espinosa, Tim Looper, Brandon Trevino, Frank Rodriguez, Joshua Rodriguez, Grecia Villarreal, and Jose Vela will assist as MEP designers. Marcos Rios and Jose Leal and Carlos Lopez will work as Construction Administrators. Diane Looper and Imelda Ruiz will oversee document control and accounting.

In addition to QA/QC work above, CX Director Mark Warren will oversee the Construction Administration and Commissioning activities, including in-house (third-party) design and submittal reviews. Ryan Gilnack and Carlos Lopez will assist with CX.

Our 3 (three) principals and key members will dedicate as much time as the assigned project(s) require, up to 100% at peak, to accomplish the goals. Our company's success depends on this availability for our clients. However, we seek to exceed clients' expectations, regardless of the percentage of time the project requires.

Each member of the Ethos Engineering team is available, committed, and eager to successfully implement your projects.

- ✓ ***REFERENCES***

Cameron County
Danny Villarreal
Construction Manager
Cameron County, Construction Division
Department of Transportation
T: (956) 247-3514 M: (956) 454-1378
E: Danny.Villarreal@co.cameron.tx.us

City of Brownsville
J. P. Villarreal
Director of Internal Services
6035 Jaime J. Zapata Ave., Bldg B
Brownsville, TX 78520
T: (956) 589-0567
E: juan.p.villarreal@brownsvilletx.gov

City of Weslaco
Xavier Salinas
City Manager
255 S. Kansas Ave.
Weslaco, TX 78596
T: 956-968-3181
E: xsalinas@weslacotx.gov

City of Primera
Javier Mendez
Public Works Director
17635 Primera Rd.
Primera, TX 78552
T: (956) 423-9654
E: jmendez@primeratx.gov

NAME: FALCON DAM ADMINISTRATION BUILDING



PROJECT DESCRIPTION: The New Falcon Dam Administration Building is a single-story facility designed with high-performance HVAC, automation, plumbing, electrical, lighting, fire protection, and solar PV systems. Our MEP engineering and LEED design services earned maximum USGBC credits, exceeding federal LEED Silver requirements and achieving LEED Gold certification.
ROLE PERFORMED: MEP Engineering, LEED design, modeling.
CONTACT INFORMATION: GMES: Jose L. Munoz (956) 565-4637

NAME: UTRGV – HARLINGEN COLLEGIATE HIGH SCHOOL



PROJECT DESCRIPTION: The education facility earned an Energy Star score in the 95th percentile, saving $30,000 annually and cutting 217 tons of CO_2. Designed to exceed energy codes by 50%, it reduces potable water use by 50% and meets/exceeds CA Title 24 lighting standards. A flexible Building Automation System optimizes HVAC performance through adaptive setpoints. Design documents were developed in BIM (LOD 300) using Revit for coordination and clash detection. The City of Harlingen donated the land to UTRGV and HCISD for this building.
ROLE PERFORMED: MEP Engineering, construction administration, commissioning.
CONTACT INFORMATION: UTRGV - Gerry Rodriguez Jr., AIA, Director of Facilities Planning & Construction (956) 665-2770 and HCISD - Oscar Tapia, Asst Superintendent of District Operation, (956) 427-3300

NAME: STEC SOUTH TEXAS ECOTOURISM CENTER



PROJECT DESCRIPTION: New Park buildings, with split system heat pump units with staged compressors and variable fan speed, supplementary electric duct heaters, CO2 based demand-controlled ventilation, controls, and accessories, mini-split systems, extensive exterior parking lot and area lighting. The City of Laguna donated the land to Cameron County for this building.
ROLE PERFORMED: MEP Engineering, construction administration, commissioning.
CONTACT INFORMATION: Cameron County Danny Villareal (956) 454-1378

✓ ***SIMILAR PROJECT-RELATED EXPERIENCE OF THE TASK LEADER***

Ethos Engineering Principals Guillermo Quintanilla, Rajesh Kapileshwari, PE and Cesar Gonzalez, PE have a combined experience of over 50 years implementing projects in the **institutional, high-security, municipal, county, and governmental sectors**.

At **Cameron County**, our staff has provided MEP engineering services for the last three years on projects ranging from provision of new elevator at the courthouse and elevator upgrades at four buildings, to complete plumbing upgrades at the county jail. Recently, Ethos completed a chiller plant renovation project at the newly acquired Wells Fargo Building on East Levee Street. We have also implemented several large and small MEP renovation projects for the County. As part of the A/E team we have provided services for numerous projects, including Hall of Justice, Santa Rosa Technology Center, Social Services Building Classroom Additions, Los Fresnos Annex Building, many Parks and Recreation projects, Cameron County Elections Building and Veterans Office Building, East Levee Courthouse building, and the Sheriff's office renovation and expansion.

Relevant Experience:

LoanSTAR Project Experience in the past two years:

- Hidalgo ISD ($1.8M): Lighting, HVAC, and Controls Upgrades
  - LoanSTAR Energy Audit: Cesar Gonzalez, PE, Guillermo Quintanilla, Chris Garza
  - LoanSTAR Report: Rajesh Kapileshwari
  - LoanSTAR Application: Diane Looper
  - Design and Construction Documents: Rajesh Kapileshwari, Cesar Gonzalez
  - Construction Administration: Cesar Gonzalez, Marcos Rios, Guillermo Quintanilla
  - LoanSTAR Documentation Assistance: Diane Looper
- Los Fresnos CISD ($2.0M): Lighting, HVAC, and Controls Upgrades
  - LoanSTAR Energy Audit:
    - Controls and HVAC: Mark Warren, Cesar Gonzalez, Luis Hernandez
    - Lighting and Controls: Guillermo Quintanilla, Chris Garza, Marcos Rios
  - LoanSTAR Report: Rajesh Kapileshwari, PE and Mark Warren PE
  - LoanSTAR Application: Diane Looper
  - Design and Construction Documents: Rajesh Kapileshwari (HVAC), Mark Warren (Controls), Ray Peynado (Lighting and Electrical Design)
  - Construction Administration: Cesar Gonzalez, Marcos Rios, Guillermo Quintanilla
  - LoanSTAR Documentation Assistance: Diane Looper
  - Commissioning Related: Mark Warren, Marcos Rios

Cameron County and Judicial Complex Experience:

- Cameron County East Levee Building (Old Wells Fargo Building Renovations)
- Cameron County Hall of Justice Interior Renovations
- Cameron County Justice Complex Elevator Upgrades
- Cameron County Old County Jail Plumbing Renovations
- Cameron County Annex Building, Los Fresnos
- Cameron County Social Services Building
- Cameron County Santa Rosa Technology Center
- Cameron County Elections Building and Veterans Office Building
- Cameron County Parks and Recreation Department
- City of San Benito, City Hall and Jail Renovations
- Federal Courthouse in Brownsville (electrical design by Guillermo Quintanilla)

✓ *INSURANCE*

Ethos Engineering **will comply with the client's insurance** requirements.
Claims to date: **None**.

There are **NO pending, ongoing, or outstanding litigations** against Ethos Engineering.

SUMMARY OF INSURANCE:
Professional Liability:
1,000,000.00
GL: 2,000,000.00
Auto: 1,000,000.00
WC: Statutory Limits

ETHOHOL-01 MCARDENAS

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/7/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lisa Millsaps
Harlingen, TX-Shepard Walton King-Hub International Insurance Services 121 Pecan Blvd McAllen, TX 78501-9998	PHONE (A/C, No, Ext): (956) 630-4026 FAX (A/C, No): (956) 630-4015 E-MAIL ADDRESS: lisa.millsaps@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nationwide General Insurance Company	23760
INSURER B : Nationwide Mutual Insurance Company	23787
INSURER C : Arch Insurance Company	11150
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Ethos-Holistique Holdings LLC dba Ethos Engineering
1126 S Commerce St
Harlingen, TX 78550-7707

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			ACP BP013240802903	5/1/2026	5/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG H&NO Auto Liab.	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ Included
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			ACP BP013240802903	5/1/2026	5/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			ACP CU023240802903	5/1/2026	5/1/2027	EACH OCCURRENCE AGGREGATE Prod/CO Agg.	$ 3,000,000 $ 3,000,000 $ 3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		ACP WC013240802903	5/1/2026	5/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Errors & Omissions			PAAEP0148504	5/1/2026	5/1/2027	Aggregate/Each Claim	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers' Compensation/Employers Liability: Waiver of Subrogation per form WC 42 03 04 B.
General Liability: Automatic Additional Insured per form PB 00 06 06 24.
Waiver of Subrogation per written contract per form 00 09 01 17.

CERTIFICATE HOLDER
Ethos-Holistique Holdings LLC dba Ethos Engineering
1126 S. Commerce St.
Harlingen, TX 78550

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Raul Cabaza III

ACORD 25 (2016/03)
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✓ *PROFESSIONAL SERVICES AGREEMENT*

Ethos-Holistique Holdings, LLC dba Ethos Engineering acknowledges that it has reviewed the Professional Services Agreement included with this Request for Qualifications. We understand the terms and conditions of the Agreement and confirm that we are able to satisfy the required insurance coverage and other contractual requirements. If selected by the City of Edinburg, Ethos Engineering agrees to negotiate in good faith and enter into the Professional Services Agreement substantially in the form provided by the City of Edinburg.

✓ *CONTACT INFORMATION*

Key Firm Professionals are authorized to provide any clarification required and authorized to conduct final contract negotiations.

Rajesh A. Kapileshwari, PE, LEED AP
Principal, Ethos Engineering
rajesh@ethoseng.net
C: (956) 564-2852

Guillermo Quintanilla
Principal, Ethos Engineering
gquin@ethoseng.net
C: (956) 564-2811

Cesar Gonzalez, PE
Principal, Ethos Engineering
cgonzalez@ethoseng.net
C: (956) 564-2827

CONFLICT OF INTEREST
DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: July 14, 2026

Company/Vendor Name: Ethos Engineering

Printed Name and Title: Cesar Gonzalez PE/ Principal

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Ethos-Holistique Holdings, LLC dba Ethos Engineering
(Full, correct legal name)

- Address: 1126 South Commerce Street, Harlingen, Texas 78550
- Telephone/Fax: 956-230-3435
- Email address: dlooper@ethoseng.net

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No☑

3. Is your Company authorized and/or licensed to do business in Texas? Yes☑ No____

4. Where is the Company's corporate headquarters located? 1126 South Commerce St., Harlingen, Texas 78550

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No☑ *Ethos Engineering has an office in the area. Office is located in Pharr, Texas*

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) 7 (months)

c. State the number of full-time employees at the Edinburg office. (2) Two

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No☑

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Cesar Gonzalez
Address: 1126 South Commerce Street Harlingen, Texas 78550
Telephone: 956-230-3435
Fax: 956-720-0830
Email: cgonzalez@ethoseng.net

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No(☑)
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture.

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (☑)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    Ethos-Holistique Holdings, LLC dba Ethos Engineering

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES NO

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Cesar Gonzalez, the undersigned representative of Ethos-Holistique Holdings, LLC dba Ethos Engineering, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Cesar Gonzalez PE/ Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 13 VERIFICATION

I, Cesar Gonzalez, the undersigned representative of Ethos-Holistique Holdigs, LLC dba Ethos Engineering, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

Cesar Gonzalez P.

SIGNATURE OF COMPANY REPRESENTATIVE:

Cesar Gonzalez PE/ Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 19 VERIFICATION

I, Cesar Gonzalez, the undersigned representative of Ethos-Holistique Holdings LLC, dba Ethos Engineering, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Cesar Gonzalez PE/ Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Cesar Gonzalez, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of Ethos-Holistique Holdings, LLC dba Ethos Engineering, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign Cesar Gonzalez P.

Title PE/ Principal

Subscribed and sworn to me this 14 day of July 2026.

By:

Notary Public

Ryan Gilnack
My Commission Expires
5/29/2030
Notary ID 135559971

My commission expires

5/29/2030

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1488809

Date Filed:
07/14/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Ethos-Holistique Holdings, LLC dba Ethos Engineering
Harlingen, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
RFQ 2026-7
Professional Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Gonzalez, Cesar	Harlingen, TX United States	X	
Kapileshwari, Rajesh	Harlingen, TX United States	X	
Quintanilla, Guillermo	Harlingen, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Cesar Gonzalez, and my date of birth is July 9, 1981.

My address is 1126 South Commerce Street, Harlingen (city), TX (state), 78550 (zip code), U.S.A (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron County, State of Texas, on the 14 day of July (month), 20 26 (year).

Cesar Gonzalez

Signature of authorized agent of contracting business entity
(Declarant)

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND CONSULTANT FOR PROFESSIONAL ENGINEERING SERVICES PURSUANT RFQ NO. XXXX-XXX

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit “B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

SECTION XXI
NOTICE OF GOVERNING LAW FOR STATE AND FEDERAL GRANT PROJECTS

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT "A" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL ENGINEERING SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL ENGINEERING SERVICES PURSUANT TO RFQ NO. XXXX-XXX



STATEMENT OF QUALIFICATIONS

City of Edinburg

Professional Engineering Services

July 14, 2026

FREESE AND NICHOLS

956-937-3137 | freese.com

312 E. Harrison Avenue, Suite B | Harlingen, TX 78550

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July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

RE: Professional Engineering Services

956-937-2137 | freese.com
312 E. Harrison Avenue,
Suite B | Harlingen, TX
78550

1. Transmittal Letter

Dear Mr. Hinojosa and Selection Committee:

The City of Edinburg (City) is continuing to build momentum as a growing community focused on economic development, infrastructure investment and long-term success. As growth accelerates, the City has an opportunity to shape development in a way that supports both immediate needs and future resilience.

Freese and Nichols, Inc. (FNI) is excited to partner with the City to help turn these opportunities into lasting results. We understand that success requires a trusted partner who can help the City plan strategically, respond to growth and move initiatives forward with confidence. In this Statement of Qualifications (SOQ), we have detailed many reasons why the FNI team is the ideal choice for the City, including:

Experience Supporting Growing Communities: FNI has extensive experience helping growing communities align infrastructure, funding and planning to meet increasing demands. Our team works side-by-side with clients to anticipate needs, prioritize investments and deliver solutions that are both practical and forward-looking.

Collaborative, Full-Service Team: FNI brings together planning, engineering and program management under one team to simplify coordination and maintain momentum across projects. With strong regional experience in the Rio Grande Valley, we understand the local conditions, growth patterns and opportunities that are shaping communities like Edinburg.

In-House Funding Expertise: We help clients not only identify funding opportunities but also prepare applications and strategically allocate resources to move priority projects from concept to implementation.

A Responsive and Reliable Partner: FNI is committed to being a responsive, reliable partner. We focus on delivering high-quality solutions while supporting the City's broader vision—helping staff navigate change, maximize investments and create a community that continues to thrive.

We are excited about working with the City as you continue to respond to growth and development opportunities. Please feel free to contact me directly if you have any questions regarding this SOQ.

Sincerely,



Ron Guzman, PE
Vice President/Principal
800 N. Shoreline Blvd, Suite 1600N
Corpus Christi, Texas 78401
361-561-6520 | rg@freese.com

Ron Guzman is authorized to bind FNI in a contract

Legal Name:
Freese and Nichols, Inc.

Address:
312 E. Harrison Avenue
Suite B
Harlingen, Texas 78550

Legal Status:
Corporation

State of Incorporation:
Texas

Contact Person:
Alfredo (Fred) Resendez, PE

Recognition of Addenda:
FNI acknowledges that no addenda have been issued for this solicitation. Accordingly, there are no signed addenda to include with this submittal.

2. Firm Qualification and Experience

FNI is a client-focused, regionally based firm with national expertise. We meet client needs with responsiveness and flexibility. Dating back to our firm's founding in 1894, we put relationships first — clients, teaming partners and staff — and seek long-term relationships, many of which are counted in decades, not years.

FNI has a long history of helping municipalities, counties, water districts, river authorities and other governmental agencies plan, design and deliver infrastructure improvements that respond to growth, operational needs and long-term community goals. Our team provides a broad range of services, and we help our clients through every stage of the project life cycle: planning, design, program management, funding procurement, regulatory compliance, construction management, and operations and maintenance. Our project teams are known for exceeding client expectations through innovative concepts and high-performing designs.

Serving Communities Like Edinburg

FNI has supported many governmental clients facing the same pressures and opportunities that are shaping Edinburg today. In the Rio Grande Valley and broader Central/South Texas region, FNI has worked with nearby and similar agencies, including Brownsville, McAllen, Harlingen, Corpus Christi, New Braunfels, Seguin, Pflugerville, Buda and San Antonio. Our work for these clients has included on-call engineering, staff augmentation, comprehensive planning, water and wastewater master planning, impact fee studies, roadway and drainage improvements, program management, construction management and development review support.

Holly Trestle Trail — On-Call Partnership in Action



FNI has cultivated a long-standing on-call professional engineering services relationship with the City of Corpus Christi, positioning FNI as a trusted, readily available partner for planning, design and engineering needs across the City. This on-call contract allows the City to engage FNI quickly and efficiently so that when opportunities arise, the right expertise is already in place. The Holly Trestle Trail project is a prime example of how that on-call relationship translates into real, lasting community benefit.

A timber railroad trestle was constructed across Oso Bay in the 1940s to support the construction of Naval Air Station Corpus Christi in Flour Bluff. The rail line was abandoned in the 1990s, and hurricane forces eventually destroyed much of the structure. In 2020, FNI developed the Flour Bluff Area Development Plan, which identified the old trestle location as an ideal opportunity to create a hike and bike trail linking existing trail systems in Corpus Christi and Flour Bluff. That vision set the stage for a multi-year effort to transform a forgotten piece of wartime history into a vibrant community asset.

Because FNI was already an established on-call partner, the City and its stakeholders knew exactly who to call as the vision took shape. In 2022, the Friends of Redhead Pond, a Flour Bluff citizens' group, engaged FNI to conduct a feasibility study, which confirmed that the surviving trestle pilings were viable for reuse as a trail foundation. The City then turned to FNI through its on-call contract to provide conceptual-level design and develop exhibits for a TxDOT funding application. That application secured a $14 million TxDOT grant. FNI subsequently delivered a trail master plan required by TxDOT and is currently developing the preliminary design for all project features, including a fish cleaning station and accessible kayak launch, culminating in a Preliminary Engineering Report (PER) with exhibits and cost estimates.

What Sets FNI Apart

What makes FNI uniquely qualified to serve the City is the combination of local familiarity, full-service capabilities, scalable staffing and infrastructure funding support. Our nearby work with Rio Grande Valley and South Texas clients gives us familiarity with the development patterns, infrastructure demands, utility systems, regulatory environment and operational realities of fast-growing communities in this region. FNI's experience guiding similar communities through growth management, master planning, utility expansion, roadway and drainage improvements, and on-call support positions us well to provide practical, responsive service to the City.

FNI's South Texas offices (Harlingen and Corpus Christi) are located in close proximity to the City of Edinburg.



Local Presence, Regional Strength

FNI also offers the City the benefit of one connected team across disciplines. Rather than relying on fragmented handoffs between separate specialty providers, FNI can bring together planning, civil engineering, water and wastewater, transportation, drainage/stormwater, facilities, environmental services, construction management and funding support under one coordinated structure. FNI has more than 1,400 employees firmwide and more than 300 in the Central/South Texas region, giving the City access not only to core delivery staff but also to additional subject matter experts as needed.

The primary offices serving the City under this contract will be FNI's Harlingen, Corpus Christi, and San Antonio offices, with additional support available from San Marcos and Austin. This structure gives the City the benefit of both proximity and depth: local and regional staff who understand the area, backed by broader technical resources from across the firm when specialized support is needed.

Flexible, On-Call Support

FNI's on-call approach is built around responsiveness, adaptability and alignment with the City's evolving needs. Whether supporting a small task assignment or a more complex effort, our team is structured to scale appropriately—bringing the right level of expertise at the right time without overcomplicating delivery.

Our goal is to function as an extension of City staff, providing reliable support that can quickly respond to emerging priorities, development pressures and operational needs. By maintaining a deep bench of technical professionals across disciplines, we confirm the City has access to specialized expertise when needed, while still benefiting from consistent project leadership and coordination.

This flexible structure allows the City to maintain momentum across multiple initiatives, confidently address unexpected challenges and advance projects without delay. FNI's approach emphasizes clear communication, continuity of service and proactive coordination to keep work moving efficiently and effectively. To support this flexible approach, FNI uses a clear and efficient assignment workflow that allows projects to move quickly from request to execution while maintaining alignment with City priorities.

PROJECT WORKFLOW

1 TASK ASSIGNED TO PROJECT MANAGER	2 PROJECT MANAGER IDENTIFIED	3 SCOPING MEETING WITH CITY
4 AGREEMENT BY CITY	5 DETAILED SCOPE AND FEE WITH RESOURCES ID	6 PROJECT KICKOFF WITH INTRO OF KEY STAFF

3. Team Member Qualification and Experience

The Organizational Chart on the following page displays our proposed team, including project leadership, Project Manager Fred Resendez and Senior Advisor Juan Bujanos. The FNI project team brings together decades of experience in a wide range of discipline and we have found that the unique blend of our respective areas of specialization results in a solid, well-rounded project team, ultimately benefiting the City. Project Manager Fred Resendez will serve as the City's initial and primary contact for project assignments and will also provide project support as needed.

Assembling Resources for Task Assignments

FNI has worked for both large and small municipalities throughout the state to deliver projects and solutions of all sizes and types. This will be determined by developing a scope and fee proposal for every assignment that includes positions, required hours and rates.

The specific individuals assigned to the project will be based on three primary criteria:

- Proven experience that aligns with the project needs
- Availability to adequately deliver the project and be responsive to the City
- Familiarity with City staff, standards and processes

This intentional approach verifies that each assignment is supported by professionals who not only bring the right technical expertise but also understand how to deliver work efficiently within the City's framework.

MUNICIPAL PUBLIC INFRASTRUCTURE EXPERIENCE IN TEXAS









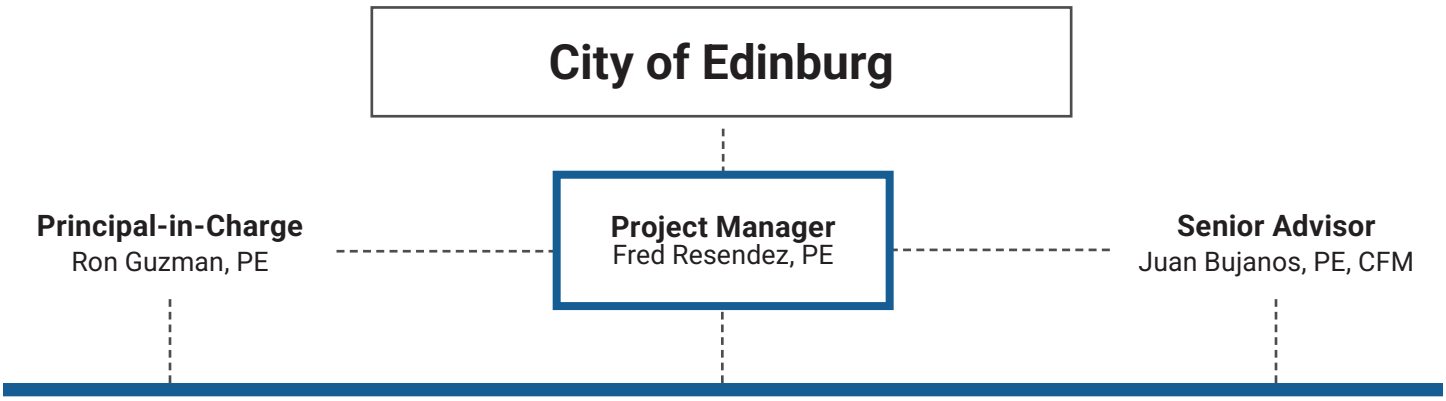
Choosing a Project Team

We've put forth the advance-planning effort to verify we have the **right team members**, in the **right place**, with the **right availability** to meet the City's goals. Several factors influenced this choice, including individual experience and history of working together on common projects.

Our chosen team combines decades of experience in a wide range of disciplines. This complementary blend of team member expertise in their various areas of specialization results in a solid, well-rounded team, which ultimately benefits the client.

Beyond the proposed team, FNI has access to **1,400+ employees firmwide** to assist, as necessary. As a firm focused on client service, we will commit the resources required to get the job done.

Organizational Chart



MAJOR WORK AREAS

Street Infrastructure Evaluation and Improvements
Nick Cecava, PE, CFM

Water and Wastewater Evaluation and Improvements Planning
Jessica Vassar, PE

Traffic Engineering Services
Heather McNeal, PE, PTOE, CFM

Infrastructure Construction Inspection
Jesus Suarez, CMIT

Pavement Management and Improvements
Bryan Wren

Structural Engineering (Improvements & Design)
Shane Torno, PE, PMP

Traffic Signal Design
Heather McNeal, PE, PTOE, CFM

Review of Civil Construction Plans
Shane Torno, PE, PMP

Utility Infrastructure Evaluation and Improvements
Juan Bujanos, PE, CFM

Hydrology & Hydraulics Design
Sarah West, PE, CFM

Environmental Engineering Services
Kelsey Calvez

Grant Acquisitions
Juan Bujanos, PE, CFM

Erosion and Sediment Control Design
Nick Cecava, PE, CFM

Stormwater Planning/ Modeling
Blaine Laechelin, PE, CFM

Civil Engineering
Brian Bresler, PE

Capital Improvements Projects (CIP) Management
Juan Bujanos, PE, CFM

Water and Wastewater Evaluation and Improvements Design
Fred Resendez, PE

Transportation Evaluation
Nick Cecava, PE, CFM

Mechanical, Electrical & Plumbing (MEP) Engineering Services
Juan-Pablo Cantu, PE

SUPPORT WORK CATEGORIES ★Denotes Subconsultant

Surveying
★Rio Delta Engineering

Geotech
★Millennium Engineers Group Inc.

FNI has longstanding relationships with local consultants, including MBE/SBE/DBE firms. Subconsultant services will be procured following project assignment



EXPERIENCE

21 years

OFFICE LOCATION

Harlingen, Texas

EDUCATION

BS, Civil Engineering, University of Texas at San Antonio

REGISTRATION

Professional Engineer, Texas #108838

Fred Resendez PE

Project Manager | Water and Wastewater Evaluation and Improvements Design

Fred is a seasoned project manager whose career has been rooted in the Rio Grande Valley, bringing deep familiarity with the municipalities, stakeholders and infrastructure challenges unique to the Edinburg area and the broader South Texas region.

He has extensive experience in designing, expanding and rehabilitating water and wastewater treatment plants, lift stations, water distribution and wastewater collection systems. He is experienced in construction management, overseeing projects from their inception phase to their closeout. Fred has coordinated local, state and federal rules and regulations with the EPA, TCEQ, TxDOT and OSHA.

RELEVANT PROJECT EXPERIENCE

Port Isabel Water Treatment Plant Improvements | Laguna Madre Water District | Assistant Project Manager
FNI is providing planning and design phase services to improve and expand the 2.9-MGD conventional water treatment plant to a 5-MGD low-pressure microfiltration system at Water Plant 1. Improvements include a new raw water pump station, microfiltration system and building, high-service pump station, 1.5-MG ground storage tank and 0.6-MG elevated storage tank. Additional work includes a new raw water transfer pump station and improvements to the high-service pump station at Water Plant 2. Fred assisted the Project Manager in managing the workload of the other FNI team members and served as the project's primary point of contact to the City's staff.

Robindale Wastewater Treatment Plant Headworks Rehabilitation | Brownsville Public Utilities Board, TX | Project Manager
FNI is providing the rehabilitation design of the existing headworks structure by replacing the existing fine screen with Duperon screens and compactors

Rio Grande River Pump Station Phase 1 | Brownsville Public Utilities Board, TX | Project Manager
FNI is providing design services for a new raw water pump station. Services include structural, architectural, mechanical, electrical and civil site design and the demolition of the existing pump stations 1 and 2.

South Wastewater Treatment Plant Improvements | Brownsville Public Utilities Board, TX | Assistant Project Manager
FNI provided design services for various improvements for a major headworks overhaul, including new grit removal equipment, consisting of grit pumps, piping, washers and classifiers, and all the associated electrical, instrumentation and controls systems. Fred was the local liaison between the Owner, Contractor and FNI Construction Management group. He conducted routine field inspections.



EXPERIENCE

32 years

OFFICE LOCATION

Harlingen, Texas

EDUCATION

BS, Electrical Engineering, Texas A&M University

REGISTRATION

Professional Engineer, Texas #97472

Certified Floodplain Manager, #2446-13N

Juan Bujanos PE CFM

Senior Advisor | Utility Infrastructure Evaluation and Improvements | CIP Management | Grant Acquisitions

Based in the Lower Rio Grande Valley, Juan Bujanos provides responsive, locally informed service for municipal clients. He brings extensive experience leading water and wastewater infrastructure projects across South Texas, along with deep knowledge of state funding and regulatory processes gained through 15 years with the Texas Water Development Board (TWDB). His prior leadership role with Brownsville Public Utilities Board strengthens his familiarity with the perspective of utility owners.

He has managed multimillion-dollar projects, overseeing all aspects, from planning, strategy and design to inspection and post-construction work. He provides leadership to the firm's water distribution, transmission and treatment, wastewater collection and treatment, and reuse efforts, working closely with FNI specialists to match client needs and goals with proven best-practices and newer technological innovations. He serves as technical advisor and provides quality control services for the firm's treatment projects.

RELEVANT PROJECT EXPERIENCE

Master Professional Service Agreement | City of Penitas | Client Representative
FNI provided services for an on-call task authorization to review development permit applications in accordance with the City's subdivision ordinance. Juan was responsible for maintaining client relationships, overseeing deliverables and ensuring quality standards were met across all assigned tasks.

Port Isabel Water Treatment Plant Improvements | Laguna Madre Water District | Senior Advisor
FNI is providing planning and design phase services to improve and expand the 2.9-MGD conventional water treatment plant to a 5-MGD low-pressure microfiltration system at Water Plant 1. Improvements include a new raw water pump station, microfiltration system and building, high-service pump station, 1.5-MG ground storage tank and 0.6-MG elevated storage tank. Additional work includes a new raw water transfer pump station and improvements to the high-service pump station at Water Plant 2.

Planning and Design of WWTP Rehab | City of Mercedes | Senior Advisor
FNI is providing preliminary and final design services for system improvements at an existing wastewater treatment facility. Our services include the evaluation, rehabilitation and replacement of treatment processes, structures, mechanical equipment, electrical systems, instrumentation and controls and associated collection system lift stations to restore capacity and reliability and support regulatory compliance.



EXPERIENCE

38 years

OFFICE LOCATION

Corpus Christi, Texas

EDUCATION

BS, Civil Engineering, Texas A&M University

REGISTRATION

Professional Engineer, Texas #76782

Ron Guzman PE

Principal-in-Charge

As Principal-in-Charge, Ron will monitor overall performance of the FNI project team and work with the team in a mentoring fashion to help develop good relationships between FNI staff and client staff. He will serve as the client's advocate and monitor client satisfaction.

Ron is experienced in roadway design schematics, H&H analysis, stormwater systems, utility coordination, rail systems, site development, public outreach, and development of detailed PS&E. Ron has extensive experience working with the City of Corpus Christi, the Texas Department of Transportation and the Regional Transit Authority, both individually and concurrently.

RELEVANT PROJECT EXPERIENCE

Seawater Desalination Task Order 4 | City of Corpus Christi | Client Representative
FNI supported a regional water reliability initiative by delivering a suite of pre-procurement services, including infrastructure integration planning, power purchase agreement development and negotiations, and evaluation of procurement methodologies. To secure funding, three applications were submitted to the TWDB, resulting in $760 million in below-market rate loans through the State Water Implementation Fund for Texas (SWIFT). FNI played a key role in the pre-application, application, and funding commitment phases—conducting research, completing required forms, and coordinating with the City, TWDB, and financial and legal consultants.

Everhart Road Improvements | City of Corpus Christi | Senior Advisor
FNI is providing design services to include roadway, utility, traffic signal, sidewalk and ADA curb ramp reconstruction. The project includes TxDOT coordination.

Port Isabel Water Treatment Plant Improvements | Laguna Madre Water District | Senior Advisor
FNI is providing planning and design phase services to improve and expand the 2.9-MGD conventional water treatment plant to a 5-MGD low-pressure microfiltration system at Water Plant 1. Improvements include a new raw water pump station, microfiltration system and building, high-service pump station, 1.5-MG ground storage tank and 0.6-MG elevated storage tank. Additional work includes a new raw water transfer pump station and improvements to the high-service pump station at Water Plant 2.

Mary Rhodes Pipeline Phase 2 | City of Corpus Christi | Client Representative
FNI provided planning, design and construction management services for the TWDB-funded $125 million Mary Rhodes Phase 2 project. The project included 41 miles of 54-inch raw water pipeline, ground storage tank, intake pump station site on the Colorado River, sedimentation basin, and booster pump station and tie-in to the existing 101-mile Mary Rhodes Phase 1 pipeline system.



Nick Cecava **PE, CFM**

Street Infrastructure Evaluation and Improvements | Erosion and Sediment Control Design | Transportation Evaluation

Nick Cecava specializes in municipal transportation, utility and drainage design, and construction management projects. Nick's experience includes roadway, drainage and trail design; development plan reviews; quality control reviews; franchise utility relocation/coordination; and construction inspection.

Experience: 25 years; **Education:** BS, Civil Engineering, New Mexico State University; **Registration:** Professional Engineer, Texas #97391; Certified Floodplain Manager, #0939-06N; **Office Location:** Corpus Christi, Texas

Relevant Experience

Ben Wilson Street Corridor Improvements | City of Victoria | Project Manager; Everhart Road Reconstruction (South Padre Island Drive to Holly Road) | City of Corpus Christi | Project Manager; Williams Drive Feasibility Study | City of Corpus Christi | Project Manager



Bryan Wren

Pavement Management and Improvements

Bryan brings extensive aviation infrastructure experience, leading airport capital improvement programs and complex airside and landside projects. His background includes runways, taxiways, terminals, airfield systems, air traffic control towers, ARFF facilities and parking infrastructure. Bryan helps airport clients align project delivery with operational, safety, funding and regulatory requirements while maintaining continuity of airport operations. His experience coordinating airport leadership, FAA representatives and project stakeholders helps deliver practical solutions that support long-term airport goals and system performance.

Experience: 28 years; **Education:** BS, Professional Aeronautics, Embry-Riddle Aeronautical University; MS, Aeronautics, Embry-Riddle Aeronautical University; **Office Location:** Harlingen, Texas

Relevant Experience

Various Projects* | Assistant Director of Aviation | City of Harlingen; Various Projects* | Airport Operations Coordinator | City of Houston

**Prior to FNI*



Jessica Vassar **PE**

Water and Wastewater Evaluation and Improvements Planning

Jessica specializes in hydraulic modeling, master planning, and impact fee studies. She has developed models for water and wastewater master planning, impact fee studies and development reviews and is experienced in updating existing models. She supports utility design staff in making fully informed decisions on operating, rehabilitating and expanding their water and wastewater systems. Jessica frequently confirms growth projections for water demands and wastewater flow projections, and she utilizes the hydraulic model to confirm design decisions and operational scenarios. She is proficient in water and wastewater modeling software, such as InfoWater, InfoSewer, WaterGEMS and InfoWorks ICM. Jessica is an active member of the Water Environment Association of Texas (WEAT).

Experience: 20 years; **Education:** BS, Civil Engineering, The University of Texas at Austin; **Registration:** Professional Engineer, Texas #108934; **Office Location:** Austin, Texas

Relevant Experience

Water and Wastewater Impact Fee Study | City of Pflugerville | Project Manager; Water/Wastewater Master Plan, On-Call Modeling and Impact Fee Study | City of Seguin | Senior Advisor; Water/Wastewater Master Plan, Impact Fee Update | Brownsville PUB | Project Manager; On Call Hydraulic Modeling | Harlingen Waterworks | Project Manager



Shane Torno **PE, PMP**

Structural Engineering (Improvements and Design) | Review of Civil Construction Plans

Shane's structural engineering experience includes windstorm certifications, structural design, field studies and construction supervision. He has designed commercial, industrial and marine structures, as well as managed structural engineering teams. Shane has also conducted field studies and condition assessments evaluating existing structures.

Experience: 30 years; **Education:** BS, Ocean Engineering, Texas A&M University; **Registration:** Professional Engineer, Texas #89499; **Office Location:** Corpus Christi, Texas

Relevant Experience

South Wastewater Treatment Plant Improvements | Brownsville Public Utilities Board | Structural Engineer; Mud Bridge Emergency Repairs | City of Corpus Christi | Project Manager; Citywide Traffic Signal Structural Inspection | City of Corpus Christi | Project Manager



Sarah West **PE, CFM**

Hydrology & Hydraulic Design

Sarah is adept at coordinating with multiple stakeholders, from local elected officials to state and federal partners such as TxDOT, FEMA, the Port of Corpus Christi and the U.S. Army Corps of Engineers. She has infrastructure experience for municipalities involving stormwater, drainage and roadways. Her design expertise includes H/H applications, including stormwater infrastructure, drainage, channels and watersheds. Her transportation experience includes street design for arterial, collector and residential roadways, including underground utilities and coordination with various stakeholders.

Experience: 23 years; **Education:** BS, Wildlife and Fisheries Sciences, Texas A&M University; BS, Biological Systems Engineering, Texas A&M University; **Registration:** Professional Engineer, Texas #101328; Certified Floodplain Manager, #1791-09N; **Office Location:** Corpus Christi, Texas

Relevant Experience

Drainage Master Plan | City of Ingleside | Project Manager; Avenue B Drainage | City of Ingleside | Project Manager; Comprehensive Plan, Drainage Master Plan and Impact Fee Program Update | City of Port Aransas | Lead Technical Professional



Blaine Laechelin **PE, CFM**

Stormwater Planning/Modeling

Blaine Laechelin has worked on a variety of stormwater and water resources projects and is familiar with the region's watersheds and drainage criteria. He is experienced in H&H analyses, detention analysis, floodplain modeling and studies, dam stabilization and modernization projects, creek stabilization, water quality design, culvert and bridge analyses, and roadway storm drain design. His design experience involves assessing issues, developing alternatives with cost in an engineering report, developing the PS&E and construction oversight.

Experience: 22 years; **Education:** BS, Civil Engineering, Texas A&M University; **Registration:** Professional Engineer, Texas #103616; Certified Floodplain Manager, #1460-08N; **Office Location:** Corpus Christi, Texas

Relevant Experience

Drainage Master Plan | City of Ingleside | Technical Advisor; San Jacinto River Regional Watershed Study | Harris County Flood Control District | H&H Engineer; Martin Luther King Jr. Boulevard Transit-Oriented Development Stormwater Conveyance Improvements | City of Austin | Technical Advisor



Heather McNeal **PE, PTOE, CFM**

Traffic Engineering Services | Traffic Signal Design

Heather is an accomplished transportation engineer with extensive experience in PS&E development, roadway and trail design, traffic engineering and project management for municipal and TxDOT projects. Her ADA- and AASHTO-compliant solutions improve mobility and enhance safety while meeting stakeholder requirements. Heather has directed more than $40 million in infrastructure projects, led multi-disciplinary teams and delivered complex corridor redesigns, highway safety upgrades and railroad coordination. She efficiently guides projects through TxDOT's local-government design and construction process by combining innovative planning methods, strict adherence to regulations and proactive pursuit of funding opportunities.

Experience: 17 years; **Education:** BS, Civil Engineering, Texas A&M University; MS, Civil Engineering, Texas A&M University; **Registration:** Professional Engineer, Texas #114428; Certified Floodplain Manager, #3759-19N; Professional Traffic Operations Engineer, #4903; **Office Location:** San Antonio, Texas

Relevant Experience

Bitters Road Signal Design and Turn Lane Evaluation | City of San Antonio | Traffic Engineer; 7th Street - Guadalupe Street to IH-35 | City of Austin - Public Works and Parks | Project Manager; Citywide Pedestrian Improvements | City of New Braunfels | Assistant Project Manager



Kelsey Calvez

Environmental Engineering Services

Kelsey Calvez's expertise is focused on federal, state, and municipal water and natural resource permitting across the Texas Coast. The projects she manages involve delineating coastal resources (wetlands, oyster reefs, seagrass beds) and understanding how to navigate and permit projects under 33 CFR 325, Section 404 of the Clean Water Act, and Section 10 of the Rivers and Harbors Act. Her experiences also include technical writing for NEPA compliance projects and ArcGIS mapping and analysis.

Experience: 11 years; **Education:** BS, Environmental Studies, Texas A&M University, MS, Geographic Information Systems, Penn State University; **Office Location:** San Marcos, Texas

Relevant Experience

Chambers Creek Sites 4 and 6 Supplemental Watershed Plans | Texas State Soil and Water Conservation Board | Task Leader; East Wastewater Treatment Plant Siting Study | City of Manvel | Environmental Scientist; Water Line Relocation Environmental Services | Gulf Coast Water Authority | Environmental Scientist



Brian Bresler **PE**

Civil Engineering

Brian is experienced in the design of roadway, rail, surface and underground stormwater drainage, underground and overhead utilities, dams and parking facilities. Brian has also conducted USACE permitting, construction cost estimating, construction phase services, subsurface utility engineering, water planning and public outreach.

Experience: 21 years; **Education:** BS, Civil Engineering, Texas A&M University-Kingsville; BA, Government, The University of Texas at Austin; **Registration:** Professional Engineer, Texas #112706; **Office Location:** Corpus Christi, Texas

Relevant Experience

Everhart Road Improvements | City of Corpus Christi | Design Engineer; Ben Wilson Street Corridor Improvements | City of Victoria | Project Engineer; Wesley Seale Dewatering System and Spillway Gates Rehabilitation | City of Corpus Christi | Senior Advisor



Jesus Suarez, III **CMIT**

Infrastructure Construction Inspection

Jesus's construction management and inspection experience includes the inspection of concrete and reinforcing steel used in foundations, piers, and other structures. Prior to beginning his career as a Construction Manager and Inspector, Jesus was a United States Marine Corps Unit Supervisor where he provided instruction, supervision and evaluation of more than 35 personnel. Jesus is bilingual and is an excellent teacher/trainer who is adept at managing multiple personality types. He is able to make difficult decisions in stressful situations and is successful in learning and comprehending new systems and methods.

Experience: 28 years; **Registration:** Construction Manager-in-Training; **Office Location:** Corpus Christi, Texas

Relevant Experience

Bois d'Arc Lake Program Management, Construction Management and Inspection | North Texas Municipal Water District | Construction Inspector; Rio Lift Station Expansion Construction Management and Inspection | New Braunfels Utilities | Construction Inspector



Juan-Pablo Cantu **PE**

MEP Engineering Services

Juan-Pablo (JP) has decades of experience in the design, construction, and rehabilitation of public water supply systems, WTPs, and buildings throughout Texas, Oklahoma, Georgia, and internationally on the Kabul U.S. Military Base. He has worked directly with the City of Rio Hondo on WTP upgrades, implementing an automatic meter reading system, and water tower and ground storage tank upgrades. As an electrical engineer, JP specializes in water flow and supply systems for municipalities, including using reclamation and RO processes, with expertise in WTPs, water pump stations, reservoirs, and improving electrical and SCADA systems for municipalities, water districts and utility boards.

Experience: 27 years; **Education:** BS, Electrical Engineering, Texas A&M University-Kingsville; **Registration:** Professional Engineer, Texas #90105; **Office Location:** Harlingen, Texas

Relevant Experience

Rio Grande River Pump Station Phase 1 | Public Utilities Board | Electrical Engineer; Brushy Creek East Regional Wastewater Treatment Plant Expansion | City of Round Rock | Electrical Engineer; Bois d'Arc Lake Raw Water Pump Station Phase Two | North Texas Municipal Water District | Electrical Engineer

4. References

FNI does not have direct project experience with the City of Edinburg. However, we have established long-standing relationships with numerous municipalities, utilities and public agencies throughout the Rio Grande Valley and surrounding region.

Client/Contact	Projects
Brownsville Public Utility Board Marie Leal, PE Director of Special Projects/Water & Wastewater Engineering & Planning mleal@brownsville-pub.com 956-983-6275	**Rio Grande River Pump Station Phase 1** FNI is providing design services for a new raw water pump station. Services include structural, architectural, mechanical, electrical and civil site design and the demolition of the existing pump stations 1 and 2. **South Wastewater Treatment Plant Headworks Rehabilitation** FNI is providing services to develop plans and specifications for the structural rehabilitation of the concrete structures at the headworks. **Robindale Wastewater Treatment Plant Headworks Rehabilitation** FNI is providing the rehabilitation design of the existing headworks structure by replacing the existing fine screen with Duperon screens and compactors. **Water and Wastewater Master Plan** FNI is developing a water and wastewater master plan that includes an update to the City's Capital Improvements Plan, necessary for the assessment of impact fees. FNI is also developing hydraulic models of the City's water distribution and wastewater collection systems and evaluating the systems' performance.
City of Seguin Tim Howe Assistant City Manager thowe@seguintexas.gov 830-379-3212	**Water and Wastewater Master Plans** FNI prepared a water and wastewater master plan and developed updated land-use assumptions, water demands and wastewater flow projections. **Wastewater Projects Funding Assistance** FNI is assisting the City with funding and program compliance by applying for and managing a Clean Water State Revolving Fund (CWSRF) loan from the TWDB. **Quality Control and Construction Inspection** FNI is performing QC reviews and construction inspections for three project bid packages of water lines and transmission mains. **Lawson Street Reconstruction** FNI provided design services for the reconstruction and upgrade of Lawson Street and involved coordination with TxDOT, local stakeholders and the Southern Economic Development Council. The upgrade required new water line connections and fire hydrants.

Client/Contact	Projects
Military Highway Water Supply Corp David Garcia W/WW Operations Manager dgmhwsc2@aol.com 956-565-2491	**San Pedro Wastewater Treatment Facility Expansion** FNI is preparing an engineering feasibility report to expand the San Pedro Wastewater Treatment Facility capacity from an annual average daily flow of 0.16 MGD to an average of 0.934 MGD. **Villa Cavazos Lift Station Relocation** FNI is providing design, bid, and construction phase services to relocate the Villa Cavazos Lift Station. Scope includes demolition of the existing lift station, design of the new lift station and connecting the existing gravity sewer and force main lines to the proposed lift station. **Capital Improvements Plan Recovery Fee Study** FNI is performing a study to develop land use assumptions, a Capital Improvements Plan, and capital improvements recovery fee calculations. **Progreso Ground Storage Tank Emergency Replacement** FNI provided design, bid and construction phase services to replace a 240,000-gallon galvanized steel bolted ground storage tank at the Progreso Lakes Booster Pump Station and a 150,000-gallon galvanized steel bolted ground storage tank at the Progreso RO Booster Pump Station.
City of Corpus Christi Ernesto De La Garza ACM and Director of Public Works ErnestoD2@corpuschristitx.gov 361-826-2489	**Citywide Traffic Signal Structural Inspection** FNI is performing a structural assessment of City-owned traffic signals, cataloging measurements, photographs and noted deficiencies. **Everhart Road Reconstruction** FNI designed the full reconstruction of the existing 5-lane Everhart Road from South Padre Island Drive to Holly Road with new pavement, curb and gutter, sidewalk, ADA-compliant curb ramps, concrete bus pads, striping and signage improvements. **Holly Railroad Trestle Grant Assistance** FNI assisted the City with the TXDOT 2023 Transportation Alternative Call for Projects application. FNI developed the exhibits for use in the application and developed an OPCC using TXDOT Bid Items. The City wanted to use the old timber pilings from the Holly Railroad Trestle for the foundation of a new hike and bike trail connecting Corpus Christi to Flour Bluff. **Mud Bridge Emergency Repairs** FNI provided structural inspections, recommendations, and design drawings for short-term repairs by performing site investigations, observing damaged areas, reviewing potential repair methods and identifying the final design solutions.

5. Insurance

To help protect FNI and our clients, we maintain various types of insurance. Some of this coverage includes the following:

- Workers Compensation $1,000,000 each accident
- Employers Liability $1,000,000 each accident / $1,000,000 policy limit /
- $1,000,000 each employee
- Comprehensive General Liability $1,000,000 / $2,000,000 annual aggregate
- Automobile $1,000,000 combined single limit
- Professional Liability (claims made) $5,000,000 / $10,000,000 annual aggregate

As an added layer of protection for us and our clients, we maintain an Umbrella Liability policy with coverage of $10,000,000. This coverage sits excess over the General Liability, Auto and Employers Liability policies and helps to cover us and any of our named additional insured should there be a covered catastrophic loss.

We routinely name clients as additional insured on policies other than Workers Compensation and Professional Liability.

Our Professional Liability insurance is provided by CNA, which has stated that FNI benefits from one of the lowest modifier rates in the industry. Modifier rates are a multiplier that insurers use to rate risk exposure of certain companies. The lower the multiplier, the lower the risk the company is for the insurance underwriters to insure.

FNI should be able to meet or exceed the insurance requirements for the project. We carry an Umbrella and Excess Professional Liability policy to make up any differences between requirements and coverage requirements and may also be able to access additional coverage for specific projects as needed.

FNI has been involved in the following insurance claims in the last 5 years:

- Plaintiff (contractor) filed a lawsuit against a municipal project owner (client), FNI, and other parties involved in a public wastewater infrastructure project. Plaintiff has asserted various claims seeking recovery of damages, including allegations that it incurred additional costs and was not properly compensated due to project-related issues and conditions. **FNI disputes these allegations and is defending this matter in ongoing litigation.**
- Plaintiff (private citizen, individually and as representative of the decedent's estate) filed a lawsuit against a vehicle driver, FNI, and the construction contractor involved in a public infrastructure project. The claim arises from a single-vehicle accident that occurred within the construction zone. Plaintiff alleges the accident was caused by roadway conditions related to construction activities. **FNI disputes these allegations and is defending this matter in ongoing litigation.**
- Plaintiff (design subconsultant) filed a lawsuit against FNI. Plaintiff was hired to be part of a project team to provide engineering services to a regional water authority (client). Plaintiff's design errors led to multiple change orders that impacted the schedule during construction. FNI has not paid the subconsultant for services related to these errors. Plaintiff alleged breach of contract for non-payment. **FNI disputes these allegations and is defending this matter in ongoing litigation.**
- Plaintiffs (private citizens) filed a bodily injury lawsuit against the state agency project owner (client), design engineer, contractor, subcontractors, FNI, and other parties involved in a public roadway construction project. Plaintiffs were injured in vehicle accidents that occurred within the area of construction. Plaintiffs allege that their accidents and injuries were the result of roadway conditions caused by construction of the project. FNI's role was limited to construction inspection. **FNI disputes these allegations and is defending this matter in ongoing litigation.**
- Plaintiff (water utility operations employee) filed a bodily injury lawsuit against FNI. Plaintiff was injured while attempting to remove a blockage from the discharge area of a lime slurry pump at a water reclamation facility owned by a public water utility (client). Plaintiff alleges that his injuries were the result of actions taken under the direction

and supervision of one of FNI's employees. **FNI disputes these allegations and is defending this matter in ongoing litigation.**

- Plaintiff (contractor) filed a lawsuit against a public water utility (client), design engineer, FNI, and other parties involved in a public infrastructure construction project. Plaintiff alleged that the project owner's team interfered with its means and methods during construction. **FNI resolved this matter through mediation.**
- Plaintiff (private citizen) filed a lawsuit naming 42 defendants, including FNI and his hometown municipality (client). Plaintiff is contesting the municipality's 2024 city council and mayoral elections and seeking to cause a new election to be held. The lawsuit did not allege any causes of action against FNI. **FNI was dismissed from the lawsuit.**
- Plaintiff (contractor) filed a lawsuit against FNI and the municipal project owner (client) of a dam and spillway rehabilitation project. Plaintiff alleged that it was not properly compensated for extra work and delays due to differing site conditions and other issues it encountered during construction. **FNI resolved this matter through mediation.**
- Plaintiff (private client) filed a lawsuit against FNI. Plaintiff alleged errors and omissions in the design of wastewater handling facilities for one of its animal breeding and housing operations. **FNI resolved this matter through mediation.**
- Plaintiff (private citizen) filed a bodily injury lawsuit against the driver of a motor vehicle, FNI, municipal project owner (client), contractor, and other parties involved in a public roadway construction project. Plaintiff was injured when she was hit by a truck while riding a bicycle near the crosswalk of a city street intersection. Plaintiff alleged that her injuries were due to both the negligence of the driver and inadequate design and construction of the crosswalk and intersection. **FNI resolved this matter through mediation.**

6. Professional Services Agreement

FNI has reviewed the Professional Services Agreement and confirms that the firm can meet the prerequisite insurance requirements. If selected, FNI is prepared to negotiate and enter into the Professional Services Agreement in a form mutually acceptable to both parties.

7. Contact Information

Ron Guzman, PE | Vice President/Principal
800 N. Shoreline Blvd.
Suite 1600N
Corpus Christi, Texas 78401
O: 361-561-6520
M: 361-816-0305
rg@freese.com

Alfredo (Fred) Resendez, PE | Project Manager
312 E. Harrison Avenue
Suite B
Harlingen, Texas 78550
O: 361-214-2745
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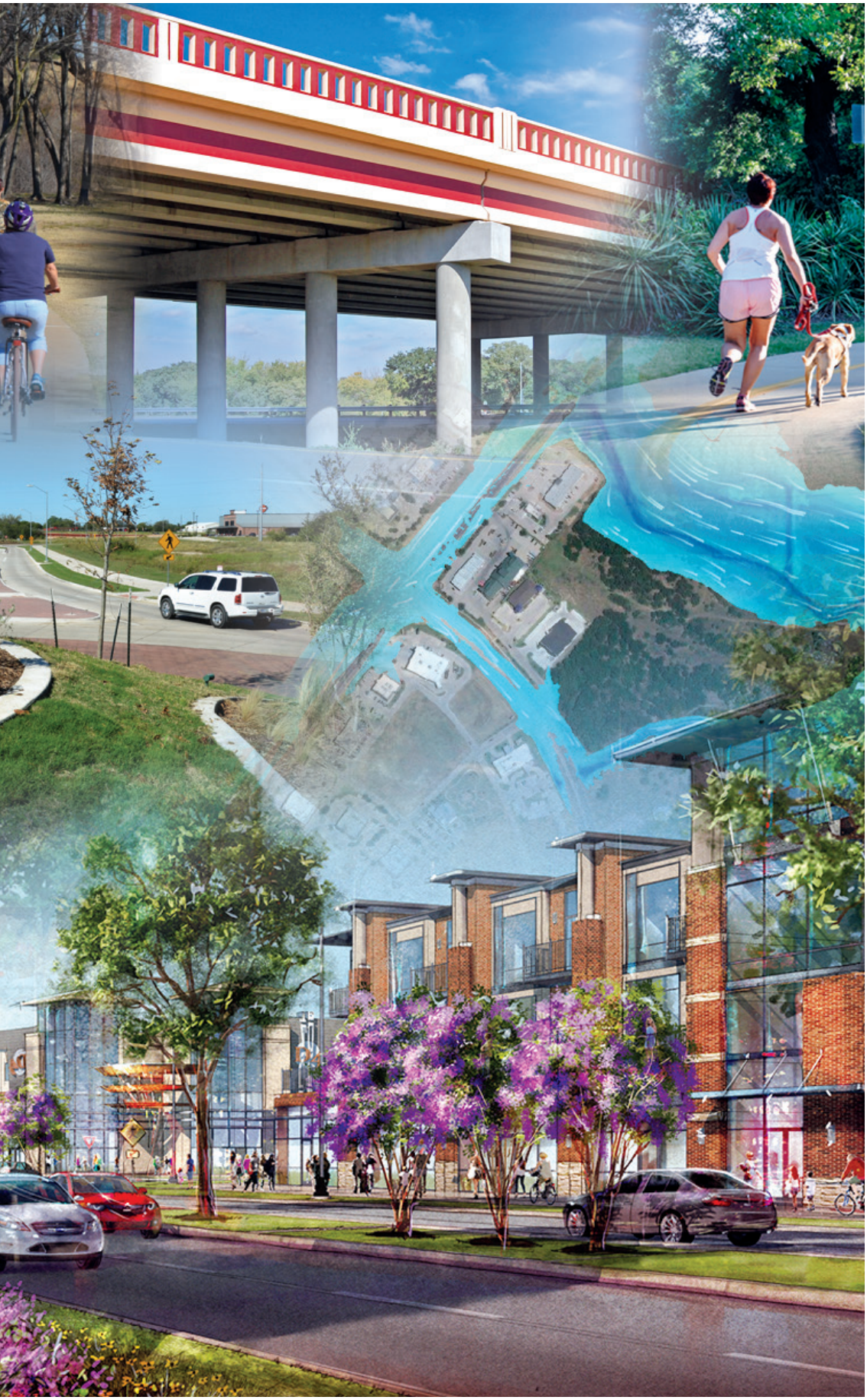
fred.resendez@freese.com



Mission

Innovative approaches
Practical results
Outstanding service

Vision

Be the firm of choice for clients and employees

Values

FREESE AND NICHOLS LEADS

- L — LEARN CONTINUOUSLY
- E — ENGAGE AS FAMILY
- A — ACT WITH INTEGRITY
- D — DELIVER QUALITY
- S — SERVE ALWAYS

FREESE AND NICHOLS

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956-937-2137 | freese.com
312 E. Harrison Avenue, Suite B | Harlingen, TX 78550

▶ STATEMENT OF QUALIFICATIONS

City of Edinburg Professional Engineering Services

RFQ 2026-7 • July 14, 2026



GFT

With Subconsultants:

AG3 • B2Z • KCI

GFT

July 14, 2026

Lorena Fuentes and Mardoqueo Hinojosa
City of Edinburg
415 W. University Drive
Edinburg, TX 78541

▶ PRIMARY CONTACT:

Joseph Leal, PE, LGPP, CFM, Project Manager
C: (956) 821-8770
O: (956) 429-0521
E: jleal@gftinc.com

▶ SECONDARY CONTACT:

Chad Gartner, PE, Principal-in-Charge, Senior Vice President
C: 817-339-8950
O: (817) 313-0093
E: cggartner@gftinc.com

Transmittal Letter

RE: RFQ 2026-7 PROFESSIONAL ENGINEERING SERVICES

Dear Ms. Fuentes, Mr. Hinojosa, and Members of the Edinburg Selection Committee:

GFT Infrastructure, Inc. (GFT) is pleased to submit our qualifications for the City's consideration. While our name has changed, our team has not. Formerly known as DEC - Rio Grande Valley, we are the same local professionals who have delivered infrastructure solutions across the region for more than 30 years. Now part of the larger GFT organization, we continue to provide the local expertise and relationships our clients value, now backed by a deeper bench of technical resources including in-house environmental, surveying, structural, planning, and traffic engineering services. This expanded capacity allows us to better support the City of Edinburg with faster, more innovative responses on complex, multidiscipline projects.

GFT understands that the City of Edinburg is seeking design and engineering services for city-wide civil engineering projects. We bring a long-standing history of delivering infrastructure projects for Hidalgo County, and other local agencies. We understand the City's internal review procedures, design standards, procurement requirements, and coordination processes including public outreach, council approvals, and permitting. Our team is experienced in navigating the practical challenges of urban infrastructure design, especially where coordination between multiple entities like TxDOT and City departments is required. This knowledge allows us to reduce delays, minimize risk, and keep projects moving from concept through construction.

Our proposed Project Manager is Joseph Leal, PE, LGPP, CFM. Mr. Leal has 34 years of experience in the design, review, management, maintenance, and construction of highway, street, and bridge projects involving freeway, urban, and rural systems. Before joining GFT, Joseph served for 30 years at the TxDOT Pharr District in various positions. He is committed to complying with applicable City, state, and federal requirements.

To further strengthen our team, we have partnered with trusted local subconsultants who share our commitment to this community and bring specialized expertise: B2Z Engineering, AG3, and KCI Technologies. Together, we offer a comprehensive team built around responsiveness, technical excellence, and local knowledge. GFT is proud to serve the City of Edinburg with the same dedication and familiarity our clients have trusted for years, now supported by the reach and resources of a national firm. We appreciate the opportunity and thank you for the City's consideration.

No addenda were issued for this RFQ. As Senior Vice President, I am authorized to bind GFT Infrastructure, Inc., which is committed to providing the requested services throughout the contract term.

Sincerely,

Chad Gartner, PE
Senior Vice President

Ingenuity that shapes lives ™

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Firm Qualifications and Experience

GFT

Firm Qualifications and Experience

GFT Infrastructure, Inc. (GFT) is a nationwide engineering consulting firm, comprised of Gannett Fleming and TranSystems, with a local presence specializing in municipal and transportation engineering and provides single-source solutions in the areas of planning, engineering, environmental, surveying, and construction management services for transportation projects for public- and private sector clients. **We have a strong history with Texas municipalities, counties, TxDOT and UPRR, having completed numerous projects on time and within budget.**

GFT has been conducting business in Texas for 70+ years and currently holds the following firm registration from the Texas Board of Professional Engineers and Land Surveyors (TBPELS F-1800).


Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

GFT Infrastructure, Inc.

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

Registration Number
F-1800

Expiration Date
9/30/2026

For over 130 years, we have provided municipalities with funding support, design, and construction phase services for roadway, drainage, and water and wastewater facilities throughout Texas. We provide comprehensive planning, design, program management, and construction management services for development of public works infrastructure; highways, streets, and bridges; drainage and flood control master and mitigation planning and design; land planning; and site/ civil design. GFT has the capability to perform all aspects of the projects, including but not limited to planning, public meetings, surveying, design, cost estimation, and construction administration.

GFT has been located in South Texas since 1994 (31 years) and in McAllen since 2000 (25 years) and has performed engineering services on over $1.8 billion worth of large infrastructure projects in the McAllen/South Texas region. We have provided program management and design on over 120 miles of roadways; four master drainage plans serving multiple jurisdictions with a population of over 1.0 million people in each jurisdiction; planned and designed over 150 miles of sanitary sewer and water lines in Hidalgo County, Cameron County and Webb County; planned and designed four water treatment plants, totaling 50 MGD; and four wastewater plants, totaling 18 MGD; and designed and managed construction of over 37 miles of levee improvements with a total construction cost of over $220 million, all within the last 28 years.

Office Locations

GFT Infrastructure, Inc. (GFT) has eleven office locations statewide, including McAllen, Houston, San Antonio, Austin, Dallas, Fort Worth, and El Paso. Our firm employs more than 300 professional, technical, and support staff with extensive experience successfully delivering infrastructure projects for municipal, state, and federal clients. Nationwide we have over 5,000 professionals in over 130 offices. **Most work will be performed out of our McAllen Office, where our PM, Joseph Leal, PE, LGPP, CFM is located.**

Primary Contact
Joseph Leal, PE, LGPP, CFM
Project Manager

C: (956) 821-8770
O: (956) 429-0521
E: jleal@gftinc.com

Secondary Contact
Chad Gartner, PE
Principal-in-Charge, Senior Vice President

C: 817-339-8950
O: (817) 313-0093
E: cggartner@gftinc.com

Why GFT?

GFT combines the depth of a national firm with the responsiveness and local expertise of a trusted partner, offering extensive resources, strong relationships, and diverse project experience.

Texas Office Locations

LOCATION	ADDRESS	PHONE
McAllen	**1109 West Nolana Avenue, Suite 208, McAllen, TX 78504**	**956.682.3677**
San Antonio	16414 San Pedro Avenue, Suite 550, San Antonio, TX 78232	210.249.2280
Austin	3520 Executive Center Drive, Suite 250, Austin, TX 78731	512.345.8505
El Paso	6090 Surety Drive, Suite 107, El Paso, TX 79905	915.629.0401
Dallas	3030 LBJ Freeway, Suite 910, Dallas, TX 75234	972.239.2002
	750 North St. Paul Street, Suite 610, Dallas, TX 75201	469.809.7390
	2305 Mustang Drive, Suite 100, Grapevine, TX 76051	469.374.4802
Fort Worth	500 West Seventh Street, Suite 1100, Fort Worth, TX 76102	817.339.8950
	2501 Parkview Drive, Suite 670, Fort Worth, TX 76102	817.763.8883
Houston	3200 Southwest Freeway, Suite 1600, Houston, TX, 77027	713.520.9570

Statement Regarding the City's Standard Terms and Conditions and Insurance Requirements

GFT has reviewed the City's Professional Services Agreement, will meet the prerequisite insurance requirements, and, if selected, agrees to enter into the agreement. Any requested exceptions will be identified on a point-by-point basis.

Included in this submittal are our sample Certificates of Insurance evidencing the types and amounts of insurance carried by GFT. We are unable to provide a list of specific insurance claims from the past five years. Claims information is considered confidential and may contain proprietary, sensitive, or personally identifiable information that cannot be distributed externally.

Part-time Staffing Needs

GFT understands that project staffing needs vary by assignment. A weekly meeting is held in order to examine current workload among groups and determine staff needs, availability, and resource allocation. Our scalable staffing approach allows us to provide highly qualified professionals on a full-time, part-time, or as-needed basis, ensuring each project receives the appropriate level of expertise while maximizing efficiency and cost-effectiveness.

Performing Engineering Services in a Timely Manner

In order to complete each project task in a timely manner and prevent delays caused by incomplete prerequisite tasks, GFT will regularly monitor project activities and task status. This allows us to focus the resources required toward critical tasks and to identify any task that may not be on schedule, so we may add resources, if necessary, to complete the task.

Within five business days after task-order authorization, Joseph will provide a work plan identifying the scope, deliverables, responsibilities, review periods, milestone dates, required City decisions, and resource assignments. Progress will be reviewed with the City at an agreed frequency, and potential milestone impacts will be identified promptly with a proposed recovery action. GFT proposes to utilize Critical Path Scheduling and Task Status Reporting, as follows:

Critical Path Scheduling

Critical Path Scheduling (CPS), scaled to the size and complexity of each assignment, will be used to schedule and monitor the work. GFT will divide the project into work tasks and assign each task a time duration and resource requirement. These tasks will be logically sequenced based on prerequisite, concurrent, and successor activities. An analysis of the sequenced chart will allow us to determine the "critical path" tasks; thereby, allowing us to focus the resources required toward such tasks.

Task Status Reporting

The Task Status Reporting (TSR) system will monitor and continually update the CPS schedule. Regular updates will be received on the progress of the active tasks from team members responsible for completion of those tasks. The status of each task will be reviewed with the CPS schedule to identify any task that is not progressing in accordance with the schedule and assign additional resources, if necessary, to complete the task. GFT has committed the services of experienced personnel who know and understand the tasks required to competently and efficiently perform the work required to successfully meet and/or exceed the schedule proposed by the City of Edinburg. GFT maintains qualified backup personnel who can supplement the core team when additional capacity or specialized expertise is needed.

Ability to Meet Schedule and Deadlines

GFT has a proven track record of consistently delivering projects on schedule by combining proactive project management, disciplined scheduling practices, and the flexibility to quickly adjust resources as project demands evolve. We recognize that meeting deadlines is critical to maintaining project momentum and minimizing impacts to our clients and stakeholders. Our project manager will continuously monitor progress against established milestones, identify potential risks early, and implement corrective actions before schedule impacts occur.

Open-end contracts require the ability to manage multiple task orders simultaneously while responding to changing priorities and varying levels of effort. GFT has the management protocols, communication processes, and resource depth necessary to successfully deliver concurrent assignments without compromising quality or schedule. Our team is large enough to rapidly scale staffing and provide specialized expertise when workloads increase, yet agile enough to ensure every project benefits from experienced project leadership and responsive decision-making.

Over the past two years, GFT has successfully delivered major transportation and infrastructure projects throughout Texas, including State Loop 1604, FM 1423, FM 1015, and the City of McAllen's Blueline Regional Detention Facility, for public-sector clients. These projects were completed using detailed milestone schedules, proactive schedule management, independent quality reviews, and scalable staffing from our McAllen office and statewide network of technical professionals.

Performing Engineering Services for Government Agencies

GFT has surveyed, planned, designed and provided construction management services for over 36 projects in Hidalgo County, Cameron County and Webb County, totaling over $1.8 billion worth of construction within the last 20 years with all the projects either being associated with water resources, highway design, or solid waste design. For more than 23 years, GFT has played a significant role along the Texas/Mexico border and throughout the Rio Grande Valley. In recent years, GFT led several major projects in the region, which included various drainage laterals for HCDD No. 1 totaling over 10 miles and Program Management services for the Hidalgo County Regional Mobility Authority (HCRMA) as Program Management Consultant (PMC); a 10 MGD expansion of the North Wastewater Treatment Plant; and a 60 MGD Influent Lift Station in McAllen for the City of McAllen Public Utility Board (PUB), along with projects having significant issues related to drainage, flood control, roadway, water, wastewater and solid waste. These include the USIBWC (HCDD No. 1) Levee Improvement Project; Webb County's International Bridge No. 5; the Anzalduas International Bridge connecting McAllen to Reynosa, Mexico; and the widening of US 83 for 63 miles from the Webb County Line to Loma Blanca Road. GFT has been working on water resource and wastewater-related projects and roadway/highway projects in Hidalgo County continuously since 1994 (31 years).

The GFT team is knowledgeable in NACTO, AASHTO, TxMUTCD, TxDOT Design Criteria, TDLR, ADA, and NEPA process. Also, the GFT team has performed engineering and construction-related services for entities that have, or have funded, facilities along the Border with Mexico:

- Texas Water Development Board (TWDB)
- Rural Urban Development (RUD)
- Magic Valley Co-op
- United States Army Corps of Engineers (USACE)
- New Mexico Department of Transportation
- Texas Commission on Environmental Quality (TCEQ)
- Lower Rio Grande Regional Development Council (LRGRDC)
- U.S. Department of Agriculture (USDA)
- U.S. Department of Transportation (USDOT)
- U.S. Fish and Wildlife Service (USFWS)
- USDA Forest Services
- DHS Customs & Border Protection

Our Subconsultants

GFT will be supported by the following subconsultants for any awarded work. We have established strong, long-standing relationships with each of our teaming partners and have successfully collaborated with them on numerous projects, enabling seamless coordination and consistent project delivery.

FIRM NAME	FIRM PROFILE
AG3 Group, LLC (AG3)	AG3 is a small consulting firm boasting 18 years of expertise in civil engineering, surveying, geospatial services (including photogrammetry and LiDAR), project management, general construction management, and inspection services. AG3 provides high-quality civil, construction, and surveying solutions to a wide array of public and private sector clients throughout Texas and Oklahoma. Our team includes registered professional engineers, licensed land surveyors, geospatial and LiDAR managers, FAA-certified UAV (drone) operators, general contractors, onstruction inspectors, survey crews, CADD technicians, and a strong support staff.
B2Z Engineering, LLC (B2Z)	B2Z is a licensed (TBPE #F-11187) engineering firm established in 2009 with offices located in Mission, Brownsville, Seguin, Austin, and Houston. B2Z has extensive experience in a multitude of disciplines, including geotechnical engineering and materials testing, general civil engineering, bridge and structural engineering, transportation planning, drainage, as well as construction management and administration. Our team was constructed with the main goal of providing our clients with the highest level of service and the necessary resources to ensure the successful completion of projects.
KCI Technologies (KCI)	KCI is a professional service firm that supports all aspects of mobility, land development, preservation, and infrastructure. KCI is a 100% employee-owned, sub-chapter S corporation incorporated in the state of Delaware. KCI has a proven track record of providing similar subsurface utility engineering (SUE) and locating services to municipalities to support water and wastewater infrastructure improvements across the state since expanding its utility business into Texas 10 years ago. Our team designates over one million linear feet of utilities and completes more than 7,000 test holes annually.

Relevant Experience (Past 2 Years)

FM 1423 Schematic Design, Donna, TX

Contact

Samantha Lozano, PE
Transportation Engineer
TxDOT Pharr District
600 West US 83 Expressway
Pharr, TX 78577
956-702-6334
samantha.lozano@txdot.gov

Completion Date:

Ongoing

This project involves the reconstruction of FM 1423 (Valverde Road) from a 2-lane rural roadway to a 4- and 6-lane urban roadway. The limits are from SH 107 to BU 83 and is over 8 miles in length. GFT was selected to develop a design schematic, including environmental documents/studies. The GFT team developed three alternatives and is evaluating them to identify a recommended alignment. Concerning drainage design, GFT has coordinated closely with numerous entities including Donna Irrigation District, Hidalgo County Irrigation District No. 1, and the City of Donna. In an effort to improve safety along the project, several deficient horizontal curves have been re-designed. FM 1423 will also include the design of several signalized intersections with ADA access compliant ramps and pedestrian crossings. All pedestrian facilities such as sidewalks, curb ramps, and driveways will be designed in compliance with ADA requirements.

North Texas Tollway Authority (NTTA) Chisholm Trail Parkway Segment #3

Contact

Eli Lerma, PE
NTTA Resident Engineer
North Texas Tollway Authority (NTTA)
5900 W Plano Pkwy, Ste 100
Plano, TX 75093
972-897-7825
ELerma@ntta.org

Completion Date:

May 2028 (Ongoing)

GFT is providing construction management services for the Chisholm Trail Parkway (CTP) Widening Project for the North Texas Tollway Authority (NTTA), segment 3 a corridor expansion adding mainlanes over approximately 6.2 miles from FM 917 to US 67. GFT supports construction operations across multiple work fronts, including earthwork, drainage, bridge structures, and roadway paving. Ongoing work includes subgrade preparation, bridge column and cap construction, ramp reconstruction, and traffic control implementation within active work zones. Responsibilities include coordination with NTTA and the contractor, processing RFIs, reviewing submittals, and providing technical responses to address field conditions. GFT supports construction sequencing, monitors progress, and assists in resolving issues to maintain schedule, quality, and safety.





Northwest Blueline Regional Detention Facility

Contact

Mario Cruz
Civil Engineer
City of McAllen
Public Utility Board
1300 Houston Ave.
McAllen, TX 78501
956-681-1600
mcruz@mcallen.net

Completion Date:

September 2025

GFT updated the previous Northwest Blueline Drainage Ditch technical analysis. Our work included analysis and design of channel improvements to the NW Blueline Ditch and investigation of the proposed Northwest Regional Detention Facility (NW RDF). The NW Blueline channel improvements and the NW RDF are two projects included in the recently approved bond program for drainage improvements for the City of McAllen. In addition to the proposed improvements, we analyzed the extension of Freddy Gonzalez Road across the NW Blueline Ditch. Existing conditions were modeled in HEC-HMS and HEC-RAS. Hydrologic calculations were performed in accordance with the drainage policy within the City of McAllen standard design for public infrastructure.

We developed the hydraulic model using data from multiple sources including survey data, design plans for the ditch obtained from the City of McAllen, and the latest available LiDAR data available downloaded from TNRIS. The hydraulic analysis was performed for the 10-, 50-, and 100-year storm events using unsteady flow analysis in HEC-RAS.

We analyzed several scenarios for proposed conditions, including future Freddy Gonzalez Road and the NW RDF and channel improvements to the NW Blueline Ditch downstream of Oxford Avenue. GFT prepared a technical report with the results of the analysis and PS&E plans.

Fort Bend Westpark Tollway from Bois D'Arc Lane/Charger Way to West of Spring Green

Contact

Lisa Castaneda,
FBCTRA Construction Manager
Fort Bent County
Toll Road Authority (FBCTRA)
1 Flour Daniel Drive,
Sugar Land, TX 77478
832-735-7385
lisacastaneda@fbctra.com

Completion Date:

November 2026 (Ongoing)

GFT is providing construction management services for the Fort Bend Westpark Tollway Extension for the Fort Bend County Toll Road Authority, extending from Bois D'Arc Lane/Charger Way to west of Spring Green/FM 723. GFT's responsibilities include review and processing of contractor pay estimates, schedule analysis, responses to RFIs, shop drawing reviews, and development and negotiation of change orders. The team also supports utility conflict resolution and oversees construction activities to ensure compliance with project requirements. Our team manages construction inspection, materials testing, SW3P compliance, and maintenance of traffic (MOT). GFT also leads project record keeping in Procore, coordinating closely with the owner and contractor to track progress, resolve issues, and maintain schedule. Through Procore, the owner has centralized access to project records, RFIs, submittals, field documentation, pay estimate backup, and project correspondence.





TxDOT FM 1015 Schematic Intersection Control Evaluation Report



Contact

Francisco Chapa, PE
Transportation Engineer
600 West Interstate 2
Pharr, TX 78577
956-702-6344
francisco.chapa@txdot.gov

Completion Date:

September 2025

GFT was the Traffic TL for the schematic of this 4.5 mile corridor. Tasks included traffic projections, traffic analysis, and preparing an Intersection Control Evaluation (ICE report). GFT identified corridor growth rates and coordinated with the Transporation Planning and Programming division for approval of the Methodology memo (Division Led/Option B). GFT used the CAP-X tool to compare conventional and roundabout intersections on the corridor in terms of capacity and prepared a safety analysis using FHWA's Safety Performance for Intersection Control Evaluation (SPICE) tool for the intersection alternatives. We also prepared a preliminary warrant analysis to determine which intersections would warrant traffic signals by the Build and Design years. GFT developed a Stage I ICE Report summarizing the results of the preliminary analysis. Intersections at Mile 12 and SH 107 require 2x2 roundabouts in the Design (+ 20 years) while 2x1 roundabouts operate at Level of Service (LOS) B in the Build year. This would result in a large and potentially confusing roundabout constructed more than 10 years before required by traffic volumes. We worked closely with in-house roundabout experts to develop staged and turbo roundabout concepts to accommodate future traffic volumes without creating an intersection that would be overbuilt or difficult to navigate opening year.

City of Fort Worth Multiple Infrastructure Projects

Contact

Edgar Garcia, Senior Capital Projects Officer
City of Fort Worth Transportation & Public Works Department
3731 SW Loop 820
Fort Worth, TX 76133
817-392-7258
edgar.garcia@fortworthtexas.gov

Completion Date:

September 2025

GFT is providing construction inspection services for the City of Fort Worth Transportation and Public Works Department, Capital Delivery Division. Construction Services. This is a citywide contract supporting multiple infrastructure projects through staff augmentation, where GFT inspectors work directly under City management to support project delivery.

Services include daily inspection of contractor work for compliance with plans and specifications, documentation of field conditions, and coordination with City staff and contractors to address issues encountered during construction. GFT supports maintenance of daily inspection reports, contractor communications, and field documentation, including redline drawings to track changes during construction.



Additional responsibilities include verification of quantities for pay estimates, monitoring construction activities for adherence to contract requirements, and reporting progress and issues to City staff. GFT also supports pre-construction activities such as plan reviews and field verification, and post-construction efforts including punch list development and closeout documentation.

City of Fort Worth Shoreview Drive and Hatch Road Water and Wastewater Extensions

Contact

Walter Norwood, PE,
Sr. Project Manager
Fort Worth Water Department
200 Texas St., Fort Worth, TX 76102
817-392-5026
walter.norwood@fortworthtexas.gov

Completion Date:

February 2025

As Prime consultant, GFT conducted a conceptual design study to determine future extensions to the city's water and sanitary systems to serve the Hatch Road and Williams Spring Road area near Lake Worth, estimated at more than 2,800 LF of 8-inch water line and more than 3,900 LF of 8- to 18-inch sanitary sewer, in addition to design and construction phase services. We are providing design and construction phase services for a 1,900 LF of 10-inch water line extension from Shoreview Drive to Heron Drive.

The Shoreview site traverses a rugged, rocky and underdeveloped city property site with grades more than 30%, requiring a combination of by-open and by-other-than-open-cut pipe installation methods. The scope for this site also required environmental studies to help select alignments for the water line extension that minimize adverse impacts to the site's thick tree canopy and natural wetlands.

SH 130 Program Management

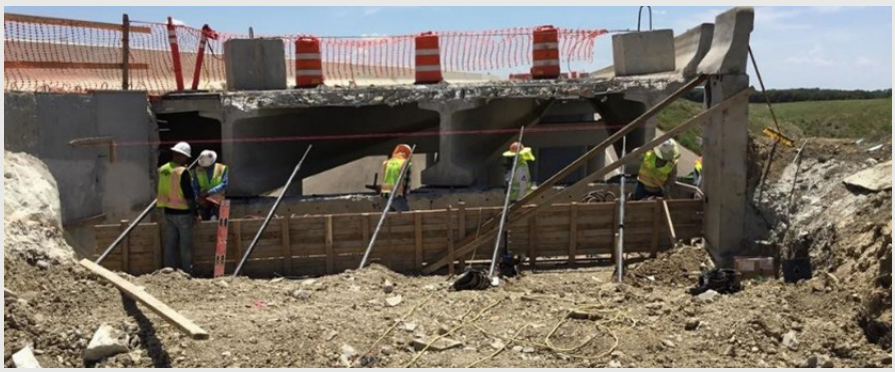
Contact

Jason Kerby, PE
Director of Operations
SH 130 Concession Company, LLC
10800 N US 183 Hwy
Buda, Texas 78610
512-371-4807
jkerby@sh130cc.com

Completion Date:

Ongoing

GFT is providing overall Program Management Services in addition to bridge inspection, bridge assessment and evaluation, PS&E design and CEI services for SH130 Concession Company in Austin and San Antonio Districts. SH 130 Concession Company has a Comprehensive Development Agreement (CDA) with TxDOT to design, build, finance, operate, and maintain a 41-mile extension of SH 130 (Segments 5 and 6) under a 50-year concession from the date of opening. The extension follows the current US 183 alignment from north of Mustang Ridge to north of Lockhart and extends southwest to I-10 northeast of Seguin. These newer segments were opened to traffic in 2012 with an open-tolling system. GFT was engaged by SH 130 in 2019 to provide engineering services on the project including bridge assessments, geotechnical investigations, structural design, development of plans and specification, cost estimating, peer review, and construction engineering and inspection (CEI). The SH 130 segments that GFT is currently involved with have the highest legal speed limits in the country at 85 mph. This stretch of highway includes 99 structures with either two or three main lanes of travel in both northbound and southbound directions and two-lane frontage roads. The alignment and median width was designed to accommodate future transportation needs such as general multi-purpose lanes and high-occupancy vehicle (HOV) facilities.



Approach to Undertake the Projects

We fully understand the various project components and the quality of plans and specifications that are required for the development of a successful City project. We are very familiar with the "2021 City of Edinburg Standards Manual" document, design criteria and the standards provided, therein, for drainage, streets and roadways, water and sewer, construction plans submittal, and stormwater policies.

The team, as proposed herein, recognizes and agrees with the plan growth of the City described in the "Edinburg 2040 and Beyond Comprehensive Plan." Our approach will support the safety objectives of the Actions for Transportation within Edinburg's 2040 and Beyond Plan. With more than 31 years continuous service in South Texas, we understand the value of project development process specific to the City of Edinburg, its history, projected strategic infrastructure growth, efficiency of the system mobility, and the optimization of cultural and environmental resources. We have a highly qualified staff to meet the needs of projects of varying scope through design and construction.

Multiple relevant projects have been developed by our team in the vicinity of the proposed projects and throughout the Rio Grande Valley. We continuously coordinate and communicate with various City departments and County, State and Federal agencies, such as Hidalgo County Drainage District No. 1 (HCCD No. 1), various Irrigation districts, TxDOT, Hidalgo County Regional Mobility Authority, the USIBWC, U.S. Army Corps of Engineers (USACE), Environmental Resources agencies, Appraisal districts, etc. Typically, a project will consist of: 1. Concept phase - Preliminary Design Report; 2. Preliminary plans; 3. Final design/plans; 4. Bidding and Construction

The specifics will differ for every project, and we will adjust phases to project complexity. The concept phase will identify, to the best extent possible, all known and unknown elements that may need to be investigated to thoroughly understand the scope of the project – in terms of financial impact, construction duration, and other critical metrics. In some cases, alternate designs will be considered, i.e., there may be cost implications of adding a retaining wall versus acquiring additional right of way. The preliminary design/analysis phase is generally used to define the project, either with a report or engineering plans, to allow sufficient data for permitting and review to occur. Once this step is completed, final design/analysis will bring the project to the level necessary for construction.

1. Concept Phase – Preliminary Design Report

Upon project commencement, the first step will be to obtain, evaluate, and summarize all information that is known about the project site and infrastructure. This includes obtaining topographic and boundary surveys as necessary, obtaining plans on record at the City involving potentially affected franchised utilities, and a site visit. Conversations with City staff will be necessary to identify potential issues. This preliminary information is used to produce preliminary drainage calculations, right-of-way issues, etc. that are not available prior to performing project research. All information is summarized along with recommendations and a preliminary opinion of cost in the Preliminary Design Report. This report is submitted for review and analysis by City staff. During this phase it is anticipated that any significant concerns that may not be obvious are identified and solutions proposed.

GFT understands the City of Edinburg is actively pursuing a range of initiatives, including Arts and Downtown Revitalization, Public Safety Strategies, Infrastructure and Mobility, and Economic Development.

To support these efforts, GFT is committed to serving as an extension of the City's staff. Our dedicated professionals will take full ownership of their projects, operating under the City's supervision. This approach offers Edinburg the flexibility to deliver more projects efficiently, while also benefiting from GFT's:

- Specialized subject matter expertise
- Enhanced productivity and project continuity
- Cost-effective, scalable staff augmentation

Our goal is to seamlessly integrate with City teams, providing the support needed to keep projects on track and aligned with Edinburg's strategic priorities.

2. Preliminary Plans

Once City staff has had the opportunity to evaluate the recommendations in the Preliminary Design Report, GFT proceeds with the majority of the design work necessary to construct a project. During this phase, construction plan and profile sheets are produced identifying the locations of pavement, driveway, and sidewalk replacement, storm drain

improvements, water and sewer improvements, etc. This plan set is then submitted to the City for technical review and to any franchise utilities for possible relocations that may need to be completed.

3. Final Design Plans

Once City staff has provided feedback on the preliminary plans, GFT will update the construction plans, add traffic control plans, erosion control plans, SW3P, etc., as required. These plans will be submitted for one final review for compliance with comments provided to-date. Any remaining comments will be addressed and the plans and specifications prepared for bidding.

4. Bidding and Construction

GFT will augment and complement the City's staff, as requested, during the bidding and construction phase, and if required, during Contractor negotiation. GFT offers pertinent services that may be required for successful bidding and construction of a project.

Budgetary Constraints

GFT understands that a well-informed initial opinion of cost is essential to make certain that there are no cost escalations or cost overruns during the project. Based on the design drawings, our engineers will update the Opinion of Probable Construction Cost at each design deliverable milestone (i.e., 30%, 60%, 90%, and 100%).

GFT uses several tools to manage the schedule and monitor production on a project within a specified design period. These include company-wide accounting and operational databases to track all projects in progress. Additionally, GFT uses Microsoft Project to monitor the progress of the production effort and further refine the overall project schedule.

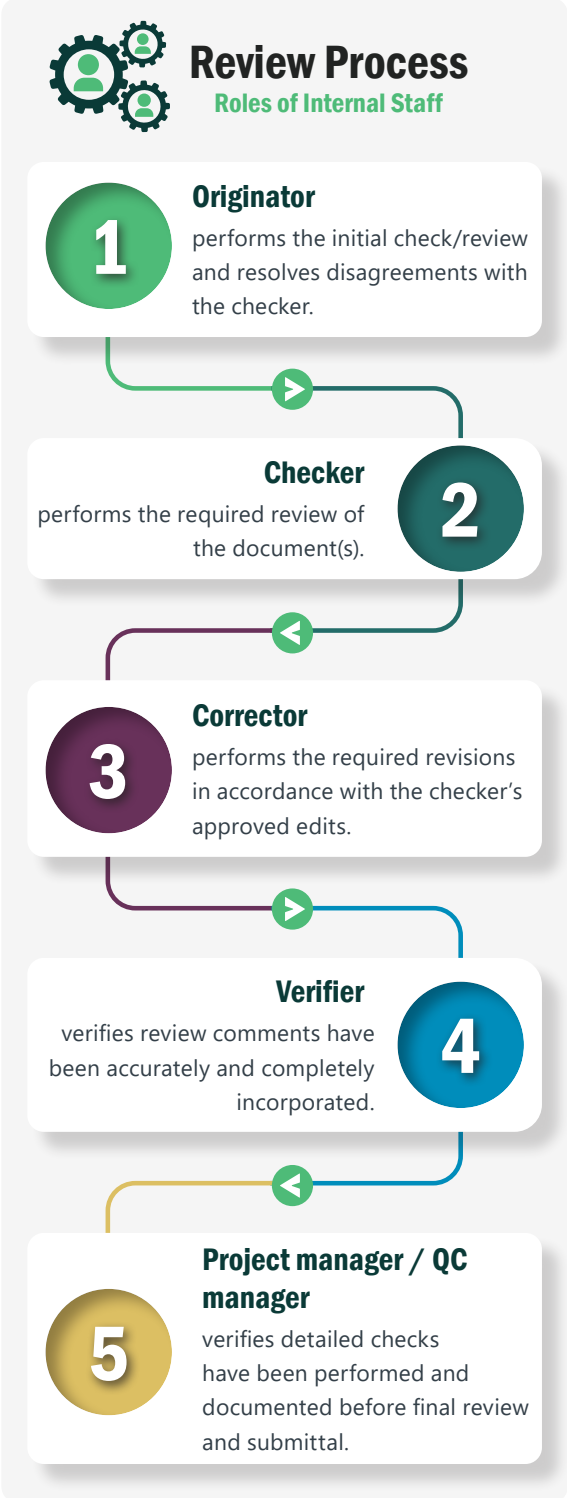
Quality Assurance

GFT is committed to providing complete quality assurance and quality control (QA/QC). Our team acknowledges that quality does not solely consist of reviewing a product after completion – rather, quality is built and monitored throughout each phase of a project.

Proactive Prevention

Our team, including subconsultants, will follow a careful, systematic approach to support delivery of a fully coordinated and consistent set of construction documents that are coordinated, complete, and developed with constructibility and maintainability in mind.

We will build QA/QC reviews into our design schedule to allow substantial time for our QA/QC Manager to perform reviews, as well as time allotted to our design team to implement all changes before the deliverable is due.



We begin our QA/QC process at project kickoff with the City of Edinburg and during our first internal kickoff workshop. Policies will be reviewed by both internal and external teams to make sure all project members are clear on their roles and responsibilities, and City leadership approves of all documented procedures. One of the key focus points of our QA/QC plan is Interdisciplinary Reviews (IDRs). The purpose of IDRs is to coordinate design responsibility and design details between and within disciplines, as well as between design packages for adjacent and overlapping products. This procedure applies to all drawings, specifications, and technical reports. The goal of IDR implementation is to coordinate and review the submittal documents for:

- Compatibility
- Interferences
- Conflicts and misalignments between design disciplines and contiguous products (e.g., drawings, specifications, calculations, and design report
- Completeness and omissions
- Sound engineering practices
- Verifying the quality records are collected, identified to the associated submittal, and transmitted to the Quality Assurance Manager

Constructibility and Maintainability

Our QA/QC Manager for this project is Robert Hasenkamp, PE, LGPP. A dedicated QA/QC Manager allows for a fresh set of eyes, performs a thorough deliverable review, and allows task leads to ask more questions by delegating an additional senior engineer (other than the PM) to the project team. Mr. Hasenkamp will review each sheet of the deliverables, marking both correct and incorrect items. The sheet is then given back to the originator, who addresses each comment or documents the technical basis for not incorporating it.

Risk Mitigation

Unforeseen problems can be costly and time consuming for both the design engineer and the City as well as inconvenient for all the City's citizens and businesses affected during construction. GFT is committed to managing and resolving any problems that arise from project start through completion.

During the initial scoping meeting, Joseph will develop a Project Risk Register that will be updated weekly. The register is an interactive document that allows team members to review open issues, provide potential resolutions, and comment on their responses. The register includes a "ball-in-court" column, so it is easy to identify who is responsible for comments and open tasks. The register is not only critical in tracking issues through resolution, but also in identifying champions and due dates for each item. Joseph uses this document to lead the project by keeping key issues front and center, working with the team to develop solutions, and engaging stakeholders to resolve issues and concerns. The register also provides discussion topics for our weekly internal team meetings where the team reviews weekly progress, interrelated project issues, schedule, and potential upcoming challenges. All decisions made during both our internal meetings and meetings with the client are recorded and documented into an organized system to maintain the ease of access to all project information.

Documentation and Traceability

If there is a disagreement between back checker and reviewer, a discussion occurs, the PM is involved, and the final result is noted. Once it has been verified that the corrector did make the corrections indicated, it is noted. Ultimately, the original sheet will have five signatures (originator, checker, back checker, corrector, and verifier) and will have yellow marks on what was originally correct, red notes on what needed correction, green checks to signify the back checker agrees with the comment, a blue circle to indicate that the correction was made, and a green circle to verify that the correction was made.

After this process is completed, the Design Lead sends the information out to all Discipline Leads for an Interdisciplinary Technical Review. This allows other Disciplines an opportunity to make sure there are no conflicts between designs. Comments are placed onto spreadsheets and each comment must be addressed and agreed to before the process moves forward.

All of this, along with any previous comments received from the City of Edinburg, are provided to Mr. Hasenkamp, who makes sure all portions of the QA/QC have been conducted appropriately. Any deficiencies are noted and given back to the Design Lead for correction. No submittals will be provided to the City until the QA/ QC Manager is satisfied that all portions of the process have been adhered to.

Ingenuity that shapes lives ™

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Team Member Qualifications and Experience

GFT

The GFT Team



PRINCIPAL IN CHARGE

Chad Gartner, PE



PROJECT MANAGER

Joseph Leal, PE, LGPP, CFM



QA/QC MANAGER

Robert Hasenkamp, PE, LGPP

PROJECT SUPPORT TEAM

PLANNING
Wu Ying, PE, AICP, ENV SP

ROADWAY DESIGN
Lizardo Ceballos, PE, LGPP

TRAFFIC DESIGN
Rick Ibarra, PE, PTOE
Derek Mueller, PE

DRAINAGE DESIGN AND H&H
Amy Dziuk, PE, CFM

STRUCTURAL DESIGN
Yinfei Sun, PE

REGIONAL STATE AND FEDERAL GRANTS
Jackie Benavides, LGPP
Lea Jacobson, PE, LGPP

EROSION AND SEDIMENT CONTROL
Ricardo Perez, PE, ENV SP

WATER AND WASTEWATER
Yvonne Rivera, PE, PMP, ENV SP

UTILITY INFRASTRUCTURE
Nathan Olivarez, PE

SUBSURFACE UTILITY ENGINEERING
Kyle Jones, PE | *KCI*

UTILITY COORDINATION
Cindy Landez, PE | *KCI*
Ricardo Perez, PE, ENV SP

GEOTECHNICAL ENGINEERING
Mark McClelland, PE | *B2Z*

COST ESTIMATION
David Gomez, EIT

CONSTRUCTION ADMINISTRATION
Hector Siller, PE, PMP, CCM, LGPP

SURVEYING
Edward Prince, RLPS | *AG3*

Legend

AG3 - AG3 Group, LLC

B2Z - B2Z Engineering, LLC

KCI - KCI Technologies



Joseph Leal, PE, LGPP, CFM

PROJECT MANAGER

YEARS OF EXPERIENCE:

34

EDUCATION:

BS, Civil Engineering, Texas A&M University

REGISTRATIONS:

PE,TX, No. 85053

CFM, No. 0962-06N

LGPP

Mr. Leal has 34 years of experience in the design, review, management, maintenance, and construction of highway, street, and bridge projects involving freeway, urban, and rural systems. During his 30 years at TxDOT, he served in several positions within the Pharr District including as District Design Team Lead Engineer, Professional Engineering Procurement Services Engineer, and District Transportation Alternatives Engineer. Mr. Leal has spent the last year in the private sector as a Project Manager, where he has worked extensively on local government projects in the planning and design phases.

PROJECT EXPERIENCE

Pedestrian and Bicycle Master Planning and Design, TxDOT Pharr District, Edinburg, TX. This $150K planning project included developing a community survey and engaging public stakeholders and developing the list of bicycle and pedestrian needs network goals and objectives. Included documentation of existing conditions, gaps, and barriers along facilities; development of a network map of pedestrian and bicycle facilities with recommendations for improvements with criteria for project priorities; and verification of destinations, barriers, and routes. Also included preparation of facility implementation guidelines calibrated for varying facility location and contexts following design requirements stated in AASHTO, FHWA, TxDOT Roadway Design Manual, Americans with disability guidelines, and proposed accessibility guidelines for pedestrian facilities in the public right of way.

McIntyre Railroad Pedestrian Crossing Improvements, TxDOT, Edinburg, TX. Transportation Engineer for this $525K new pedestrian crossing of Union Pacific/Rio Valley Switching Railroad facility. The new pedestrian/bicyclist crossing is located between 5th and 6th Avenues along McIntyre Street. The crossing construction details include signal light assemblies with automatic gate arms, warning lights, pedestrian exclusion gates, handrails, paving, walkways, fencing, sidewalk and bicycle lanes following design requirements stated in AASHTO, FHWA, TxDOT Roadway Design Manual, Americans with Disability Guidelines, and Proposed Accessibility Guidelines for Pedestrian Facilities in Public Rights-of-Way. The crossing was separated from the original McIntyre Pedestrian Corridor due to the challenging Railroad Agreement project component.



Chad Gartner, PE

PRINCIPAL IN CHARGE

YEARS OF EXPERIENCE:

35

EDUCATION:

BS, Civil Engineering, University of Texas Arlington

REGISTRATIONS:

PE, TX, No. 112864

Chad has 35 years of experience in the design, project management, program management for multimodal transportation projects across Texas, including: Class 1 railroads, intermodal facilities, industry rail build-ins, Quiet Zones, commuter rail, interstate, urban, and rural roadways. His project experience includes all phases of a project; planning, design, and construction. Chad has a proven record of identifying and mitigating risk to a projects budget and schedule before they become a problem. Chad consistently receives high performance ratings from his clients, which reflects his strong leadership, communication skills, responsiveness, and commitment.

PROJECT EXPERIENCE

Traffic Signals, City of Mesquite, TX.

This project involves the design of a new traffic signal at the intersection of Main St. and Florence St. and a modified traffic signal at the intersection of Town East Blvd and Galloway Ave. Plan preparation included coordination with TxDOT and UPRR, traffic signal layout, wiring, quantities, cost estimates, sidewalk ramp improvements, pavement markings and signing.

UPRR Fort Worth Subdivision Grade Crossing Analysis & Quiet Zones, City of Burleson, TX.

Traffic Task Leader responsible for conducting an initial review of 8 existing at-grade crossings to understand their potential for Quiet Zone designation and determine the steps that the City of Burleson would need to undertake to achieve this designation. The Quiet Zone corridor review included the following crossings on the UPRR - Fort Worth Subdivision: McAlister Road; Alsbury Boulevard; Industrial Boulevard; Commerce Street; Renfro Street; Ellison Street; Eldred Street; Farm Crossing south of Hidden Creek Parkway; and CR 714. Chad conducted 24-hour traffic counts at each crossing on a typical weekday and calculated the risk indexes associated with the crossings to understand the baseline conditions and compared it to the National Significant Risk Threshold. Using aerial photography and the City's information, GFT provided a conceptual view of the crossings to understand safety measures needed to implement a Quiet Zone. Considering risk indexes and railroad requirements, a matrix of supplemental safety measures was developed. Responsibilities also included the development of preliminary estimates of costs for construction, right-of-way acquisition, utility relocations, and UPRR crossing/signal modifications. GFT attended meetings with representatives of the FRA and the Union Pacific Railroad to review the crossings and the SSM matrix developed.



Robert Hasenkamp, PE, LGPP

QA/QC MANAGER

YEARS OF EXPERIENCE:

38

EDUCATION:

MS, Civil Engineering, University of Wyoming

BS, Civil Engineering, University of Wyoming

REGISTRATIONS:

PE, TX, No. 124010

LGPP

Mr. Hasenkamp brings 38 years of civil engineering experience working on projects ranging from intersection design to multi-lane interstate highways. Expertise includes QA/QC quality management plan and compliance programs, project management, contract documents, cost estimation, budgeting, special provisions, design plan development, and construction administration. Mr. Hasenkamp has over 25 years of experience performing QA/QC management and design review including plan revisions, alternatives review for Value Engineering (VE) for various projects, and subconsultant review.

PROJECT EXPERIENCE

Five Streets Paving and Drainage Evaluations and Mitigation Design, City of Pasadena, Pasadena, TX.

QA/QC Manager for comprehensive drainage evaluations, pavement assessment, mitigation design, preparation of construction plans, and construction phase services for the rehabilitation/reconstruction of five city streets, which were lowered to serve as storm water detention. Included extensive H&H studies and evaluation, horizontal and vertical alignment design, drainage design, and design of a storm water pump station, and signing and pavement markings. Reconstruction of five streets totaled 7,100 feet (Crescent Drive, Ellaine Avenue, Texas Avenue, West Texas Avenue, and Vince Street). Each street was lowered one to two feet below the existing terrain to gain detention capacity and to minimize the major storm impacts on the surrounding residences. Work included replacing the existing pavement with concrete pavement on crushed concrete base course, replacing or adding sidewalks, ADA ramps, new drainage and outlets, concrete walls with brick form liners, and new driveways.

Mud Gully Channel Conveyance Improvements, Harris County Flood Control District, Houston, TX.

QA/QC Manager. A co-sponsored project between Harris County Flood Control District (HCFCD) and the U.S. Army Corp of Engineers (USACE), and part of the Clear Creek Flood Risk Management Project. Civil design efforts for the preparation of plans, specifications, and estimate for Mud Gully Channel Conveyance Improvements. The project consists of improving the conveyance of a section of Mud Gully by widening the channel bottom to 45 feet and constructing a concrete lined channel. About 4,500 feet of channel will be improved with mainly 3H:1V side slopes except at bridges where the side slopes vary from 1.9H:1V to 2.5H:1V. Concrete slope lining is 6 inches thick, with a 2-foot toewall at the top of the side slopes. The bottom of the channel will have 9-inch-thick concrete. The proposed design will result in a net cut in the floodway of 50,825 cubic yards. Most of the existing storm drainpipes will be replaced within the right of way with new reinforced concrete pipes (RCP) and where required new manholes will be installed. Existing back slope drains will be eliminated since they are not required in concrete-lined channels.



Wu Ying, PE, AICP, ENV SP

PROJECT MANAGER

▶ YEARS OF EXPERIENCE:

11

▶ EDUCATION:

MS, Transportation Engineering, Texas Tech University

MS, Transportation Planning and Management, Texas Southern University

BS, Chemistry, University of Science and Technology of China

▶ REGISTRATIONS:

PE, TX, No. 144072

AICP, No. 31900

ENV SP, No. 53865

Mr. Ying is a senior transportation planner with 11 years experience in managing and leading transportation planning and engineering projects covering traffic impact study, traffic engineering study, origindestination study, travel demand modeling, statewide and regional long-range transportation plans, corridor feasibility study, planning and environmental linkages (PEL) study, mobility and livable center study, multimodal hub study, environmental and schematic design project, IAJR study, and transportation funding application. He has managed and led the development of multiple statewide, regional, citywide, and subregional plans, programs and studies.

PROJECT EXPERIENCE

Midland Priority Corridors, City of Midland, Midland, TX.
Wu served as the DPM for a strategic initiative assisting the City of Midland in implementing three priority corridor projects (Fairgrounds Road, South Outer Loop, and Northeast Outer Loop). He conducted comprehensive reviews of previous plans and studies while coordinating with regional stakeholders, including TxDOT Odessa District, Permian Basin MPO, and Midland and Martin counties. Wu developed an implementation framework with flow diagrams to visualize the project development steps and funding pathways. He managed an internal team to produce planning-level deliverables including typical sections, corridor alignments, and cost estimates, culminating in concise one-pager graphics for city leadership. His work established a clear roadmap for advancing these critical infrastructure projects.

General Planning Consultant Contract, City of Fort Worth, Fort Worth, TX.
This contract with the City of Fort Worth involved providing planning and preliminary engineering support for various transportation and infrastructure initiatives, including master transportation planning – Moving A Million (M1M), rail crossing safety program support, conceptual and preliminary engineering for bicycle/pedestrian safety enhancement projects, rail grade separation studies, roadway extension feasibility studies, grant and funding application management, and support for the 2026 bond program.

Wu served as the Contract Manager, overseeing the delivery of multiple federal and MPO funding applications—including FRA RCE, TxDOT/NCTCOG TAP, and CMAQ grants—as well as grant obligation processes and planning/ preliminary engineering studies. His project portfolio included the Everman Safe Streets initiative, arterial corridor improvements, bicycle/pedestrian safety enhancements, railroad crossing strategy and grade separation studies, quiet zone implementation support, and development of the City's Ten-Year Transportation Investment Program.



Lizardo Ceballos, PE, LGPP

ROADWAY DESIGN

YEARS OF EXPERIENCE:

20

EDUCATION:

BS, Civil Engineering, Texas A&M University-Kingsville

REGISTRATIONS:

PE, TX, No. 115555

LGPP

Mr. Ceballos has over 20 years of experience in the management and design of a wide variety of schematic and PS&E local and State transportation projects. He has served as Project Manager and major task leader in the development of roadways, highways, and bridges as well as traffic engineering operations/design. Mr. Ceballos has completed utility coordination and design, roadway geometrics, retaining wall and bridge layouts, storm drainage design, Storm Water Pollution Prevention Plans (SW3P), traffic control plans, traffic signal plans, signing and pavement marking layouts, and illumination layouts.

PROJECT EXPERIENCE

Northwest Blueline Drainage Ditch – 2018 Bond Program, McAllen, TX.
Project Manager/Engineer of Record. GFT updated the previous Northwest Blueline Drainage Ditch Technical Analysis. The Northwest Blueline Drainage Ditch improvement project begins at its junction with the Hidalgo County Drainage District No. 1, west Main Drain II South of SH 107 near W Sprague St, south along the existing irrigation canal following west across N 29th St, and turning South on the East side of the proposed Northwest Regional Stormwater Detention Facility to Oxford Avenue. Responsibilities include PS&E.

Conn Brown Harbor Roadway Reconstruction and Shared Use Path 2020, City of Aransas Pass, TX.
Project Manager for PS&E of a 2-mile, $5M hike-and-bike and road reconstruction project that consisted of replacing the entire roadway and drainage including illumination and a roundabout intersection at the entrance of the harbor. The project also included a proposed 6" water line to create a loop connection to provide service to properties along Bigelow St.

FM 1423 Schematic Design (TxDOT Pharr District), Donna, TX.
Project Manager. This project involves the reconstruction of FM 1423 (Valverde Road) from a 2-lane rural roadway to a 4- and 6-lane urban roadway. The limits are from SH 107 to BU 83 and encompass over 8 miles in length.

SH 107, McAllen and Edinburg, Hidalgo County, Texas (TxDOT), McAllena nd Edinburg, TX.
Project Engineer for the reconstruction of a 4-lane rural divided highway to a 6-lane suburban highway with raised medians.



Richard (Rick) Ibarra, PE, PTOE

TRAFFIC DESIGN

YEARS OF EXPERIENCE:

28

EDUCATION:

BS, Civil Engineering, Texas A&M University

REGISTRATIONS:

PE, TX, No. 89331

PTOE, No. 1810

Mr. Ibarra brings 28 years of experience in traffic engineering, surface transportation design, and program management, with a proven track record on complex roadway and infrastructure projects. He leads the development of PS&E for Intelligent Transportation Systems (ITS) and has managed both design and project delivery for major freeway and arterial improvements. His expertise spans geometric design (horizontal and vertical alignments), engineering and traffic studies, signing and pavement markings, signalization and illumination, retaining wall and bridge layouts, hydrology and hydraulics, and utility coordination. Mr. Ibarra also provides construction phase services to ensure that designs are implemented accurately, efficiently, and in full compliance with applicable standards.

PROJECT EXPERIENCE

TxDOT San Antonio, Corpus Christi and Laredo, 2016, 2020, & 2023 Traffic Engineering On-Call Services, Bexar County and Others, TX.
Design Task Lead, Project Manager, and Deputy PM for tasks that included corridor and isolated intersection modeling using Synchro, HCS, VISSIM, and CORSIM; upgrading existing detection systems from Loops/VIVDS to Radar; new pedestrian facilities; interchange traffic signal phasing analysis; analysis of lane configurations; traffic signal design and analysis; developing re-timing plans, warrant analysis; traffic signal upgrades; signing and pavement markings, illumination; and corridor/intersection analysis and mitigation improvements. Tasks also included data collection (TMC's, 24-hr counts, and crash data); flashing beacon assemblies, performing speed studies, developing strip maps, and performing trial runs. Safety projects included installing illumination, pedestrian improvements, and roadway improvements (FM 1581 and SL 517), consisting of widening and roadside protection. Provided traffic signal equipment inventory and upgrades at over 37 intersections, FYA signal upgrades at 12 intersections, and ITS design at multiple locations. Mr. Ibarra managed a staff of ten, which included engineers, designers, and technicians as well as six subconsultant firms.

City of Socorro, Traffic Engineering Services: Shared-Use Path, Intersection Improvements, Signal Design, and Sidewalks, Socorro, TX.
GFT executed multiple WAs and prepared design and bid documents for a shared-use path, two intersection improvements (including signalization and pedestrian facilities), and citywide sidewalks. GFT also developed the City's 2018 Major Thoroughfare Plan that included citywide improvement recommendations, as well as evaluating existing intersections for the feasibility of roundabouts. The project involved roadway and bridge widening, upgrading and replacing traffic signals and pedestrian facilities, signal timing, signing and striping, and illumination. The project also involved new sidewalks (ADA-compliant ramps and pedestrian crossings), corridor planning in an urban area, and crash analysis (collision diagrams).



Derek Mueller, PE

TRAFFIC DESIGN

YEARS OF EXPERIENCE:
17

EDUCATION:
BS, Civil Engineering, University of Texas

REGISTRATIONS:
PE, TX, No. 110141

With over 17 years of experience in traffic engineering and transportation planning, Derek Mueller serves as the Bike and Pedestrian Design Task Lead, bringing specialized expertise in the planning and design of pedestrian facilities, bicycle infrastructure, and multimodal improvements. His portfolio includes a wide range of projects such as shared-use paths, hike-and-bike trails, ADA-compliant pedestrian crossings, and corridor enhancements that prioritize safety, accessibility, and connectivity. Derek has also led regional transportation and multimodal studies, corridor assessments, schematic development, traffic modeling, safety studies, and traffic signal timing projects, applying an integrated approach to ensure all modes of transportation are considered.

PROJECT EXPERIENCE

Bradshaw Road Realignment to Connect to Old Lockhart Road and Rinard Creek Bridge Reconstruction, City of Austin, Austin, TX.
Worked on this traffic and feasibility study was conducted to develop improvements to Bradshaw Road. The work included an existing conditions analysis to identify key issues, deficiencies, and safety concerns. Forecast traffic volumes were prepared for the corridor, including a planned realignment of the northern segment to connect to Slaughter Lane. Multiple alternatives were developed to address traffic issues while providing pedestrian and bicycle facilities, which were previously nonexistent. A traffic signal warrant analysis was performed for the intersection at the extension of Bradshaw Road and Old Lockhart Road, and a schematic design was completed incorporating shared-use paths, curb extensions, raised crosswalks, and an RRFB pedestrian crossing. Materials were created and two public meetings facilitated to obtain resident and stakeholder feedback on current issues and proposed improvements. Coordination was also conducted with property owners along Bradshaw Road and with the City's Safe Routes to School program to ensure the improvements benefit the adjacent Wayside Charter School.

TSSM Signal Retiming, City of San Antonio, San Antonio, TX.
Traffic Engineer responsible for retiming more than 200 intersections in San Antonio as part of the conversion to 2070 controllers. Performed analysis to optimize timings and prepared signals timing files for new controllers. Performed field fine tunings after implementations and prepared before and after studies to document improvements to corridor travel times and delays.



Amy Dziuk, PE, CFM

DRAINAGE DESIGN AND H&H

YEARS OF EXPERIENCE:

13

EDUCATION:

BS, Civil Engineering, University of Texas San Antonio

REGISTRATIONS:

PE TX, No. 133701,

CFM, No. 2652-14N

Amy Dziuk brings 10 years of experience in reducing flood risk through management and implementation of a variety of drainage analysis and design projects in Harris and surrounding counties. She has eight years in H&H analysis and design, primarily for drainage and detention and roadway. She has provided services for multiple projects requiring coordination with City governments, HCFCD, and FEMA and significant experience in preparation of drainage impact studies, PS&E, and CLOMRs/LOMRs. Software includes HECRAS (steady, unsteady, & 2D), HEC-HMS, XPSWMM (1D & 2D), WinStorm, ArcMap (w/3D Analyst and Spatial Analyst), MicroStation, and AutoCAD.

PROJECT EXPERIENCE

Ridgeview Drive from Watters Road to Chelsea Boulevard, City of Allen, Allen, TX. Drainage Engineer for design services for this new roadway extension of Ridgeview Drive from the existing 4-lane divided section approximately 1,100 feet east of Watters Road to its intersection with Chelsea Boulevard to the Northeast. The new location roadway included an enclosed storm drain system, water line extension, sanitary sewer extension and a bridge over Cottonwood Creek. The general scope of the project was to provide survey, environmental coordination and engineering design services for approximately 3,300 feet of 4-lane divided roadway. The scope included a drainage report and FEMA floodplain coordination for Cottonwood Creek including LOMR/CLOMR. The Cottonwood Creek Bridge will be approximately 270' long and over 100' wide. The increased width of the cross-section accommodates two lanes plus a future lane to allow for future corridor expansion from rapid population growth. The bridge is bicycle and pedestrian friendly with ADA compliant barrier separated 10' sidewalks along both sides. The structure will have a TxGirder superstructure and cast-in-place concrete substructure and foundations for constructability and to reduce cost. The bridge incorporated City of Allen aesthetic preferences including open pedestrian rails along the outside slab edges.

Moller Road Storm Sewer and Pavement Improvement Phase 1, City of Alvin, Alvin, TX. Project Manager for the reconstruction of 0.5 miles of existing 21-foot-wide asphalt pavement to a curbed concrete pavement section measuring 30 feet from back of curb, including replacing the existing sidewalk on the east side. In addition to installing curb, the overall roadway was lowered by one to two feet to improve the existing local drainage conditions. The drainage improvements included a closed conveyance system comprised of 24-inch reinforced concrete pipe to 12-foot x 4-foot reinforced box culverts. The reinforced box culvert access manhole detail was used as an alternative to junction boxes at lateral connections to the culverts, reducing the project construction cost. Roadside ditches and swales were also reconstructed in select locations.



Yvonne Rivera, PE, PMP, ENV SP

WATER AND WASTEWATER

YEARS OF EXPERIENCE:

18

EDUCATION:

MS, Civil Engineering, University of Houston

BS, Civil Engineering, Texas Tech University

REGISTRATIONS:

PE TX, No. 113240

PMP, No. 3160156

ENV SP

Yvonne Rivera has 18 years of experience in numerous water and wastewater projects including water and wastewater treatment plants, lift stations and force mains, small- and large-diameter water lines, elevated water storage tanks, reuse water systems, rehabilitation and expansion of facilities, and water and wastewater studies. Skilled in team building, budget/contract negotiations, planning, and construction phase services. Experienced with municipal and local government projects, as well as private land development.

PROJECT EXPERIENCE

Jamaica Beach 2.0 MG Elevated Storage Tank and Booster Pump Station, City of Galveston, Galveston, TX.

Design Engineer for this new 2-million-gallon elevated tank on the west end of the island on an existing water treatment plant site. The pump station was designed to be placed on one of the elevated floors within the tank column in order to protect the station from the 100-year storm surge on Galveston Island. The pump station within the tank column was also designed to house chemical storage and injection facilities and equipment, a restroom, office and testing space, and an HVAC system. In addition to the tank and pump station, new stormwater drainage facilities and access roads were designed, connections to the existing water distribution system made, and plans prepared to demolish the existing ground storage tank and pump station. Marked up drawings for the project, designed the splash box and adjacent channel, which minimized the impact of the overflow from the tank on the site, obtained approval from the TCEQ, and reviewed the contractor's submittals. The construction cost for the project was $8.4 million and was funded by the TWDB through stimulus funds from the ARRA of 2009. There was no damage to the water storage tank from Hurricane Harvey.

Tiger Creek Detention Pond and Pump Station, Orange County Drainage District, League City, TX.

Design Engineer for engineering services associated with the design and construction of the Tiger Creek Detention Pond facility flood mitigation and drainage improvement project to increase community resilience to disasters and reduce/eliminate long-term suffering and hardship by lessening the impact of future disasters. The detention pond will be designed to maximize the facility's flood mitigation capabilities during a 100-year rainfall event, with an initial targeted functional capacity of 3,600 acre-feet. The project will include the construction of a detention pond system and installation of water control features and pumps, along with associated appurtenances. The pond system will consist of an east pond, a west pond, and potentially, a south pond, which will absorb storm flows that exceed Tiger Creek's capacity. The East Pond will be connected to the West and South Pond through two siphons across the Tiger Creek and Cole Road ditch, respectively.



Yinfei Sun, PE

STRUCTURAL DESIGN

YEARS OF EXPERIENCE:

14

EDUCATION:

MS, Structural Engineering, Carnegie Mellon University

BS, Structural Engineering, University of Houston

REGISTRATIONS:

PE, TX, No. 130211

Mr. Sun brings 14 years of diversified experience in structural design including transportation projects: top-to-bottom single/multi-span concrete and steel bridge analysis and design for TXDOT and other local agencies. He has performed detailed work to include slab design, haunch calculation, pre-cast concrete beam design (TX-I girder, U-beam, slab beam), steel beam design, abutment design, bent cap design (rectangular, inverted-T, straddle), column design, foundation design (single drilled shaft, multi-drilled shaft shallow foundation), rail transition design, specification preparation and shop drawing review, and bridge inspection. Experience with wall design includes MSE retaining wall, cantilever retaining wall, drilled shaft retaining wall, and sound wall. Underground structure design experience includes pump stations, manholes, concrete culverts, and junction boxes.

PROJECT EXPERIENCE

Grand Parkway (SH 99) Design-Build, Segment F-1, Harris County, TX.
Senior Design Engineer for Segment F-1, which included direct connectors and main lanes at US 290, and extensive drainage studies and design to ensure the surrounding area was not impacted by the improvements. Mr. Sun was responsible for design of all structural components of three U-beam connectors, two main lane bridges crossing US 290, and 10 other grade separation bridges. Overall connector length is more than 6,300 feet.

Houston Ship Channel Bridge Improvement Program, Segment 1 – Sam Houston Tollway East Over SH 225, Harris County, TX.
Senior Design Engineer responsible for preparation and design of all aspects of the structural components for this 3-phase, 4,500-ft I-girder bridge for the $80M Segment 1 project. The 1-mile Segment 1/South Approach includes widening and replacement of 2,700 feet of main lane SHTE roadway and construction of new, parallel 2,500-ft SHT overpass main lane bridges over SH 225 through the interim SHTE/SH 225 interchange. The interim interchange design accommodates the construction of all eight future direct connectors. Bridge design includes visual quality elements such as column designs and aesthetic lighting. Bridge superstructure incorporates pre-stressed concrete Tx54 and Tx70 I-girders.

Loop 20 Extension Project, State Loop 20 South of International Boulevard to US 59, Laredo, TX.
Design Engineer. The Loop 20 Extension project involves construction of main lanes and overpasses along Loop 20 from east of International Boulevard to the US 59/SL 20 Interchange for the extension of the Loop 20 main lanes through five major intersections over 6.4 miles with a total project construction cost of approximately $120 million. GFT worked with the MPO, TxDOT, County and City to program local MPO Funds (CBI Funds) to fund the Project through development of PS&E.



Jackie Benavides, LGPP

REGIONAL, STATE, AND FEDERAL GRANTS

YEARS OF EXPERIENCE:
28

REGISTRATIONS:
LGPP

Jackie offers 28 years of TxDOT experience in construction recordkeeping, auditing, and DBE compliance. She brings experience overseeing multiple projects as a recordkeeper and multiple area offices as an auditor. Jackie provided local government project oversight to the City of San Antonio and Bexar County. As Construction Division Support Lead, Jackie led the implementation of standardized electronic documentation processes to advance statewide digital delivery efforts and integration of SYNCHRO and ProjectWise. She provided statewide training for the Recordkeeper Bootcamp and Construction Change Order Workshop. Jackie ensures project records are complete, compliant, and audit ready.

PROJECT EXPERIENCE

Mission Trails Project,City of San Antonio, San Antonio, TX.
Assigned record keeper on multiple local government projects in the San Antonio area that improved the connectivity between historic missions, surrounding neighborhoods, and the regional trail network. Managed compliance records related to plans, specifications, permits, inspections, change orders, pay applications, and closeout documentation to support regulatory requirements, audits, and long term asset management.

IH 410/IH 10 Interchange, TxDOT, San Antonio, TX.
High-profile, federally funded interchange project with multiple subcontractors and a DBE compliance goal. Jackie assumed full responsibility for recordkeeping during an Area Office merger midway through the project. She stabilized and reconstructed project files without disrupting field operations, cleared pending audits, corrected documentation deficiencies, and restored on-time estimate processing with zero errors. Jackie built strong working relationships with the inspection team, contractor, and subcontractors; coordinated closely with the District Lab and Construction Office on materials documentation; and implemented in-depth weekly audits that streamlined the closeout process, ensuring full compliance and readiness for final acceptance.

IH 10/LP 1604 & Huebner Road TxDOT, San Antonio, TX.
When the prime contractor defaulted and the surety assumed control of the project with a completion contractor, Jackie, serving as District Construction Auditor, provided detailed and accurate line-item status reports reflecting completed work, pending quantities, and remaining balances for the Area Office, surety, and completion contractor. She supported the onboarding and setup of all new subcontracts in SiteManager and verified subcontract distribution to satisfy 70/30 requirements, maintaining full compliance while ensuring continuity of payments and minimizing disruption to project progress.



Lea Jacobson, PE, LGPP

REGIONAL, STATE, AND FEDERAL GRANTS

YEARS OF EXPERIENCE:
26

EDUCATION:
BS, MS, Civil Engineering, University of Texas San Antonio

REGISTRATIONS:
PE,TX,No. 97384

LGPP

With 26 years of construction experience, Lea brings construction and inspection expertise on transportation projects. Lea started her TxDOT career as an EIT field inspector, a Project Manager, and later Construction Engineer. Her experience coordinating with local governments, utility companies, contractors, and TxDOT staff gives her a strong understanding of project delivery from award through final acceptance. As Construction Engineer, Lea resolved foundation, phasing, right-of-way, utility, and plan conflicts on roadways, bridges, culverts and structure-heavy corridors. Lea oversaw the OT/OB program for the San Antonio District (73%/66%, respectively). She oversaw bridges to include piling, retaining walls, bridge-class culverts, and complex structural systems on local government projects and state highway systems.

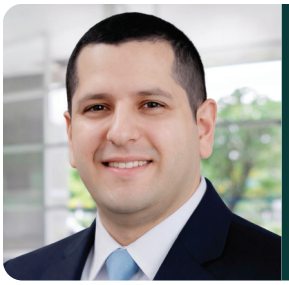
PROJECT EXPERIENCE

Galm Rd - Phase III, Bexar County,San Antonio, TX.
Acted as Construction Engineer for roadway reconstruction and drainage Improvements which expanded a 2-lane roadway into a 5-lane roadway, a center/turn lane, bike lanes, and sidewalks. This project is a joint initiative with Bexar County, San Antonio Water System, and CPS Energy.

Huebner Creek Hike and Bike Trail, City of Leon Valley, Leon Valley, TX.
Acted as Construction Engineer for the Huebner Creek Greenway in Leon Valley, Texas roadway reconstruction and drainage improvements. It is a significant addition to the city's recreational infrastructure. The project includes design work, landscaping, irrigation, drainage analysis, and related real estate services.

Common Street Pedestrian Infrastructure, City of New Braunfels, New Braunfels,TX.
Acted as Construction Engineer on the Common Street Pedestrian Improvement Project in New Braunfels. The project enhances pedestrian amenities along Common Street from Liberty Avenue to Loop 337, including the addition of 5 to 6-foot sidewalks, ADA-compliant curb ramps, crosswalks, and pedestrian hybrid beacons.

Hill Country Sidewalk Project, City of Kerrville, Kerrville, TX.
Construction Engineer on the Hill Country Drive, Wesley Drive and Cully Drive pedestrian improvements project. The project aims to improve the form and function of the city's sidewalks on the aforementioned streets to include ADA-compliant curb ramps and crosswalks.



Ricardo Perez, PE, ENV SP

EROSION AND SEDIMENT CONTROL/UTILITY COORDINATION

YEARS OF EXPERIENCE:

8

EDUCATION:

BS, Civil Engineering, Texas A&M - Kingsville

REGISTRATIONS:

PE, TX, No. 154051

ENV. SP, No. 66002

Mr. Perez has over 8 years managing and delivering schematic design and PS&E transportation projects. Experience spans highway/roadway design, site grading, drainage, traffic control planning, and stormwater pollution prevention (SW3P). Led master drainage studies and the design of streets and storm drainage systems. Proficient in traffic engineering analyses, roadway geometrics, demolition/removal plans, 3D design and visualization, retaining wall and bridge layouts, traffic signal plans, signing and pavement marking plans, and roadway illumination layouts.

PROJECT EXPERIENCE

McAllen Northwest Blueline Regional Detention Facility, McAllen, TX.
Construction Phase Services / Design Engineer. Supported construction after delivery of the PS&E package. Responsibilities included shop drawing review, material and test documentation review, contractor question support, site visits, punch list development, record drawing coordination, warranty documentation, lien waiver tracking, and closeout support. Also supported procurement through bidder questions, prebid meeting, bid opening, bid analysis, and award recommendation. Coordinated with Hidalgo County Irrigation District No. 1, City staff, and stakeholders.

Hidalgo County Drainage District Bond Project No. 4, Pharr, TX.
Design / Construction Support. Developed construction plans and estimate for widening and regrading an existing 15-foot drainage channel into a 30-foot drainage ditch with storm drainage infrastructure relocation. Responsibilities included field condition review, TCP development, cross sections, earthwork quantities, drainage plan development, and construction plan coordination. This experience supports inspection duties related to plan interpretation, drainage construction, utility conflicts, quantities, and field coordination.

FM 1015 Roadway Design Schematic, TxDOT CSJ 1228-03-041, Mercedes, TX.
Roadway Design / Constructability Support. Supported the schematic development for a 4.434-mile TxDOT reconstruction project north of Mercedes, Texas. The project included complete reconstruction of an existing rural roadway, right-of-way acquisition, storm drainage improvements, new drainage cross culverts, driveway reconstruction, intersection improvements, shoulders, a two-way left-turn lane, bicycle lanes, and sidewalks. Ricardo's role included roadway plan development, review of drainage and geometric elements, quantity development, and coordination of design details that are directly applicable to construction inspection, including plan interpretation, constructability review, field quantity verification, TCP/MOT awareness, drainage layout review, driveway and intersection tie-ins, and contractor field coordination.



Nathaniel Olivarez, PE

UTILITY INFRASTRUCTURE

YEARS OF EXPERIENCE:

16

EDUCATION:

BS, Mechanical Engineering, University of Texas Pan American

REGISTRATIONS:

PE, TX, No. 111615

Mr. Olivarez has 16 years of experience in engineering, planning and design of civil infrastructure projects. His experience includes design for paving and drainage as well as water and wastewater utilities for transportation projects and municipal public works projects. Mr. Olivarez' experience includes schematic design for new facilities, grading and drainage design for roadway improvement projects, surveying, engineering cost estimates, preparation of contract documents and specifications, quantity calculations for construction material takeoffs, construction staking and construction inspection, and review of Contractor's submittals..

PROJECT EXPERIENCE (RES_HEADING)

La Sienna Development (750 Acres) Master Plan, Edinburg, TX.
Development of preliminary and final engineering for all drainage ditches, underground storm sewer and proposed utilities for the entire 750-Acre La Sienna Development. This project is located between Monte Cristo Road and Davis Road along US 281. Mr. Olivarez is preparing construction cost estimate for each phase of development throughout the 750 Acres as well designing the necessary utility connections. This master plan development consisted of residential housing as well commercial development of Texas Public Department of Safety building and Resaca Market.

South Texas College Regional Center for Public Safety Pharr Campus, Pharr, TX.
Civil Engineering, site lighting, landscaping, Irrigation & vehicle driving Track for the New Regional Center for Public Safety Excellence which will provide regional law enforcement, and public safety training. Mr. Olivarez was in charge of designing the utilities needed for the new Safety building. The waterline was designed to ensure the new facility had a new service line as well as fire hydrants throughout the corridor while creating a waterline loop with an existing 12" waterline. The Sanitary sewer line was designed to ensure the additional flow from the Regional Center would be contained withing the existing sanitary sewer system where we tied into the neighboring high school. Mr. Olivarez assisted in the development of the construction cost estimates at $281,342 for the utility construction and $2,133,775 for the civil site of the regional center for public safety.



David Gomez, EIT

COST ESTIMATION

YEARS OF EXPERIENCE:

4

EDUCATION:

BS, Civil Engineering, University of Texas Rio Grande Valley

REGISTRATIONS:

TX, Engineer In Training, No. 73115

David Gomez brings four years of experience providing engineering support services. He is experienced with ArcMap/ArcGIS including importing preliminary parcel data to prepare for use in Microstation, importing and preparing preliminary TNRIS LiDAR for preliminary design, and creating maps for display. Computer skills include RISA 3D, ENERCALC, Simpson Strong Tie Anchor Designer, Autodesk Inventor, Autodesk Revit, AutoCAD, Roadway Geometrics, 3D Design and Visualization, Traffic Control Plan Development., OpenRoads, Microstation, ArcMap, and Microsoft Office programs.

PROJECT EXPERIENCE

FM 1423 Reconstruction, TxDOT Pharr District, Donna, TX.

Engineering Support. The FM 1423 proposed project expands the existing FM 1423 2-lane roadway from SH 107 to US Business 83 to increase capacity, increase the level of service, and enhance safety. The project has three roadway sections. The first section from SH 107 to Minnesota Road is a reconstruction of the existing 2-lane roadway to a 4-lane curb-and-gutter roadway with a concrete raised median. This section will also include a 10-foot shared-use path on the east side and a 6-foot sidewalk on the west side. The second section from Minnesota Road to IH-2 is a reconstruction of the existing 2-lane roadway to a 6-lane curb-and-gutter roadway with a concrete raised median. This section will also include a 10-foot shared-use path on the east side and a 6-foot sidewalk on the west side. The third section from IH 2 to US Business 83 is a reconstruction of the existing 48-foot, 2-lane curb-andgutter roadway to a 56 to 84-foot, 4-lane curb-and-gutter roadway with 6-foot bike lanes. This section will also include a 5-foot sidewalk on the east and west sides.

Bond Program for Various Drainage Improvement Projects, City of McAllen, McAllen, TX.

Engineering Support. Update to the previous Northwest Blueline Drainage Ditch technical analysis including analysis and design of channel improvements to the NW Blueline Ditch and investigation of the proposed Northwest Regional Detention Facility (NW RDF). These two projects are included in the recently approved bond program for drainage improvements for the city. In addition to the proposed improvements, GFT analyzed the extension of Freddy Gonzalez Road across NW Blueline Ditch. Existing conditions were modeled in HEC-HMS and HECRAS. Hydrologic calculations were performed in accordance with the drainage policy within City of McAllen standard design for public infrastructure. This included developing the hydraulic model using data from multiple sources. The hydraulic analysis was performed for the 10-, 50-, and 100-year storm events using unsteady HEC-RAS. GFT analyzed several scenarios for proposed conditions.



Hector Siller, PE, PMP, CCM, LGPP

CONSTRUCTION ADMINISTRATION

YEARS OF EXPERIENCE:

15

EDUCATION:

BS, Civil Engineering, University of Texas San Antonio

REGISTRATIONS:

PE, TX, No. 123414

PMP, No. 3310621

CCM, Certified Construction Manager No. 27572

LGPP, No. 99694

Hector E. Siller, PE, PMP, CCM brings over 15 years of experience delivering TxDOT construction projects, with a strong focus on the Rio Grande Valley (Pharr District). He has provided leadership on more than 100 projects valued at over $1 billion, including freeways, urban arterials, roadway widenings, drainage improvements, bridge structures, and ADA-compliant pedestrian infrastructure. As Area Engineer for the Pharr Area Office, he led construction and maintenance operations across Hidalgo County, driving project delivery, directing inspection staff, and coordinating with local agencies. He is experienced in managing complex urban construction with heavy traffic control, utility conflicts, ADA requirements, and high stakeholder visibility, ensuring safe, efficient, and compliant delivery. He has also delivered multiple Local Government projects across Cameron, Hidalgo, Kenedy, Willacy, and Bexar Counties, bringing a strong field and administrative background aligned with TxDOT and City standards while maintaining schedule, budget, compliance, and documentation requirements.

PROJECT EXPERIENCE

IH 2 at Bicentennial Blvd, TxDOT Pharr, McAllen, TX.
Construction Project Manager for IH 2 reconstruction from six to eight lanes, including bridge raises at 10th and 23rd Streets, interchange reversal at Bicentennial Blvd, and overpass reconstruction. Work included sound walls, deep foundations, retaining walls, drainage, and pedestrian improvements with City and business coordination. Challenge: Unmarked City sanitary sewer force main within pavement limits threatened a key milestone. Solution: Utilized the prime contractor to perform the utility work, eliminating delays and maintaining progress without impacting the critical path.

I-69E Overpass and Pedestrian Bridge, TxDOT Pharr, McAllen, TX.
Construction Engineer for frontage road overpasses and a pedestrian bridge over UPRR within an active rail corridor. Work included steel girder erection, traffic control, utility coordination, and maintaining access for adjacent businesses. Challenge: Active rail operations, limited work windows, and strict safety requirements threatened schedule. Solution: Coordinated with the contractor, UPRR, and TxDOT Rail Division to align operations, expedite approvals, and maintain progress without rail-related delays.

SH 48 Improvements, TxDOT Pharr, McAllen, TX.
Project Manager for SH 48 improvements including medians, enhanced pedestrian crossings, ADA sidewalks, drainage, HMA pavement, signing, and pavement markings. Challenge: Change order to replace three 10'x7'x116' Bridge Class Culverts (BCCs) added scope and impacted traffic in a constrained corridor. Solution: Revised TCP to maintain one lane each direction while accelerating culvert construction and maintaining progress.



Edward Prince, RPLS

SURVEY

YEARS OF EXPERIENCE:

27

EDUCATION:

BA, Buisiness Management, University of Texas El Paso

REGISTRATIONS:

RPLS, TX, No. 6465

Mr. Prince brings extensive surveying experience across Texas, with a specialization in managing complex development and infrastructure projects. He is known for his collaborative approach to team leadership and workflow development, combining traditional land surveying with advanced technologies such as lidar, photogrammetry, and GIS to deliver comprehensive geospatial mapping solutions. He plays a key role in mentoring staff, refining quality control processes, and ensuring timely, accurate deliverables for public and private sector clients. Ed formerly served as a Director on the Board of the Texas Society of Professional Surveyors (TSPS) Alamo Chapter and contributed as a member of the TSPS Technology Committee, advocating for innovation and professional excellence in the surveying industry.

AG3 Group, LLC
ENGINEERING • SURVEY • CONSTRUCTION

PROJECT EXPERIENCE

TxDOT Pharr District, Starr County, TX.

Ed served as prime contract Project Manager and Project Principal for ROW staking services for 30 miles of proposed TxDOT ROW acquisition for the new highway facility, State Loop 195 in Rio Grande City, Starr County. Ed was responsible for task management, project coordination, and quality control of final survey deliverables. Survey services performed included survey control verification, ROW verification, installation of boundary monumentation, and installation of t-posts at 50' intervals along the new right-of-way.

Amistad Dam Pavement Rehabilitation – Mobile Lidar Mapping, US International Boundary and Water Commission, Val Verde, TX.

Edward performed as the Lidar Manager for this pavement rehabilitation project in Del Rio. His responsibilities included mobile lidar mission planning, data acquisition, and processing; coordination with USIWBC and US Customs; horizontal and vertical control; terrestrial lidar; and conventional and GPS surveying. Surveying services also included design and utility surveying; Pavement Condition Index with accompanying high-resolution imagery and geo-referenced shape files; and CAD modeling and mapping.

Topographic surveys including Horizontal and Vertical Control in UTM International units and US Survey units. Ed supported coordination with Mexican authorities, customs, and USIBWC, piezometer and bore sampling locative surveys, Aerial LiDAR and High-Resolution Photogrammetry fused with ground-based LiDAR of roadways and facilities, conventional and GPS surveying at borrows and basins, pavement analysis, construction surveying, and QA/QC and DGN mapping/3D modeling deliverables to aid in dam safety evaluation.



Mark McClelland, PE

GEOTECHNICAL ENGINEERING

YEARS OF EXPERIENCE:
43

EDUCATION:
BS, Civil Engineering, University of Texas

REGISTRATIONS:
PE, TX, No. 60710

B2Z ENGINEERING

Mr. McClelland has 43 years of experience (29 years directly with TxDOT) in all aspects of Geotechnical Engineering. Most of his career was spent working in, and ultimately managing, the TxDOT Bridge Division Geotechnical Branch. He oversaw the update of the Geotechnical Manual, wrote all foundation and retaining wall Standard Specifications for the 2004 Spec Book, and oversaw the development of all current foundation and retaining wall design processes currently in use by TxDOT. He developed and oversaw the TxDOT Scour Management Program, and the program to manage structures on unknown foundations.

PROJECT EXPERIENCE

On-Call CMT and Geotechnical, City of McAllen, McAllen, TX.
B2Z was contracted to provide on-call Construction Materials Testing (CMT) and Geotechnical Engineering services to support a variety of public infrastructure projects. Under this contract, B2Z performs field and laboratory testing of soils, concrete, asphalt, and other construction materials, as well as geotechnical investigations to evaluate subsurface conditions. These services ensure compliance with project specifications, enhance construction quality, and support the City's efforts to deliver safe, durable, and cost-effective infrastructure improvements.

With TxDOT:

Slope and Retaining Wall Stability and Settlement
Oversaw evaluations for global stability and settlement of embankments, earth slopes, and retaining walls, and has analyzed 100+ slope and retaining wall projects. He is highly proficient and experienced in the external stability and global stability of slopes and wall systems and has used programs such as GSTABL to provide detailed models and analyses.

Geotechnical Exploration and Testing
Oversaw policies and methodologies for geotechnical exploration within TxDOT and developed 100+ soils exploration plans. This included determination of soil boring number, location and depth, appropriate in-situ and laboratory testing, need for and installation of monitoring wells, inclinometers, and other filed instrumentation, and final analysis and reporting of results.

Construction Support
Acted as primary construction and maintenance support within TxDOT for issues involving bridge foundations, retaining walls, slope and wall instabilities, river migration and scour. Work included immediate resolution of time-sensitive construction problems, evaluation and remediation of ongoing maintenance issues, and training of TxDOT and contractor construction personnel.



Kyle Jones, PE

SUE ENGINEER

YEARS OF EXPERIENCE:
23

EDUCATION:
BS, Civil Engineering, Texas Tech University

REGISTRATIONS:
PE, TX, No. 101126

Mr. Jones has 23 years of experience in utility coordination and verification, SUE, municipal infrastructure design, transportation engineering design, and residential site civil design. This experience includes extensive utility coordination, utility engineering, and management of SUE projects, utility construction management and verification, and design of waterlines, wastewater lines, residential land developments, drainage systems, and transportation projects. He is experienced in producing detailed construction plans and specifications, utility agreements, and providing assistance to clients in the bidding and construction phase of projects. He is also proficient in AutoCAD, Autodesk Civil 3D, and MicroStation..

KCI

PROJECT EXPERIENCE

Veterans Blvd., City of Edinburg, Edinburg, TX.
Project Manager. The Veterans Detention Pond Phase II is part of Edinburg's ongoing flood management and infrastructure improvement program. KCI provided SUE Quality Level A as per ASCE/UESI/CI 38-22, Standard Guideline for Investigating and Documenting Existing Utilities. Locations were determined by City of Edinburg and KCI. KCI provided Utility Adjustment Coordination with individual utility companies, Local Public Agencies, City of Edinburg Program Manager, City of Edinburg Utility Staff, Hidalgo County Drainage District, Design Engineer, and maintenance staff.

Mile 1 East Improvements, City of Mercedes, Mercedes, TX.
Utilities Engineer. This project included the reconstruction of Mile 1 East for the City of Mercedes. This 1.40-mile corridor runs from BUS 83 (south end) to the Mile 8 North (north end) and consisted of urban and rural roadways.

FM 1426, TxDOT Pharr District, Hildago County, TX.
Staff Team. KCI assisted with developing conceptual planning options to upgrade pedestrian mobility and add quality-of-life improvements on South Nebraska Avenue (FM 1426) from BU 83 to IH 2. As part of this preliminary design development, KCI improved ADA compliance of sidewalks on the East and West sides of South Nebraska Avenue, lighting for vehicular and pedestrian safety, parking improvements, and landscape and hardscape improvements. KCI also developed a 4-foot-wide median with type IV curbs to be placed on the center line of South Nebraska Avenue. The survey services included verifying established control and supporting underground utility locations. KCI utilized GPS and conventional survey equipment for verifying and mapping QL-A, -B, and -C SUE.



Cindy Landez, PE

UTILITY COORDINATION

YEARS OF EXPERIENCE:
33

EDUCATION:
BS, Civil Engineering, Texas A&M University

REGISTRATIONS:
PE, TX, No. 90203

KCI

Ms. Landez has 33 years of engineering experience, from small rural roadway projects to the design of urban roadway projects across Texas. She has extensive experience coordinating with utility stakeholders throughout the project lifecycle and has extensive knowledge of TxDOT UAR, CFR, TxDOT ROW policies and procedures, utility agreements and their preparation, contracts, conflict analysis, and corridor planning.

PROJECT EXPERIENCE

Veterans Blvd., City of Edinburg, Edinburg, TX.
Utility Coordinator. The Veterans Detention Pond Phase II is part of Edinburg's ongoing flood management and infrastructure improvement program. KCI provided SUE Quality Level A as per ASCE/UESI/CI 38-22, Standard Guideline for Investigating and Documenting Existing Utilities. Locations were determined by City of Edinburg and KCI. KCI provided Utility Adjustment Coordination with individual utility companies, Local Public Agencies, City of Edinburg Program Manager, City of Edinburg Utility Staff, Hidalgo County Drainage District, Design Engineer, and maintenance staff. Ms. Landez was responsible for coordinating a work plan, developing and maintaining utility strip map/conflict exhibit, conducting easement research and verifying coordination, identifying utility conflict evaluation, developing and maintaining contact list, conducting utility kick off meeting and one-on-one utility coordination meetings.

Mile 1 East Improvements, City of Mercedes, Mercedes, TX.
Utility Coordinator. This project included the reconstruction of Mile 1 East for the City of Mercedes. This 1.40-mile corridor runs from BUS 83 (south end) to Mile 8 North (north end) and consists of urban and rural roadways. Ms. Landez was responsible for creating Utility Layouts, holding utility coordination meetings with individual utility companies, coordination, and communication with utilities. She prepared and maintained a Utility Conflict Matrix for each project and exhibits for utility coordination meetings and maintained contact with the appropriate utility owners. This project required KCI to get signed Temporary Construction Licenses (TCLs) from the property owners where there was temporary work on the property owner's sidewalks and/or driveways.

SH 48, TxDOT Pharr District, Brownsville, TX.
Utility Coordinator. KCI provided a schematic design for the rehabilitation of SH 48 from FM 511 to SH 4. There were four crossings to be analyzed, each included a report and coordination with drainage districts, the county, and the city. Mr. Landez was responsible for creating Utility Layouts, holding utility coordination meetings with individual utility companies, coordination, and communication with utilities. I have prepared and maintained a Utility Conflict Matrix for each project and exhibits for utility coordination meetings.

3 References

GFT

References

1. Edgar Garcia
Senior Capital Projects Officer, City of Fort Worth Transportation & Public Works Department

3731 SW Loop 820, Fort Worth, TX 76133

edgar.garcia@fortworthtexas.gov

817-392-7258

City of Fort Worth Multiple Infrastructure Projects
Completion Date: September 2025
Project Description located on Pg. 10

2. Mario Cruz, PE
Civil Engineer ,City of McAllen Public Utility Board

1300 Houston Ave. McAllen, TX 78501

mcruz@mcallen.net

956-681-1600

Northwest Blueline Regional Detention Facility
Completion Date: September 2025
Project Description located on Pg. 9

3. Francisco Chapa, PE
Transportation Engineer, TxDOT Pharr District

600 West Interstate 2, Pharr, TX 78577

francisco.chapa@txdot.gov

956-702-6344

TxDOT FM 1015 Schematic Intersection Control Evaluation Report
Completion Date: September 2025
Project Description located on Pg. 10

Team Member Projects with the City of Edinburg

TEAM MEMBER	PROJECT NAME	CLIENT	TEAM MEMBER ROLE
Joseph Leal, PE, LGPP, CFM	McIntyre Railroad Pedestrian Crossing Improvement*	TxDOT	Transportation Engineer
Hector Siller, PE, PMP, CCM, LGPP	SH 107 Overlay*	TxDOT	Construction Manager
Nathaniel Olivarez, PE	City of Edinburg Wastewater Plant	City of Edinburg	Design and Construction Support
	Edinburg High School ADA Sidewalk Compliance	City of Edinburg	Design and Construction Support
	La Sienna Residential Developments Phase 1, 2 ,3.*	TxDOT	Design and Construction
Mark McClelland, PE	On-Call Geotechnical Engineering Contract (2018 to Present)	City of Edinburg	Geotechnical Engineer
Kyle Jones, PE	Veterans Blvd Detention Pond Phase 2	City of Edinburg	Project Manager
Cindy Landez, PE	Veterans Blvd Detention Pond Phase 2	City of Edinburg	Utility Coordinator

*Projects with alternative client other than the City required coordination with City Staff or otherwise involved the City of Edinburg.

4 Required Forms

GFT

CERTIFICATE OF LIABILITY INSURANCE

2/1/2027

DATE (MM/DD/YYYY) 1/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1554529 GFT INFRASTRUCTURE, INC. GANNETT FLEMING, INC. AND ALL SUBSIDIARIES 300 STERLING PARKWAY, SUITE 200, MECHANICSBURG, PA 17050	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Crum & Forster Specialty Insurance Co / 44520 **INSURER B :** Travelers Property Casualty Company of America / 25674 **INSURER C :** American Guarantee and Liab. Ins. Co. / 26247 **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 21370669 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			NOT APPLICABLE			EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B C	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $	N	N	CUP-A7889058 AEC-1353444	2/1/2026 2/1/2026	2/1/2027 2/1/2027	EACH OCCURRENCE AGGREGATE 	$ 10,000,000 $ 10,000,000 $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		NOT APPLICABLE			☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ XXXXXXX $ XXXXXXX $ XXXXXXX
A	EXCESS AUTO BUFFER	N	N	SEO-154388	2/1/2026	2/1/2027	$3,000,000 EACH OCC LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SAMPLE

CERTIFICATE HOLDER

21370669
SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Gunn-Mowery P.O. Box 900 Camp Hill PA 17001-0900	**CONTACT NAME:** Stefania Ruiz **PHONE (A/C, No, Ext):** 717-761-4600 **FAX (A/C, No):** 717-761-6159 **E-MAIL ADDRESS:** sruiz@gunnmowery.com
	INSURER(S) AFFORDING COVERAGE — **NAIC #** **INSURER A :** PA Manufacturers Indemnity Co. — 41424 **INSURER B :** PA Manufacturers' Assoc Ins Co. — 12262 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**
INSURED 6895 GFT Infrastructure, Inc Gannett Fleming, Inc 300 Sterling Parkway Suite 200 Mechanicsburg PA 17050	

COVERAGES **CERTIFICATE NUMBER:** 1236167696 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A B	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	3025012907384A 3025012907384B	2/1/2025 2/1/2025	2/1/2026 2/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	Y	Y	1525012907384	2/1/2025	2/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
	UMBRELLA LIAB OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A A A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	2025012907384A 2025012907384B 2025012907384C	2/1/2025 2/1/2025 2/1/2025	2/1/2026 2/1/2026 2/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Blanket Additional Insured applies per written contract.

SAMPLE

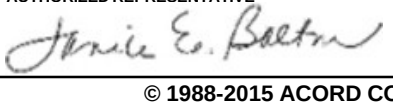
CERTIFICATE HOLDER

SAMPLE

CANCELLATION 90

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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CERTIFICATE OF LIABILITY INSURANCE

6/1/2026

DATE (MM/DD/YYYY): 05/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1361922 GFT INFRASTRUCTURE, INC. GANNETT FLEMING, INC. AND ALL SUBSIDIARIES 300 STERLING PARKWAY, SUITE 200, MECHANICSBURG, PA 17050	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Continental Casualty Company / 20443 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 12347504 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY			NOT APPLICABLE			EACH OCCURRENCE	$ XXXXXXX
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ XXXXXXX
							MED EXP (Any one person)	$ XXXXXXX
							PERSONAL & ADV INJURY	$ XXXXXXX
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ XXXXXXX
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ XXXXXXX
	OTHER:							$
	AUTOMOBILE LIABILITY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident)	$ XXXXXXX
	ANY AUTO						BODILY INJURY (Per person)	$ XXXXXXX
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ XXXXXXX
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$
	UMBRELLA LIAB OCCUR			NOT APPLICABLE			EACH OCCURRENCE	$ XXXXXXX
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ XXXXXXX
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			NOT APPLICABLE			PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$ XXXXXXX
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ XXXXXXX
							E.L. DISEASE - POLICY LIMIT	$ XXXXXXX
A	PROF LIAB	N	N	AEH 591957881	06/01/2025	06/01/2026	$10,000,000 PER CLAIM / AGG	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SAMPLE

CERTIFICATE HOLDER

12347504
SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

N/A

Date: July 14, 2026

Company/Vendor Name: GFT Infrastructure, Inc.

Printed Name and Title: Chad Gartner, PE - Senior Vice President

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: GFT Infrastructure, Inc.
(Full, correct legal name)

- Address: 1109 W Nolana Ave, Suite 208, McAllen, TX 78504
- Telephone/Fax: (956) 682-3677
- Email address: jleal@gftinc.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No X

3. Is your Company authorized and/or licensed to do business in Texas? Yes X No____

4. Where is the Company's corporate headquarters located? Pennsylvania

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No X

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No X

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Joseph Leal, PE, CFM
Address: 1109 W Nolana Ave, Suite 208, McAllen, TX 78504
Telephone: (956) 821-8770
Fax: N/A
Email: jleal@gftinc.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture.

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.

    1915 – 1916 Farley Gannett, Consulting Engineer
    1916 – 1919 Gannett, Seelye & Fleming
    09/23/1919 – 1923 Gannett, Seelye & Fleming, Inc.
    12/23/1923 – 1929 Gannett, Seelye & Fleming Engineers, Inc.
    12/22/1929 – 1934 Gannett, Seelye & Fleming Engineers, Inc.
    05/11/1934 – 1944 Gannett, Eastman and Fleming, Inc.
    05/04/1944 – 1948 Gannett Fleming Corddry & Carpenter, Inc.
    09/01/1948 – 1981 Gannett Fleming Corddry and Carpenter, Inc.
    1981 – 5/30/2025 Gannett Fleming, Inc.*
    5/30/2025 - Present GFT Infrastructure, Inc

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES NO

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

See attached

GFT

Ingenuity That Shapes Lives™

Litigation History
CONFIDENTIAL

GFT Infrastructure, Inc., (formerly Gannett Fleming, Inc.) is part of a large consulting engineering organization that has been in continuous operation since 1915 and employs over 5,000 people. It serves as the parent organization to a portfolio of subsidiaries and affiliated entities, including the wholly owned subsidiary, TranSystems Corporation and its respective subsidiaries and affiliates. GFT Infrastructure, Inc. is the primary operating company in the United States and conducts business throughout the U.S. for private and public sector clients at the municipal, state and federal levels. Although GFT Infrastructure Inc.'s involvement in claims and lawsuits is relatively infrequent due to its aggressive quality control efforts, claims and lawsuits involving GFT Infrastructure, Inc. or its affiliated companies do occur. To protect itself against such claims, GFT Infrastructure, Inc. carries automobile, general and professional liability, and workers' compensation insurance.

GFT Infrastructure, Inc. provides the following confidential information regarding project-related litigation filed within the prior ten years. This information includes the project related litigation of GFT Infrastructure, Inc., its subsidiaries and affiliates. There have been no findings of liability against GFT Infrastructure, Inc., and no claim materially affects the viability or stability of the GFT Infrastructure, Inc. organization, or our ability to serve our clients. In the event you require additional information, you may contact Audrey J. Daly, Senior Vice President and General Counsel at 300 Sterling Parkway, Suite 200, Mechanicsburg, PA 17050, email: adaly@gfnet.com.

GFT INFRASTRUCUTRE INC.
TEN (10) YEAR HISTORY - PROJECT RELATED LAWSUITS AND ARBITRATIONS
(Excludes Bodily Injury and Employment Claims)

Caption/Parties	Description of Dispute	Begin/ End Dates	Status or Outcome
Galway Bay Corp. v. Municipal Auth. of the Town of Bloomsburg Columbia Co. PA CCP 2013-cv-59	Claim by contractor for extra costs and delay damages allegedly due to design errors, failure to make payment and delays arising out of completion of instrumentation system.	01/2013 – 07/2016	During settlement negotiations, contractor was not able to provide back up for its claim. Settled without contribution by GF.
Creamer-Sanzari JV v. NJDOT v. GF Inc., et al. Bergen Co. NJ BER-L-967-14	JV entered into an agreement to reconstruct the Summit Avenue bridge, which was not completed on time. NJDOT added GF as an additional defendant.	06/2014 – 07/2016	Case was settled by NJDOT with nominal contribution by GF and construction manager.
Lobar Construction v. Red Lion Municipal Auth., et al. York Co. PA CCP 2014-SU-004050-89	Claim for cost of additional excavation filed by Lobar on behalf of Trinity Excavation for additional costs of excavation of rock in excess of estimate shown on C.S. Davidson drawing.	08/2014 - 10/2016	Matter settled via mediation with contribution by GF subconsultant who included estimate on drawing.
Sacramento v. Granite Construction City of Sacramento	Claims alleging design defects related to an intermodal transit facility	5/2015 – 7/2018	Settled 7/2018

This information is intended only for the individual or entity to which it has been addressed. It contains information from the Legal Department of GFT Infrastructure, Inc. which is proprietary and as such is privileged, confidential and protected from disclosure. If you are not the intended recipient you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited.

Rainbow Club v. State of Texas Henderson, TX	Damages to trophy fishing lake alleged to be due to construction and design issues at a nearby construction site	8/2016 - 4/2019	Settled 4/2019
Municipal Auth. of the Town of Bloomsburg v. GF, Inc., et al. Columbia Co. PA CCP 2015-CV-1496	Bloomsburg filed a Writ of Summons against GF in December 2015, related to design and construction of the Bloomsburg WWTP.	11/2015 - 03/2019	GF received and responded to all issues in a letter from Bloomsburg, denying any liability. Bloomsburg dismissed the case in March 2019
U. of Ill v. Kiewit, AECOM et al. Chicago, IL	Settlement damage to an adjacent building alleged to be due to design and construction issues	12/2016 – 12/2019	Settled 12/2019
Kentucky v. AJRP et al. Franklin, KY	State resolved claims against contractor for alleged design defects related to a hospital project; seeking contribution from designers	4/2014 – 2/2021	Settled 2/2021
MJF Contracting v. Toms River et al. Toms River, NJ	Contractor cost overrun claims for emergency electrical lighting related to electrical design for a school district	3/2020 – 1/2023	Settled 1/2023
DOLI Construction Corporation v. McConnellsburg Borough Municipal Authority and Gannett Fleming, Inc. Court of Common Pleas Fulton County, PA No. 103-2021C	DOLI filed a complaint against the Borough of McConnellsburg and GF for additional costs associated with construction of a watermain. GF Inc. provided design and construction management services for a watermain replacement project. DOLI made a claim for additional paving costs and was issued a change order to cover those costs. At the end of the project, there was still a dispute over final costs.	06/2021 - 08/2023	GF retained counsel and filed an Answer to the Complaint. Summary Judgment granted in favor of GF; the matter was settled and dismissed.
Bradford Sewer Authority v. GF, Inc.	The action arises from a lawsuit by Bob Cummins Construction ("BCC") against BSA concerning payment for certain work allegedly performed on a wastewater treatment facility project. Gannett Fleming provided engineering design and consulting services. The underlying lawsuit was initially decided in BCC's favor at the trial court level, but it was appealed to the PA Commonwealth Court, which reversed the trial court decision and the jury verdict. The Pennsylvania Supreme Court denied BCC's Petition to Appeal the Commonwealth Court's reversal. The trial court is reviewing to determine any issues that were not disposed of by the appeal.	01/2020 - Pending	Bradford Sanitary Authority ("BSA") filed a Writ of Summons against Gannett Fleming, but has not filed a complaint to date.
Abington Regional Water Authority v. GF Inc. Lackawanna Co. PA CCP 2020-CV-4604	Writ of summons filed relating to design and construction management services for a wastewater treatment plant upgrade, asserting claims of design errors or construction issues.	11/2020 Pending	Complaint was filed in February 2024.
Lake Cooper v. SCDOT et al. Johnny Dobbs Blvd., SC	Allegations regarding silt and contamination in a lake was caused by drainage issues related to road improvements	3/2021 - Present	Pending
Reading Area Water Authority v. GF Inc. and UGI Utilities v. GF Inc. Berks Co. PA CCP 21-2816 and 21-2949	Two separate actions alleging professional negligence claims associated with design of a cofferdam for PennDOT's construction of the Penn Street Bridge in Reading PA.	04/2021 - Q4 2024	Complaints were served late April. Counsel has been retained and an answer to UGI's complaint has been filed. Documents continue to be reviewed and the litigation plan is being developed.

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The Borough of Gilberton v. Pennsylvania Department of Transportation and NTM Engineering Margaret Arbushites, et al. v.HRI Inc., Pennsylvania Department of Transportation and NTM Engineering Schuylkill County S-827-21 and 21-1568	Two separate actions alleging professional negligence claims associated with construction of the SR 92 Bridge Replacement. Gannett Fleming, Inc. was named as an additional defendant.	12/2021 - Pending	Complaints were served in December and Counsel has been retained.
Clearfield County v. TranSystems et al Clearfield County, PA	Alleged defects in Prison designed in 1977, and Owner is suing for additional costs related to current upgrade of facility. Owner's claims were dismissed for being time-barred and the matter is currently on appeal.	1/2023 - Present	Pending
State of Rhode Island v. AECOM et al. Washington Bridge, RI	Washington Bridge deemed unsafe, and in process of being demolished and replaced. Rhode Island suing design consultants who provided any services related to bridge. TranSystems inspected the Bridge in 2022	8/2024 - Present	Pending

This information is intended only for the individual or entity to which it has been addressed. It contains information from the Legal Department of GFT Infrastructure, Inc. which is proprietary and as such is privileged, confidential and protected from disclosure. If you are not the intended recipient you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited.

HOUSE BILL 89 VERIFICATION

I, Chad Gartner, PE, the undersigned representative of

GFT Infrastructure, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Chad Gartner, PE Senior Vice President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 13 VERIFICATION

I, Chad Gartner, PE, the undersigned representative of

GFT Infrastructure, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

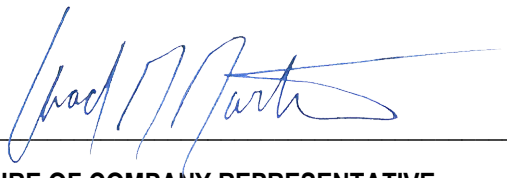
1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Chad Gartner, PE Senior Vice President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 19 VERIFICATION

I, Chad Gartner, PE, the undersigned representative of

GFT Infrastructure, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Chad Gartner, PE Senior Vice President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Chad Gardner, PE, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of GFT Infrastructure, Inc. the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Senior Vice President

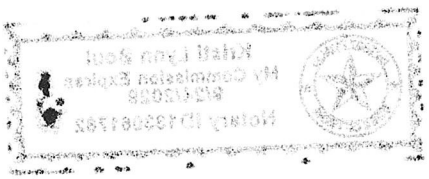
Subscribed and sworn to me this 13th day of July 2026.

By: _____

Notary Public

Kristi Lynn Boul
My Commission Expires
9/24/2029
Notary ID133061782

My commission expires 9/24/2029



CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

GFT Infrastructure, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A for GFT Infrastructure, Inc.

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No N/A for GFT Infrastructure, Inc.

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No N/A for GFT Infrastructure, Inc.

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Chad Gartner, PE
Name of signatory


Signature

July 14, 2026
Date



July 14, 2026

CITY OF EDINBURG

Request for Qualifications

RFQ No. 2026-7

Request for Qualifications - Professional Engineering Services

halff

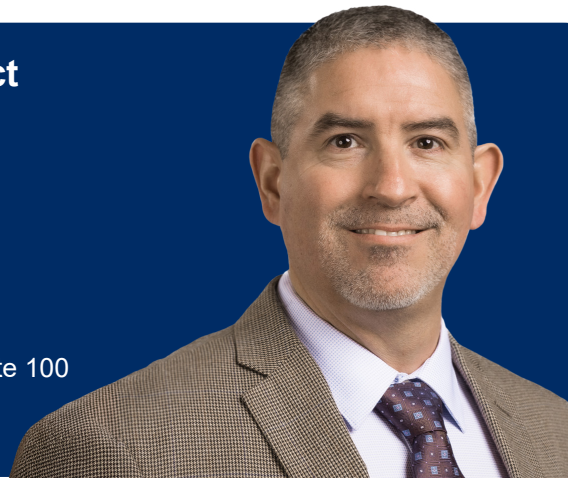
July 14, 2026

City of Edinburg
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539

Halff's Point of Contact

Raul Garcia, Jr., PE, CFM
Project Manager
Director of Public Works

E: rgarcia@halff.com
P: 956.445.5235
F: 956.664.0280
5000 West Military Highway, Suite 100
McAllen, TX 78503



RE: RFQ #2026-7 Request for Qualifications - Professional Engineering Services

Dear Mr. Hinojosa and Members of the Evaluation Committee:

Halff is pleased to submit our qualifications to continue providing professional engineering services to the City of Edinburg on an as-needed basis. We value the strong working relationship we have built with the City and appreciate the opportunity to continue supporting your infrastructure goals. Our team understands the City's expectations and remains committed to delivering practical, high-quality engineering solutions that are completed efficiently and successfully.

- **Local Knowledge and Experience** Halff offers a highly experienced team with the technical expertise and local knowledge necessary to provide the full range of engineering services requested in this Request for Qualifications (RFQ). Through our long-standing work with the City, including our ongoing involvement with the **Sugar Road** project, we have developed a thorough understanding of the City's standards, priorities, and project delivery expectations. **Project Manager Raul Garcia, Jr., PE, CFM, together with 17 out of 57 McAllen Office staff members proudly call the City of Edinburg home, and have vested interest in the community and its infrastructure needs.**
- **A Proven Partner** Halff's multidisciplinary team has successfully delivered projects across every service area identified in this RFQ. Our approach emphasizes collaboration, proactive communication, and quality from project initiation through construction. We consistently deliver projects with **change orders of less than five percent of the construction contract value** by focusing on thorough planning, constructability reviews, cost estimating, quality assurance and quality control, contract administration, scheduling, and construction management. Our local staff has the resources and expertise to support horizontal infrastructure projects, including streets, drainage, and utilities.

Thank you for considering Halff's qualifications. We appreciate the opportunity to continue serving the City of Edinburg and look forward to building on our successful partnership. As Project Manager, **I will serve as your primary point of contact** throughout the selection process and for all matters related to this RFQ. **As officers of Halff, Marcos Diaz and I are authorized to execute professional services agreements on behalf of the firm**. If you have any questions or would like additional information regarding our team or qualifications, please feel free to contact me at any time.

Sincerely,

Raul Garcia, Jr., PE, CFM
Project Manager

Marcos Diaz, PE
Principal-in-Charge

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halff

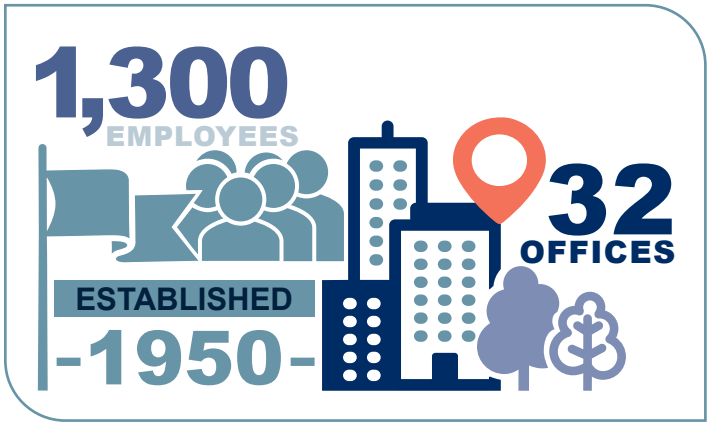
Firm Qualifications and Experience

Firm Information

Company Profile

Halff is a full-service infrastructure consulting firm designed, engineered, planned, constructed – and purposed – for people. For 76 years, we've been creating smart solutions that improve lives and communities by turning ideas into reality. The firm provides services throughout the United States from 32 offices in Texas, Arizona, Arkansas, Oklahoma, Louisiana, Florida and Georgia. The firm's staff of over 1,300 includes engineers, planners, scientists, and surveyors. Fifteen of Halff's offices are situated across Texas and we're able to provide any desired service from within the State. Edinburg services will be managed out of our McAllen office which has served the Rio Grande Valley and surrounding communities for over 33 years.

Halff is ranked #100 in *Engineering News-Record* magazine's list of the top 500 design firms in the United States. The firm was founded in Dallas in 1950 by Albert H. Halff, PhD-Eng., PE. Today, Halff remains focused on the future while preserving Dr. Halff's legacy of integrity, dedication to client service and commitment to quality. Halff develops smarter solutions for a variety of market sectors. No matter the size or scope of the project, every one of our solutions is designed with a single purpose: our client's success.



Areas of Specialization

Halff's areas of specialization include the following:

- Construction Services
- Energy
- Environmental
- Flood Infrastructure Design
- Grant Funding
- Geographic Information Systems
- Geospatial
- Intelligent Transportation Systems
- Land Development
- Landscape Architecture
- Local Infrastructure
- MEP Engineering
- Planning
- Resilience
- Right of Way
- Structural Engineering
- SUE/Utility Coordination
- Surveying
- Transportation
- Water Conveyance & Pumps
- Water/Wastewater Treatment
- Watershed Plans & Studies

In addition to the services outlined above, Halff provides comprehensive capabilities in several key disciplines essential to municipal engineering programs. These include **street infrastructure evaluation and improvements,** including condition assessment and rehabilitation strategies, as well as **pavement management and improvements** programs that support lifecycle planning and cost-effective maintenance. Our team also performs **utility infrastructure evaluation and improvements,** including condition assessment, rehabilitation, and replacement of aging systems.

Halff offers **hydrology and hydraulics (H&H) analysis** to support drainage design, flood mitigation, and regulatory compliance, along with e**rosion and sediment control design** to meet local, state, and federal permitting requirements. In the transportation sector, we provide full **traffic engineering services**, including operational analysis, safety evaluations, and **traffic signal design,** providing efficient and safe roadway systems. These integrated services complement our core engineering disciplines and reinforce our ability to deliver comprehensive, multi-disciplinary solutions for infrastructure projects of any scale.

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Office Location Where the Work Will be Performed

Halff is uniquely positioned to support the City through a highly responsive, integrated team structure that combines local expertise with the depth of a multi-office firm. Services will be provided by our 57 professionals in our McAllen office, supported by firm resources (as necessary) to provide both immediate responsiveness and access to specialized expertise. Our team's familiarity with local agencies, regulatory requirements, and funding constraints allows us to efficiently navigate project development and delivery. We maintain constant communication with our clients, document all coordination efforts, and provide practical, solution-oriented recommendations, resulting in projects that consistently meet budget, schedule, and performance objectives.

Halff's Unique Qualifications

Halff understands there are many important qualifications to selecting a qualified engineering firm. Halff has assembled a highly-qualified team with a proven history of working together and specialized experience in all aspects of the anticipated project. Our team is committed to the success of the project and will apply our knowledge and experience to:

- Be available and immediately responsive
- Listen to and understand your objectives, goals, and constraints
- Understand the regulatory and permitting requirements associated with the project
- Provide varying options for each design problem to enable the selection of solutions that best fit your needs

These factors will contribute to a successful project that meets your needs, goals, milestones, budget, and schedule.



Halff prides itself in acting as a trusted advisor to our clients and building relationships that make the project process run smoothly, resulting in successful completion that frequently exceeds client expectations and goals.

We have the capacity and capabilities to meet the City's engineering needs. Our team was strategically assembled to deliver the skill set needed across a variety of services, encompassing project approach and construction management plan development as well as the project close-out phase.

Approach for Handling Part-Time Staffing Needs for Smaller Assignments

No matter the scope or size of the project, Halff's management remains consistent as well as the goal to provide our clients exceptional service. For smaller assignments and on-call task orders, Halff employs a flexible and efficient staffing approach that maximizes responsiveness while minimizing administrative burden. Our engineers are cross-trained to manage a wide range of project tasks independently, allowing smaller projects to advance efficiently with high-level oversight from our project manager. This approach enables us to handle multiple concurrent assignments, provide rapid turnaround times, and deliver cost-effective solutions without sacrificing quality. By combining experienced project leadership with adaptable staff resources, **Halff makes sure that both large and small assignments are executed efficiently and in alignment with the City's expectations with oversight from Project Manager Raul Garcia Jr., PE, CFM.**

The key to completing a dedicated and accelerated project on time is establishing a realistic schedule. Halff will prepare a detailed schedule early in the project, get "buy-in" from all parties, and keep the City informed throughout the project. Our record of successful project management is one of the key qualifications we offer to the City. We routinely meet project deadlines and stay within our budgets, largely attributable to the quality of the Project Managers and Designers we have on the project team. We stay in constant contact with the City's Project Manager and document all City staff input, making certain that Halff's designs meet the City's needs and expectations. This level of management, transparency, and documentation results in complete, thorough, cost-effective designs that minimize unforeseen circumstances during construction.

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Experience within the Past Two (2) Years with Other Governmental Agencies

Halff has a proven track record of delivering engineering services for municipal and governmental clients in a timely and efficient manner. Within the past two (2) years, our team has successfully completed numerous projects for cities and public agencies such as Hidalgo County Drainage District No.1, Hidalgo County Irrigation Districts, McAllen Public Utility, Brownsville Public Utilities, Hidalgo County, Cameron County, and other local municipalities, consistently meeting or exceeding established schedules. Our ability to maintain the work schedule is fundamental to the success of each project, and Halff has built a reputation for meeting the timelines established by project owners.

Our key to successful project execution begins with developing a detailed project schedule early in the process and identifying appropriate staffing levels to support timely delivery. This process is reinforced through continuous coordination with the client and relevant regulatory agencies, as well as partnering sessions at the outset of each project to secure commitments from stakeholders and expedite decision-making and reviews.

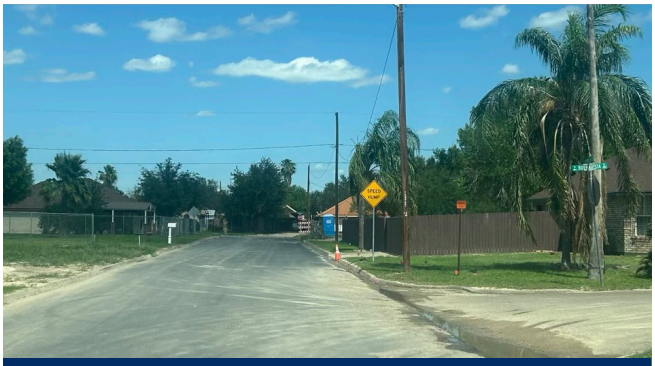
Recent projects that demonstrate our ability to deliver similar work for other governmental agencies include:

- **Honduras Road Lift Station, McAllen, TX.** Project included the basin analysis of approximately 250 acres, design of lift station, and related infrastructure such as water, roadways and drainage to support long term development of industrial area.
- **Stewart Road Drainage Improvements, Alton, TX**. The City of Alton's N. Stewart Drainage Improvement Project is a TWDB-funded effort to reduce flooding and improve stormwater infrastructure in northeast Alton. Halff provided surveying, engineering design, H&H analysis, permitting, and construction administration for new storm sewer improvements that significantly reduce flood risk and enhance community resilience.
- **Little Creek Interceptor, Harlingen, TX.** Little Creek Interceptor was designed to be the backbone of Harlingen's wastewater system to support immediate and long-term operational and growth needs.

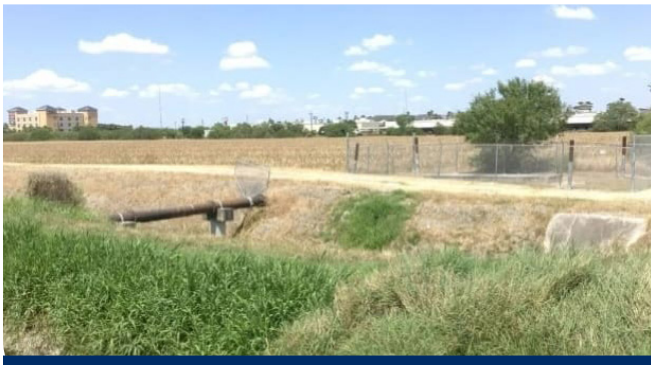
ON TIME
ON BUDGET



Honduras Road Lift Station



Stewart Road Drainage Improvements



Little Creek Interceptor

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Past Project Experience with the City

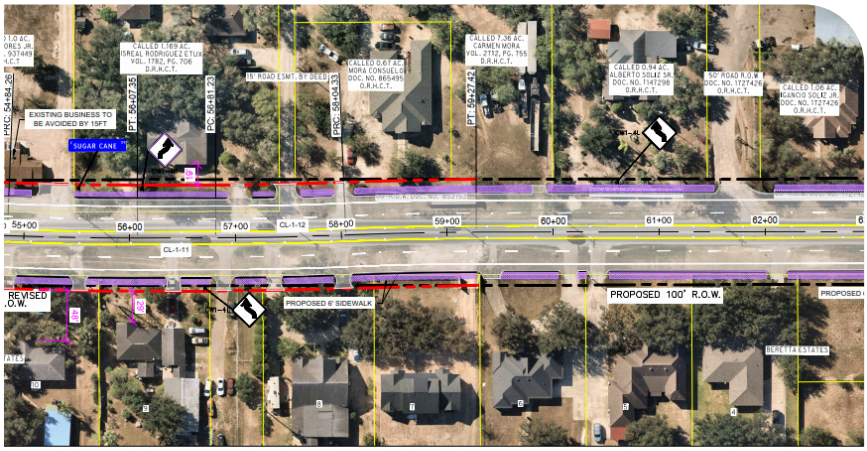
Halff has been in Hidalgo County since 1993 and in Texas since 1950. Our experienced team brings many years of combined design experience in their fields and has overseen the construction of many projects in the Rio Grande Valley. We have a long-standing relationship with the City of Edinburg. As a firm, **Halff has completed over 50 projects with the City**. A few of those related projects are highlighted below:

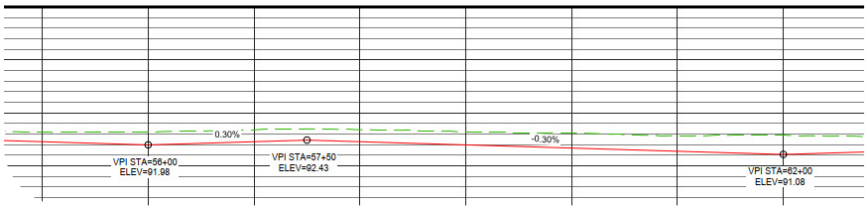
Sugar Road Schematic Alignment, Surveying, and ROW Acquisition Services

City of Edinburg | Edinburg, TX

The Sugar Road schematic alignment project consisted of the layout for the proposed widening of Sugar Road from Chapin Road to Monte Cristo Road. Halff provided surveying services, including locating all surface improvements within the ROW, establishing horizontal and vertical control for design, and supplemental topography inside the ROW. Texas State Plane Coordinate System was utilized for control to allow for easily transferable data to the City. The schematic went through several iterations with City staff to determine the most cost-efficient location for widening. A final schematic layout was provided to the City of Edinburg for future budgeting purposes. Parcel surveys were also prepared for approximately 65 parcels to allow for the acquisition of additional ROW.

Halff is also providing the acquisition services for this project and working with appraisals to acquire the additional ROW. The future widening of Sugar Road will alleviate additional traffic generated from the University of Texas Rio Grande Valley, as this is a major arterial roadway to the campus.





Completed: Ongoing

Scope: Schematic Design, Survey, ROW

Project Team: Raul Garcia, Jr. PE, CFM; Robert Saenz, PE, CFM, PMP, DBIA, LGPP

Reference
Mardoqueo Hinojosa, PE
City Engineer
City of Edinburg
956.388.8210
mhinojosa@cityofedinburg.com

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U.S. Highway North 281 Water Distribution System Improvements

City of Edinburg | Edinburg, TX



The project consists of water distribution system improvements along Highway 281, between SH 186 and FM 490. This project was triggered by a TxDOT project along Highway 281 that required the removal of existing water lines that were conflicting with the proposed highway improvements. The distribution system improvements consist of removing existing PVC (approximately 27,000-lf) and AC lines (approximately 9,500-lf), and replacing them with approximately 45,000-lf of 8-inch, and approximately 17,500-lf of PVC lines with all associated valves, fire hydrants, service connections, etc. The project also consists of the design of a new pump station for the City of Edinburg to service the communities in the same vicinity. The pump station consists of a ground storage tank, and a pre-fabricated building designed to house the booster pumps that would feed a proposed elevated storage tank to be designed by others. Halff completed the design in June 2023 and is currently performing construction administration to the completion of the project.

Completed: Ongoing

Scope: Water Line Improvements/ Replacement, TxDOT Coordination

Project Team: Raul Garcia, Jr. PE, CFM; Robert Saenz, PE, CFM, PMP, DBIA, LGPP; Gabriel Benavides, Jr. PE; Russell Limas, PE, Andrew Salinas, PE, SIT

Reference
Gerardo Carmona, Jr., PE
Utilities Director
City of Edinburg
956.388.8210
gcarmona@cityofedinburg.com

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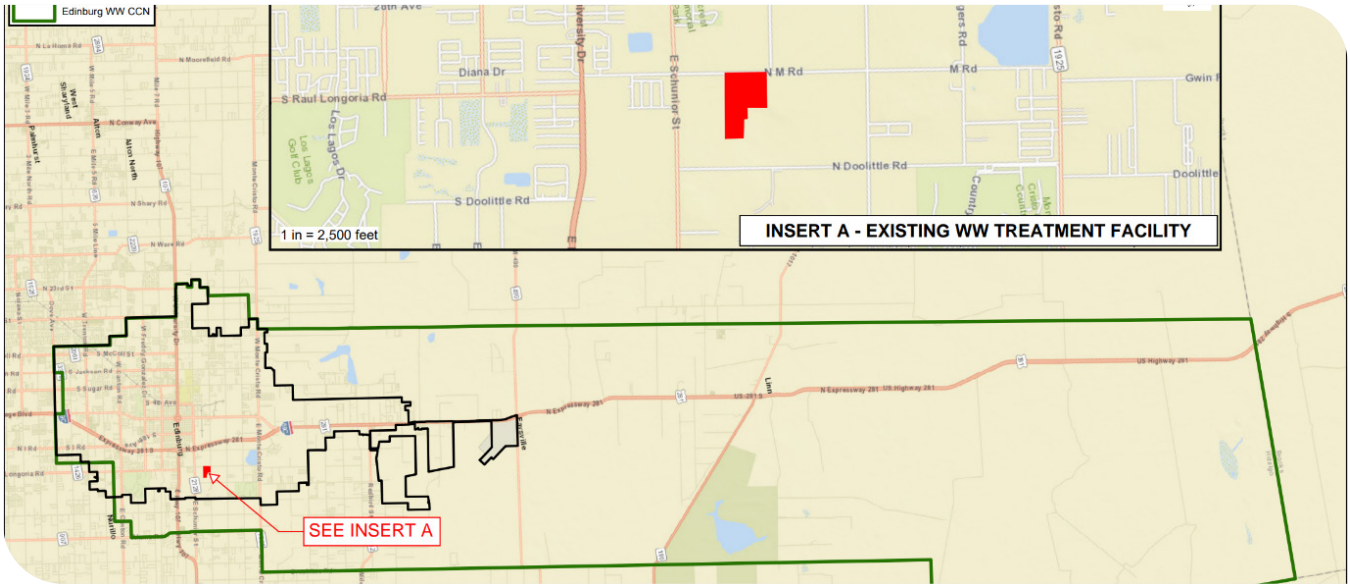
Wastewater Treatment Plant TPDES Discharging Permit Renewal

City of Edinburg | Edinburg, TX



Halff assisted the City of Edinburg Utilities Department with the renewal of the Texas Pollutant Discharge Elimination System (TPDES) discharge permit for the City of Edinburg Wastewater Treatment Plant (WWTP). The project included support for renewing TPDES Permit No. WQ0010503002 for the City of Edinburg WWTP, which was identified by the Texas Commission on Environmental Quality (TCEQ) as Facility RN102080603 and was scheduled to expire on September 25, 2025.

To develop the permit renewal package, the project team reviewed the existing permit requirements and expiration schedule; confirmed the City's customer, regulated entity, facility, outfall, discharge route, collection system, and operator information; prepared the required TCEQ Administrative Report, Technical Reports, Supplemental Permit Information Form, plain language summary, and Core Data updates; compiled process descriptions, treatment unit data, site drawings, process flow diagrams, buffer zone documentation, receiving water information, effluent monitoring data, pollutant and toxicity analyses, biosolids management information, stormwater coverage, reuse authorization, industrial user information, and compliance/enforcement status; obtained required signatures, certifications, fee documentation, and public notice information; assembled and cross-referenced all attachments, maps, laboratory reports, and supporting calculations; submitted the complete package to TCEQ before the renewal deadline; and responded to administrative and technical notices of deficiency.

Completed: Ongoing

Scope: Permitting

Project Team:
Kristina Leal, PE, CFM

Reference
Gerardo Carmona, PE
Director of Utilities
City of Edinburg
956.388.8212
gcarmona@cityofedinburg.com

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Southern Cameron County Waterline Rehabilitation Project, Phase 1

Military Highway Water Supply Corporation | Cameron County, TX



Halff developed construction plans, technical specifications, and bid documents for the Military Highway Water Supply Corporation's (MHWSC) Southern Cameron County Waterline Rehabilitation Project, Phase 1. The project focuses on replacing aging and frequently failing 8-inch and 12-inch waterlines along Military Highway (US 281) in rural Cameron County, generally from Los Ranchitos Road near FM 1577 to Olivia Lane Drive west of FM 1421. The project was funded with grants and loans through the Economically Distressed Areas Program (EDAP) administered by the Texas Water Development Board (TWDB). Halff's design documents supported the replacement and relocation of deteriorated water mains within available right-of-way to improve system reliability, reduce recurring leaks and pressure losses, facilitate future maintenance, and help protect water service for MHWSC customers.

The bid documents included items for waterline demolition, replacement, and appurtenant improvements, including removal and abandonment of existing water mains; installation of new 8-inch and 12-inch PVC C900 water mains; steel casing installations at roadway, utility, and drainage crossings; gate valves, fittings, tapping saddles, and wet connections; relocation and reconnection of existing water meters and service lines; fire hydrant assemblies; trench excavation, bedding, backfill, dewatering, and trench safety systems; pavement restoration; traffic control and utility coordination; erosion and sediment control measures; hydrostatic pressure testing, flushing, disinfection, and bacteriological testing; and compliance with TWDB requirements, including U.S. Iron and Steel provisions and special environmental conditions.

Completed: Ongoing

Scope: Water/Wastewater, Planning, Design, Construction Services, Environmental

Project Team:
Russell Limas, PE; Mark Cantu, PE; Kristina Leal, PE, CFM; Raul Garcia, Jr., PE, CFM; Peter Van Zandt, PMP

Reference
David Garcia
Field Operations Manager
Military Highway Water Supply Corporation
956.565.2491
mhwsc@aol.com

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Honduras Road Extension

Killam Development, Ltd. | McAllen, TX



Completed: Ongoing

Scope: Civil Engineering and Design, Environmental, SUE, Surveying

Project Team: Andrew Salinas, PE, SIT, Mark Cantu, PE, Raul Garcia, Jr., PE, CFM

Reference
Chris Burns, PE
Project Manager
Killam Development, Ltd.
956.724.7141
cburns@killamco.com

The project involved the subdivision of a 40+ acre property into three industrial lots. Key improvements included extending Honduras Road to connect International Parkway and S. Shary Road (FM 494). Water, wastewater, and storm infrastructure were also installed to adhere to development requirements. Highlighting the wastewater work, a lift station was put in place to provide service to the surrounding 230+ acres of the future Business Park area. The subdivision's 3,363 feet of sanitary gravity sewer fed into the lift station which conveys wastewater through 1,770 feet of 6-inch force main over a height differential of nearly 22 feet, terminating at a dead-end manhole along Honduras Road. This upgrade significantly enhanced the City's sanitary capacity within the region.

The project also required extensive agency coordination and permitting for a utility crossing beneath an active railroad corridor. Halff coordinated with the railroad and permitting agencies to obtain the required approvals so that the crossing was designed and constructed in compliance with railroad standards while maintaining the project schedule. This improvement unlocked significant industrial development potential within the area.

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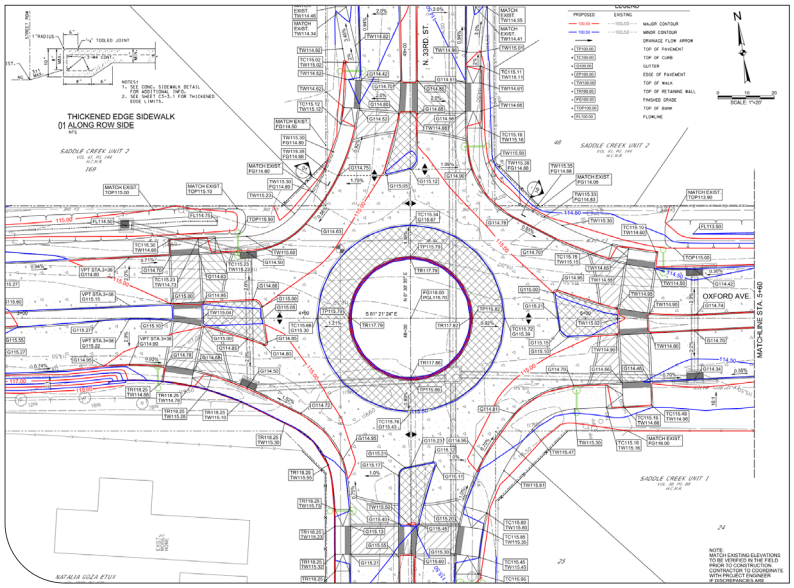
33rd Street Extension

City of McAllen | McAllen, TX





The City of McAllen undertook a significant civil engineering project to improve infrastructure in the Northwest area, near the McAllen Youth Baseball Complex, which includes the installation of a new, one-mile roadway between Auburn Avenue and Oxford Avenue, providing traffic relief in the dense suburban area and an additional access route to surrounding collector roads.

Halff was selected to provide civil engineering and surveying services for the design of roadway paving and underground drainage system improvements for effective water management and road durability. Existing potable and reuse water systems were relocated to accommodate the roadway.

The proposed improvements included a four-lane, urban roadway with 80 feet of right of way. Surveys were conducted to acquire the necessary right of way and included field ties to all surface improvements located inside right of way, establishing horizontal and vertical control for design and construction phases, and supplemental topography inside the right of way, which was required utilizing the City of McAllen's datum and coordinate system.

A roundabout was also built at 33rd Street and Oxford Avenue, improving traffic flow and enhancing the area's aesthetic appeal through landscaping and lighting. These efforts boosted transportation efficiency, water management, and overall urban aesthetics in Northwest McAllen, supporting the city's development and community improvement initiatives.

Completed: Ongoing

Scope: Surveying, Planning, Engineering Design, Bidding and Construction, Permitting

Project Team: Andrew Salinas, PE, SIT; Gabriel Benavides, Jr.,; Guadalupe Nuñez, Jr., RPLS; Raul Garcia, Jr., PE; Marcos Diaz, PE; Robert Saenz, PE, CFM, PMP, DBIA, LGPP

Reference
Eduardo Mendoza, PE
Director of Engineering
City of McAllen
956.681.1150
edmendoza@mcallen.net

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2020 CIP Coffee Port Road Improvements

City of Brownsville | Brownsville, TX





Built in the 1940s as a two-lane rural cross-section, concrete panel roadway, this two-mile section of pavement has taken on numerous asphalt overlays and shoulder widenings and is considered an important East-West neighborhood collector for the residents and businesses of North Brownsville.

The current design parameters include reconstructing the entire roadway bed and developing a roadway section that incorporates curb and gutter with a wider width for three to four travel lanes, including sidewalks and a multi-use path. This approximately $13.5M project includes the necessary enclosed stormwater system. The relocation and upsizing of water distribution and wastewater collection pipelines will also be included as part of this Joint-Bid Contract. All improvements are proposed to remain within the existing 80-foot of ROW. This project was part of the General Engineering Services On-Call contract.

Completed: Ongoing

Scope: Surveying, Engineering Design, Bidding, Construction Phase Services

Project Team:
John Clint, PE; Marcos Diaz, PE

Reference
Doroteo Garcia, Jr.
Assistant City Engineer
City of Brownsville
956.548.6005
doroteo.garcia@brownsvilletx.gov

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North Stewart Boulevard Drainage Improvements

City of Alton | Alton, TX





The City of Alton's N. Stewart Drainage Improvement Project is a Texas Water Development Board (TWDB)-funded infrastructure initiative designed to reduce flood risk, improve public safety, and enhance long-term stormwater resilience throughout northeast Alton. The project addresses chronic flooding that has historically impacted neighborhoods, roadways, and public infrastructure.

Halff provided comprehensive professional services, including land surveying, civil engineering design, hydrologic and hydraulic (H&H) analysis, environmental permitting, and construction administration. Improvements include approximately 6,600 linear feet of 60-inch reinforced concrete storm sewer extending from the Val Verde Acres Subdivision to the existing detention pond at Josefa Garcia Park, as well as approximately 1,100 linear feet of additional storm sewer ranging from 18 to 42 inches in diameter along N. Stewart Road, Polk Avenue, Madison Avenue, Diamondhead Avenue, and the Palm Lake Estates Subdivision. The project also included installation of multiple sag and grate inlets to increase stormwater collection and conveyance capacity.

The improvements provide critical flood relief to neighborhoods along Stewart Boulevard between Mile 5 and Mile 6 Roads, where floodwaters previously exceeded four feet in depth during relatively frequent storm events. Upon completion, the project is expected to remove 91 structures from the 10-year floodplain and 55 structures from the 100-year floodplain, significantly reducing flood risk, improving roadway access during storm events, and protecting residential properties. The project represents a major investment in the City's infrastructure, enhancing community resilience and quality of life for residents.

Completed: Ongoing

Scope: H&H, Environmental Review, Feasibility, Construction Engineering, Civil Engineering, Surveying, Planning

Project Team: Raul Garcia, Jr. PE, CFM; Benjamin Luna, PE, LGPP; Mario Garcia, PE; Guadalupe Nuñez, Jr., RPLS; Marcos Diaz, PE; Robert Saenz, PE, CFM, PMP, DBIA, LGPP; Andrew Salinas, PE, SIT; Samantha Kaschel, LGPP

Reference
Jeff Underwood
City Manager
City of Alton
956.432.0760
jeff.underwood@alton-tx.gov

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On-Call A/E Services

Texas A&M University - Kingsville | Kingsville, TX



Completed: Ongoing

Scope: MEP, Civil Engineering, ICT, Survey, Structural Engineering

Project Team:
Raul Garcia Jr., PE, CFM; Gabriel Benavides, Jr., PE; Trey Murray, III, PE, LEED AP

Reference
Christopher Vera
Facility Director
Texas A&M University - Kingsville
361.593.2645
Christopher.Vera@tamuk.edu

For more than 15 years, Halff has partnered with Texas A&M University-Kingsville to provide comprehensive planning, engineering, and design services for campus infrastructure and facility improvement projects. Throughout this long-standing relationship, Halff has successfully delivered projects that enhance campus infrastructure, improve mobility, address aging facilities, and support the University's continued growth and long-term development goals.

Our multidisciplinary team has provided topographic and boundary surveying, Subsurface Utility Engineering (SUE), civil engineering, drainage analysis and design, utility design, grading, parking lot improvements, demolition plans, and mechanical, electrical, and plumbing (MEP) engineering. Most projects included a combination of Survey, Civil, and MEP design services, allowing the University to rely on a single, coordinated team from planning through design and construction.

DEFERRED MAINTENANCE

This project includes a campus-wide infrastructure upgrade featuring a new chilled water loop serving more than 30 buildings to improve resiliency and energy efficiency. HVAC improvements include replacing air handling units, boilers, and cooling towers, along with integrating BACnet controls for enhanced system performance. The project also incorporates site lighting upgrades to improve campus safety and functionality while supporting long-term sustainability goals.

TURNER BISHOP DEMOLITION

This project involved the demolition of Turner Bishop Hall and redistribution of impacted utilities at Texas A&M University–Kingsville. Halff provided civil engineering services including demolition plans, erosion control recommendations, site regrading, and utility coordination, as well as electrical engineering services to assess existing infrastructure, identify impacts to surrounding facilities, and design power redistribution for affected buildings and site lighting.

DRAINAGE ANALYSIS

This project included a comprehensive drainage analysis for the west side of the Texas A&M–Kingsville campus to address flooding caused by off-site runoff. Improvements included concrete-lined channels, earthen canals, and storm drainage infrastructure that conveyed runoff to the City's drainage system. Overflow weirs and stage-controlled outlet structures were incorporated to regulate discharge rates and improve system performance during major storm events.

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Team Member Qualifications and Experience

Organizational Chart

Team member resumes for the individuals below begin on **Page 18.**

CITY OF EDINBURG



Marcos Diaz, PE
Principal-in-Charge



Raul Garcia, Jr., PE, CFM
Project Manager



QA/QC Managers
Robert Saenz, PE, CFM, PMP, DBIA, LGPP
Civil



Trey Murray, III, PE, LEED AP
MEP



Benjamin Stephens, PE, ENV SP
Water/Wastewater

Technical Staff

Street Infrastructure Evaluation and Improvements
Benjamin Luna, PE, LGPP
Mario Garcia, PE

Pavement Management and Improvements
Hossein Roshani, PhD, PE, LGPP
John Clint, PE
Andrew Salinas, PE, SIT

Utility Infrastructure Evaluation and Improvements
Russell Limas, PE
Preston Dillard, PE

Erosion and Sediment Control Design
Mark Cantu, PE

Water and Wastewater Evaluation and Improvements
Kristina Leal, PE, CFM
Ashley Pifer, Ph.D., PE
Guillermo Delgado, Ph.D., PE

Structural Engineering (Improvements and Design)
Cameron Vester, PE

Hydrology and Hydraulics
Annemarie Whitko, CFM, ENV SP
Elmer Hinojosa, PE

Transportation Evaluation
Johnny Clayton, PE, LGPP

Traffic Engineering Services
Alex Reyna Jr., PE, LGPP

Traffic Signal Design
Alex Reyna Jr., PE, LGPP

Environmental Engineering Services
Samantha Kaschel, LGPP
Peter Van Zandt, PMP
Oscar Martinez, PMP

Mechanical, Electrical, Plumbing (MEP) Engineering Services
Gabriel Benavides Jr., PE
LeRoy Martinez, PE

Subsurface Utility Engineering (SUE)
Garrett Coffin, Ph.D., PE
Michael Hammack

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Resumes



Raul Garcia, Jr., PE, CFM

Raul currently serves as Halff's Director of Public Works in McAllen. He has provided land development and site work engineering for several offices, warehouses, commercial, and mixed-use developments. Raul also has experience serving as the lead engineer for multiple clients including architects, public entities, and private developers.

ROLE
Project Manager

EXPERIENCE
26 Years

EDUCATION
BS, Agricultural Engineering, Texas A&M University

REGISTRATIONS
Professional Engineer: Texas #94855

CERTIFICATIONS
Certified Floodplain Manager: Texas #0954-06N

REPRESENTATIVE PROJECT EXPERIENCE

City of Edinburg, Sugar Road Schematic Alignment, Surveying, and ROW Acquisition Services, Edinburg, TX.
Project Manager responsible for the oversight of this project which consisted of the layout for the proposed widening of Sugar Road from Chapin Road to Monte Cristo Road. Halff worked with City staff to create several iterations of schematics to determine the most cost-efficient location for widening. Other services provided included ROW acquisition and surveying.

City of Edinburg, U.S. Highway North 281 Water Distribution System Improvements, Edinburg, TX. Served as Team Leader for water distribution system improvements along Highway 281 between SH 186 and FM 490. The project, initiated to accommodate TxDOT highway improvements, included the replacement of approximately 36,500 lf of existing PVC and AC water lines with approximately 62,500 lf of new 8-inch and 12-inch PVC water lines, including valves, fire hydrants, and service connections. The project also included the design of a new booster pump station consisting of a ground storage tank and prefabricated pump building to serve the surrounding communities and supply a future elevated storage tank designed by others.

McAllen Foreign Trade Zone, Warehouse Development, McAllen, TX. Served as Project Manager for the development of a 6.70-acre warehouse site. The planning phase included coordination with the owner, the City of McAllen, Hidalgo County Drainage District, and Hidalgo County to optimize the site layout while addressing stormwater drainage to the adjacent drainage ditch. Services included data acquisition, topographic surveying, and civil design for approximately 13,610 SY of concrete pavement and 4,190 SY of asphalt pavement.

City of Alton, North Stewart Boulevard Drainage Improvements, Alton, TX. Served as Project Manager for a new storm drainage system identified through the City of Alton Master Drainage Plan to address chronic flooding in a previously unserved, low-lying area. The project included full design of new drainage infrastructure with no existing storm system, roadway drainage redesign, and coordination with local agencies and utility providers. Improvements included large-diameter storm sewer design, including up to 60-inch reinforced concrete pipe, funded through the TWDB Flood Infrastructure Fund (FIF) program to support removal of 91 structures from the 10-year floodplain and significantly reduce localized flooding impacts.

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Marcos Diaz, PE

ROLE
Principal-in-Charge

EXPERIENCE
20 Years

EDUCATION
BS, Civil Engineering, Texas A&M University - Kingsville

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #107249

Marcos brings experience in managing, planning, designing, and construction of projects for private and public entities involving transportation, land development, H&H analysis, storm drainage design, water/wastewater design, and preparation of construction documents including plans, specifications and engineers estimate (PS&E). He has gained experience implementing locally let projects starting with the PS&E stage and progressing through design and plan development, ROW acquisition, utility relocation, letting, contracting, and construction.

- **City of Alton, North Stewart Boulevard Drainage Improvements, Alton, TX.** Principal in charge responsible for oversight of design of 6,600 feet of 60-inch storm trunk line and various other sizes to relieve flooding at the Palm Lake Estates Subdivision.
- **City of McAllen, El Rancho Road Drainage Improvements, McAllen, TX.** Principal in charge responsible for oversight of H&H model and design to mitigate flooding risk in El Rancho Santa Cruz Subdivision and August Avenue.
- **City of McAllen, Bicentennial Boulevard, McAllen, TX.** Project Manager responsible for leading the 2.75-mile extension to Bicentennial Boulevard from Trenton Road to SH 107 and coordinating with the Client, several City departments, McAllen Public Utility, TxDOT, and Hidalgo County Drainage District during the planning and design phase.



Robert Saenz, PE, CFM, PMP, DBIA, LGPP

ROLE
Civil QA/QC Manager

EXPERIENCE
40 Years

EDUCATION
BS, Civil Engineering, Texas A&M University

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #82072
Certified Floodplain Manager: Texas #0256-00N
Local Government Project Procedures Certified: (LGPP) #044540
Project Management Professional: #3163483
Design Build Institute of America Certified: #D-3958

Robert brings experience in civil engineering, planning, design, project management, and construction management for public and private clients. His extensive work with city, county, state, and federal agencies has given him insight into feasibility analysis, preliminary engineering, and project financing.

- **City of Edinburg, U.S. Highway North 281 Water Distribution System Improvements, Edinburg, TX.** Project Engineer responsible for assisting with the waterline and water distribution system improvements along Highway 281, between SH 186 and FM 490.
- **Port of Corpus Christi Authority, Rincon Road and Cut-Off Road Improvements, Corpus Christi, TX.** QA/QC Manager for the 1.5-mile reconstruction of Rincon Road, overseeing quality control from the Joel Fulton International Trade Corridor to the PCCA maintenance facility.
- **McAllen Public Utility, Bicentennial Extension Water and Wastewater - Irrigation Siphon Improvement, McAllen, TX.** Team Leader responsible for the planning phase of this project, which included providing the horizontal and vertical alignment and drainage design for the road.

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Trey Murray, III, PE, LEED AP

ROLE
MEP QA/QC Manager

EXPERIENCE
32 Years

EDUCATION
BS, Mechanical Engineering, University of Texas

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #87004
LEED Accredited Professional

Trey has experience in all aspects of MEP engineering, design, and construction management for commercial, institutional, industrial, and educational facilities. Trey has extensive experience in sustainable design with a focus on energy efficient HVAC and building systems. He has been the Mechanical Engineer of Record for eight LEED certified projects.

- **Hidalgo County, New County Courthouse, Edinburg, TX.** MEP Project Manager and Mechanical Engineer of Record for a new, 420,800-sf Justice Facility for the County. The 7-story facility includes 31 courtrooms, detention areas, clerks' offices, law library, jury selection assembly spaces, cafeteria, and public spaces.
- **Brasfield & Gorrie, San Antonio US Federal Court House, San Antonio, TX.** QA/QC Manager responsible for the quality control of the federal courthouse built as a Design-Build project which includes a 4-story building comprised of courtrooms, offices, detention spaces, and support areas inclusive of an atrium.
- **Pharr LPOE, Refrigerated Inspection Facility, Pharr, TX.** Quality Control Manager for Mechanical systems for a new inspection facility. The facility was split into two primary areas that included a 13,800-sf administrative area for CBP that also housed a USDA testing lab and a 60,800-sf cold inspection facility.



Benjamin Stephens, PE, ENV SP

ROLE
Water/Wastewater QA/QC Manager

EXPERIENCE
23 Years

EDUCATION
MS, Civil Engineering, University of Texas at Arlington;
BS, Civil Engineering, Texas Tech University

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #100231
Envision Sustainability Professional (ENV SP) #82765

Ben has extensive experience leading water, wastewater, utility, and drainage infrastructure projects. Over the past five years, he has contributed to the design of nearly 300 miles of pipeline and provided management or quality review for 45 additional miles.

- **DWU, Southwest 120-inch Water Transmission Pipeline, Irving, TX.** Led preliminary design and managed final design for a 16.9-mile, 120-inch water transmission main in southern Dallas County, including schematic design, surveying, ROW acquisition, environmental and geotechnical investigations, utility coordination, permitting, and final design of a 5-mile segment.
- **City of Irving, SH 183 Pipeline Relocation Project, Irving, TX.** QA/QC Manager responsible for the quality of the upsize and replacement of 1,200 lf of 6-inch water line with new 12-inch water line. The project included 600 lf of Other Than Open Cut construction, 500 lf of which was installed by horizontal directional drilling. Due to the congested relocation corridor, new easements will be acquired to relocate the line outside of TxDOT ROW.

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Benjamin Luna, PE, LGPP

ROLE
Street Infrastructure Evaluation and Improvements

EXPERIENCE
9 Years

EDUCATION
BS, Civil Engineering, University of Texas at Austin

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #144803
Local Government Project Procedures (LGPP) #102910.

Benjamin has experience delivering transportation, land development, public works, and utility projects for municipal, state, public, and private clients. His expertise includes PS&E development, construction management and inspection, environmental compliance, and project delivery from planning and design through construction and closeout.

- **City of Edinburg, US Highway North 281, Edinburg, TX.** Lead Design Engineer for all roadway infrastructure and task leader for partnered subconsultants. Led weekly design team and TxDOT coordination meetings with the prime consultant (Entech). Developed all 3D roadway models, cross sections, plans, and profiles for main lanes and ramps. Prepared the complete construction plan set and all documentation required for PS&E submission to TxDOT. The project involved upgrading approximately 4.5 miles of a two-lane undivided highway to divided interstate standards.
- **City of McAllen, Bicentennial Boulevard, McAllen, TX.** Project Manager responsible for the design and delivery of a roadway extension from SH 107 to Trenton Road, including utility infrastructure, storm drainage, and roadway improvements. Coordinated with the City of McAllen, TxDOT, HCDD1, and HCWID No. 3 throughout design and construction.



Mario Garcia, PE

ROLE
Street Infrastructure Evaluation and Improvements

EXPERIENCE
11 Years

EDUCATION
BS, Civil Engineering, University of Texas Pan American

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #137503

As a senior project manager at Halff, Mario has extensive experience in feasibility assessments, site and land development, roadway, water/sewer improvement and public accessibility (ADA) design. He has successfully managed and designed various roadway projects and land and site development projects for clients in Harris, Montgomery, Cameron and Hidalgo counties in Texas and in Maricopa County, Arizona. He is a licensed Civil PE in Texas and New Mexico.

- **City of Alton North Stewart Boulevard, Alton, TX.** Civil Engineer that provided environmental services for the City of Alton's flood drainage improvement project, supporting development of approximately 6,600 feet of storm drainage infrastructure to reduce flood risk and remove 91 structures from the 10-year floodplain.
- **University of Texas Rio Grande Valley, Harlingen Clinical Education Building (HCEBL) Parking Lot, Harlingen, TX.** Civil Engineer for a new one-acre parking lot at UTRGV's Regional Academic Health Center, including site planning, paving, grading, drainage, landscape, irrigation, and LED lighting improvements to enhance access and parking capacity for the Health Education Building.

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Hossein Roshani, PhD., PE, LEED GA, LGPP

ROLE
Pavement Management and Improvements

EXPERIENCE
16 Years

EDUCATION
PhD, Pavement Management, University of Texas at Austin; DD, Pavement Engineering, University of Texas at San Antonio; MS, Road and Transportation Engineering, University of Guilan, Iran; BS, Civil Engineering, University of Mazandaran, Iran

REGISTRATIONS
Professional Engineer: Texas #129156
Local Government Project Procedures (LGPP) #91741

Hossein is a Senior Project Manager specializing in roadway design, asset management, and infrastructure planning. He was named a 2020 Rising Star by Civil + Structural Engineer and a 2022 Top Young Professional by ENR Texas & Louisiana.

- ***City of Copperas Cove, City-Wide Pavement Condition Assessment, Copperas Cove, TX.** Managed pavement assessments and a pavement management plan for a 360-lane-mile, $200 million street network, including data analysis, maintenance planning, and staff training.
- ***City of San Antonio, Street Maintenance Program, San Antonio, TX.** Program Manager for San Antonio's $550 million Street Maintenance Program, leading pavement analysis and project prioritization efforts.
- ***City of San Antonio, Citywide Handrail/Guardrail Condition Assessment, San Antonio, TX.** Project Manager responsible for assessing over 10,000 guardrail, handrail, and guard post assets and developing a maintenance plan that included condition assessments, asset prioritization, cost analysis, and long-term maintenance strategies.

*Prior to Halff



John Clint, PE

ROLE
Pavement Management and Improvements

EXPERIENCE
32 Years

EDUCATION
BS, Civil Engineering, University of Texas at San Antonio

REGISTRATIONS
Professional Engineer: Texas #85417

John has experience in water and wastewater planning and design, storm drainage and roadway design, water distribution system modeling, master plan development, civil site design, and construction management and has extensive experience with local, state, and federal funding and regulatory agencies. John also has two years of experience in geotechnical investigations, construction materials testing engineering, and construction inspection.

- **City of Brownsville, 2019 Street and Drainage Improvements, Brownsville, TX.** Project Manager and Project Engineer responsible for the drainage improvements for the City of Brownsville using General Fund, CDBG or Hurricane Dolly GLO Disaster Grant Funds to construct numerous storm drainage improvements included in the 2006 Flood Protection Study.
- **City of Brownsville, CIP Street Improvements, Brownsville, TX.** Team Leader for this project under the On-Call General Engineering Services contract. The Street CIP Improvements project included the reconstruction of five residential roadways totaling 2.5 miles in West Brownsville.
- **Brownsville Public Utility Board, WWTP Vactor Truck Facility Improvements, Brownsville, TX.** Project Manager responsible for civil site design and construction administration of Vactor Truck Disposal Facility expansion.

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Andrew Salinas, PE, SIT

ROLE
Pavement Management and Improvements

EXPERIENCE
15 Years

EDUCATION
MS, Geospatial Survey Engineering, Texas A&M University; BS, Civil Engineering, University of Texas at San Antonio

REGISTRATIONS
Professional Engineer: Texas #128943
Real Estate Sales Associate: Texas #616101
Surveyor in Training (SIT) #110151

Andrew is a Civil Engineer and Project Manager in Halff's McAllen office with experience delivering municipal and county land development projects. His expertise includes roadway, drainage, water, and wastewater infrastructure, as well as subconsultant management, client and public coordination, regulatory analysis, and development of GIS-based solutions.

- **City of Edinburg, U.S. Highway North 281 Water Distribution System Improvements, Edinburg, TX.** Project Manager responsible for the oversight of the waterline and water distribution system improvements along SH 281, between SH 186 and FM 490.
- **City of McAllen, 33rd Street Extension, McAllen, TX.** Project Manager responsible for the oversight of this project which consisted of roadway paving and drainage improvements to connect Oxford Avenue and Auburn Avenue.
- **HDR Inc., Hidalgo Jail Expansion Feasibility Study, Hidalgo County, TX.** Project Manager responsible for the site investigation and coordination with local regulatory officials for this project which involved expanding the existing Hidalgo County Jail facility from 1,200 beds to 2,000.



Russell Limas, PE

ROLE
Utility Infrastructure Evaluation and Improvements

EXPERIENCE
8 Years

EDUCATION
MS, Civil Engineering, Texas A&M University
BS, Civil Engineering, Texas A&M University

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #141807

Russell has experience delivering water, drainage, land development, transportation, utility, and park improvement projects. His background includes hydraulic and water demand analyses, water distribution modeling, drainage planning, site and utility design, stakeholder coordination, and GIS-based mapping in collaboration with municipalities, regulatory agencies, and multidisciplinary teams.

- **McAllen Public Utilities, Bicentennial Extension Water and Wastewater Improvements, McAllen, TX.** Lead engineer for the 2.75-mile Bicentennial Boulevard extension from Trenton Road to SH 107, overseeing schematic design, roadway and drainage improvements, noise wall design, right-of-way planning, and coordination with City, utility, county, and TxDOT stakeholders.
- **McAllen Public Utilities, Sprague Road Interceptor Sewer Project, McAllen, TX.** Engineer that supported the design of the Sprague Road Interceptor by performing wastewater demand analyses, sewer alignment design, and preparation of construction documents and specifications for a deep wastewater system serving local subdivisions and Colonias.

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Preston Dillard, PE

ROLE
Utility Infrastructure Evaluation and Improvements

EXPERIENCE
39 Years

EDUCATION
BS, Civil Engineering, Texas A&M University

REGISTRATIONS
Professional Engineer: Texas #79277

Preston brings decades of experience in master planning, asset management, program management, and water and wastewater conveyance and treatment planning and design.

- **City of Haslet, Water Capital Improvements Plan and Master Plan, Haslet, TX.** Served as Project Manager for a water quality master plan, developing and calibrating a hydraulic model to identify system improvements, support CIP planning and impact fee updates, and evaluate pressure, water age, and chlorine residuals to address future water quality needs.
- **Town of Northlake, 2022 Water and Wastewater Impact Fees Update, Denton County, TX.** Technical Advisor for water and wastewater modeling, CIP development, and impact fee updates, including demand projections, system evaluations, and infrastructure planning for the Town of Northlake.
- **City of Tyler Water Modeling, Tyler, TX.** Technical Advisor for a water system master plan serving over 33,000 customers through 725 miles of pipeline. Assisted with system evaluation, hydraulic modeling, long-range planning, and development of capital improvements to support future growth over a 25-year horizon.



Mark Cantu, PE

ROLE
Erosion and Sediment Control Design

EXPERIENCE
6 Years

EDUCATION
BS, Civil Engineering, Texas A&M University

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #153810

Mark is a Civil Engineer with experience in drainage, flood mitigation, and roadway improvement projects for public and private clients. His background includes construction observation, compliance monitoring, and the development of 2D and 3D engineering designs using AutoCAD.

- **City of Edinburg, U.S. Highway North 281 Water Distribution System Improvements, Edinburg, TX.** Project Designer responsible for the design of the waterline and water distribution system improvements along Highway 281, between SH 186 and FM 490. This project was triggered by a TxDOT project along Highway 281 that forces the removal of existing water lines conflicting with proposed highway improvements.
- **City of McAllen, Daffodil Avenue Roadway Improvements, McAllen, TX.** Lead Engineer responsible for civil engineering tasks for the expansion of Daffodil Avenue from a two-lane collector to a four-lane minor arterial. This project will include approximately one mile of roadway improvements from Taylor Road to North Ware Road.

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Kristina Leal, PE, CFM

ROLE
Water and Wastewater Evaluation and Improvements

EXPERIENCE
28 Years

EDUCATION
MS, Civil Engineering, University of California at Berkeley
BS, Civil Engineering, Massachusetts Institute of Technology

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #94759
Certified Floodplain Manager: Texas #0943-06N

Kristina brings municipal experience in civil engineering, planning, design, and project management for public agencies and experience in construction management for both public and private clients. This has given her insight into feasibility analysis, preliminary engineering, and project financing.

- **Hidalgo County Drainage District No. 1, New Administration Building, Edinburg, TX.** Construction Manager for a new 10,000-sf administration building as part of an existing facility. The project will consist of private offices, open office areas, breakroom, and conference room facilities for the engineering and administrative staff.
- **Hidalgo County Precinct 1, Flood Assessment, Hidalgo County, TX.** Project Engineer responsible for developing existing conditions models in ICM to identify problem areas and developed proposed conditions models with projects.
- **City of Mission, W&I Resort Water Line Improvements Project, Mission, TX.** Project Manager responsible for the preparation of plans and construction documents to construct a 6-inch water line system along Oleander Street to replace an existing waterline that is failing, the construction of a parallel 8-inch line with two fire hydrants, and the stub out for the future extension of this 8-inch line.



Ashley Pifer, PhD., PE

ROLE
Water and Wastewater Evaluation and Improvements

EXPERIENCE
17 Years

EDUCATION
Ph.D., Civil Engineering, University of Arkansas
BS, Civil Engineering, University of Arkansas

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #120866

Ashley specializes in water quality, treatment processes, and regulatory compliance, with expertise in distribution system management, nitrification control, Lead and Copper Rule compliance, treatment evaluations, and monitoring program development. She also has experience leading technical teams, training operators, and supporting utility planning efforts.

- **East Rio Hondo Water Supply Corporation, MASWTP DAF Improvements, Brownsville, TX.** This project involved leading the MASWTP Pretreatment Improvements project for ERHWSC. The project consists of pretreatment technologies evaluation and piloting, technology selection, design, bidding and construction phase services. The MASWTP is a conventional, 8MGD surface water treatment plant that serves as the primary treatment facility for ERHWSC.
- **City of Marshall, Water Treatment Plant Master Plan, Marshall, TX.** Water treatment specialist and technical advisor for developing a water treatment plant master plan to help the City address aging infrastructure, capacity, and water quality needs. Assessed existing treatment efficacy and compliance with current and upcoming regulatory requirements. Provided guidance to the team on selecting projects and estimating costs for near- and long-term capital improvement plans.

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Guillermo Delgado, PhD., PE

ROLE
Water and Wastewater Evaluation and Improvements

EXPERIENCE
16 Years

EDUCATION
Ph,D. Civil Engineering, University of Texas at El Paso, MS, Environmental Engineering, University of Texas at El Paso, BS, Chemical Engineering, Institute of Technology of Parral, Mexico

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #139592

Guillermo is a Technical Leader specializing in water and wastewater treatment, desalination, water reuse, and water quality analysis. His experience includes treatment process design, pilot testing of advanced treatment technologies, and development of arsenic and PFAS treatment systems for municipal and federal clients.

- **Town of Northlake, Engineering Services, Northlake, TX.** Engineer that reviewed drainage studies, floodplain permits, and stormwater plans for a variety of developments in the Town of Northlake, providing compliance reviews, plan markups, and recommendations to provide adherence to local engineering and floodplain regulations.
- **East Rio Hondo Water Supply Corporation, Sludge Disposal Site Improvements, Brownsville, TX.** Engineer providing planning, design, bidding, and construction-phase services for ERHWSC's TWDB-funded sludge disposal site in Cameron County. Services include feasibility studies, environmental documentation, surveying, geotechnical investigations, design development, bidding support, construction administration, and preparation of record drawings.



Cameron Vester, PE

ROLE
Structural Engineering (Improvements and Design)

EXPERIENCE
16 Years

EDUCATION
MS, Civil Engineering, Rice University
BS, Civil Engineering, Rice University

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #128858

Cameron has structural experience designing and managing various projects. These projects include industrial, commercial, municipal, bridge, landscape and civil structures for private, federal and municipal clients. His design experience includes the use of a wide variety of construction materials including reinforced concrete, structural steel, reinforced masonry, light gage metal framing and timber. He also has an extensive knowledge in 3-dimensional technologies and design methods allowing for reduced construction errors and improved field accuracy.

- **City of McAllen, 2018 Bond Drainage Projects, McAllen, TX.** Project Manager and Design Engineer for channel rehab project. The channel rehab includes four crossings consisting of three, three-barrel RCB culverts and one prefabricated pedestrian crossing.Halff is assisting the City of McAllen with revamping four vehicular bridges crossing the Bicentennial Blueline Ditch along Bicentennial Boulevard.
- **North Texas Municipal Water District, Water Systems Center, Wylie, TX.** Engineer responsible for the analysis and design of a new Water Operations Facility located adjacent to the District's existing Wylie Plant. The project includes the design of a 12,319-sf Water Operations Building.

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Annemarie Whitko, CFM, ENV SP

ROLE
Hydrology and Hydraulics

EXPERIENCE
22 Years

EDUCATION
MS, Environmental Science and Engineering, Rice University, BS, Marine Science (Marine Geology), Eckerd College

REGISTRATIONS | CERTIFICATIONS
Certified Floodplain Manager: Texas #4467-23N
Envision Sustainability Professional (ENV SP) #62661

Annemarie has experience in water resources planning, modeling, master planning, and environmental permitting. She has supported feasibility studies, civil design projects, and successful grant applications that secured funding for capital improvement projects.

- **Hidalgo County, Lower Rio Grande RFPG, State Flood Plan, Rio Grande Valley, TX.** H&H Engineer for the TWDB Region 15 (Lower Rio Grande Basin) Flood Plan which established baseline flood conditions across the watershed and identified regional flood risks, mitigation projects, and management strategies. The study evaluated structural and nonstructural solutions, updated major channel models, and developed implementation approaches to improve long-term flood protection and resilience throughout the region.
- **City of Harlingen, Lozano Street Drainage Study and Phase I Detention Pond, Harlingen, TX.** H&H Served as Project Manager for a master drainage study in Harlingen, developing a 2D stormwater model to evaluate flooding conditions and identify detention alternatives. The study resulted in the Phase I Lozano Street Detention Pond, which is currently under construction.



Elmer Hinojosa, PE

ROLE
Hydrology and Hydraulics

EXPERIENCE
7 Years

EDUCATION
BS, Civil Engineering, University of Texas Rio Grande Valley

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #149283

Elmer currently serves as a Water Resources Engineer for the McAllen office. He has been involved in different hydrologic and hydraulic studies, master drainage plans, and design level modeling projects. His modeling experience includes hydrologic modeling, 1D/2D open-channel modeling, and 1D/2D urban drainage modeling.

- **City of McAllen, Master Drainage Plan Update, McAllen, TX.** Project Manager for the project that includes, but is not limited to, data collection, hydrologic and hydraulic analysis using HEC-1/HEC HMS software or other methods acceptable to the City, flood hazard assessments, and stakeholder engagement. Additional tasks include survey and field investigation of existing infrastructure and prioritization of identified problems based on the potential for successful flood mitigation.
- **Hidalgo County Drainage District No. 1, Delta Region Flood Mitigation, Hidalgo County, TX.** Engineer responsible for the comprehensive 1D/2D flood modeling evaluation of existing drainage conditions and proposed flood mitigation solutions for the towns of Edcouch, Elsa and La Villa in Hidalgo County. This analysis follows a 50-year flood that occurred in June 2019. Analyzed entire drainage system, including 50 miles of open channels and 70 culvert crossings within a 50 sq mi drainage area.

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Johnny Clayton, PE, LGPP

ROLE
Transportation Evaluation

EXPERIENCE
21 Years

EDUCATION
BS, Civil Engineering, University of Texas at San Antonio

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #107215
Local Government Project Procedures (LGPP) #99692

Johnny has extensive experience managing PS&E development and construction services for complex roadway projects, including TxDOT facilities. He provides constructability reviews, QA/QC, and design oversight throughout project delivery, helping minimize RFIs, change orders, delays, and contractor claims.

- **Alamo Area Metropolitan Planning Organization, General Planning Contract, San Antonio, TX.** Transportation Engineer providing technical support and system enhancements to improve TIP and MTP development, including project analysis, database management, and document formatting to enhance accuracy and efficiency. The team also develops integrated databases to track project amendments and updates, providing that stakeholders have access to current and reliable project information.
- **Denton County. FM 1173 PS&E Engineering Design Services, Denton County, TX.** Johnny led the engineering design services for improvements along 3.5 miles of FM 1173, from FM 156 to IH 35, to provide access for transportation in the Cities of Denton and Krum in Denton County, Texas. Services provided include data collection and analysis, retaining wall design, traffic control plans, H&H design, traffic signal and illumination design, railroad layouts, utility conflict analysis, survey, and geotechnical data collection.



Alex Reyna Jr., PE, LGPP

ROLE
Traffic Engineering Services/Traffic Signal Design

EXPERIENCE
22 Years

EDUCATION
BS, Civil Engineering, University of Texas at San Antonio

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #101243
Local Government Project Procedures (LGPP) #065743

Alex provides expertise in traffic engineering, including traffic impact analyses, signal design and timing, traffic simulation modeling, and signing and pavement marking plans. He has supported multiple Central Texas clients, including CTRMA as part of its GEC team, where he managed consultants for the MoPac Express Lanes project and assisted with traffic operations initiatives, including development of the Traffic Management Center and integration of corridor camera systems.

- **City of San Antonio, Wurzbach Road Corridor Signal Timing, San Antonio, TX.** Traffic Signal Engineer for the synchronization efforts for the Wurzbach Road Corridor, overseeing traffic operations evaluations and developing timing plans for 11 signalized intersections as part of the City of San Antonio's Traffic Signal System Modernization and Synchronization Program. He also identified operational improvements and provided short- and long-term recommendations to enhance traffic flow along the corridor.
- **City of San Antonio, Medical Center Signal Timing, San Antonio, TX.** As Project Manager, Alex developed signal timing plans for 14 intersections in the Medical Center of San Antonio as part of the City's Traffic Signal Modernization and Synchronization Program.

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Samantha Kaschel, LGPP

ROLE
Environmental Engineering Services

EXPERIENCE
13 Years

EDUCATION
BS, Environmental Studies, Austin College

REGISTRATIONS | CERTIFICATIONS
Local Government Project Procedures (LGPP) #95779

Samantha has spent her entire career at Halff in environmental consulting and manages a team of natural resources, cultural resources, and NEPA professionals. She has worked directly with local governments and Texas Department of Transportation (TxDOT) districts statewide to scope projects, identify critical path items, develop milestone schedules, effectively supervise technical specialists, and implement QA/QC procedures to deliver quality documentation. She has successfully completed NEPA documentation (CEs and EAs) for transportation projects on behalf of FHWA, TxDOT, and other transportation agencies.

- **City of McAllen, Bicentennial Boulevard, McAllen, TX.** Environmental Project Manager responsible for evaluating the extension of Bicentennial Boulevard on new location for a distance of approximately 2.86-miles, from SH 107 to Trenton Road. Guided the City of McAllen through the NEPA process and partnered with TxDOT so that appropriate NEPA documentation was produced.
- **TxDOT Pharr District, SH 68 Projects, Hidalgo County, TX.** Environmental Scientist for the project that involves the construction of SH 68 on new location for a distance of approximately 22 miles, from I-2/US 83 to I-69/US 281. Involvement includes assessments for and preparation of Final Environmental Impact Statement sections for hazardous materials, community impacts, noise impacts and air impacts.



Peter Van Zandt, PMP

ROLE
Environmental Engineering Services

EXPERIENCE
17 Years

EDUCATION
MS, Environmental Policy and management, University of Denver, BS, Resource and Environmental, Texas State University

REGISTRATIONS | CERTIFICATIONS
Project Management Professional (PMP) #2975286
Certified Professional in Erosion & Sediment Control (CPESC) #00009163
Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Certified Arborist

Peter manages complex environmental projects for land development, energy, construction, and industrial clients, leading field investigations, project planning, technical reporting, quality control, and coordination with regulatory agencies.

- **City of Round Rock, Eagles Nest Street Extension, Round Rock, TX.** As Environmental Project Manager, Peter secured environmental permits and approvals and completed assessments for wetlands, WOTUS, threatened and endangered species, and cultural resources for a 0.9-mile roadway project connecting industrial areas on both sides of IH 35.
- **City of Austin, Northern Walnut Creek Trail, Segments 3A South and 3C, Austin, TX.** As Environmental Scientist, Peter completed assessments and reports for wetlands, WOTUS, threatened and endangered species, hazardous materials, and cultural resources to support NEPA Categorical Exclusion clearance for an 8.2-mile shared-use trail extension in Austin.

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Oscar Martinez, PMP

ROLE
Environmental Engineering Services

EXPERIENCE
33 Years

EDUCATION
BS, Chemistry, University of Texas at San Antonio

REGISTRATIONS | CERTIFICATIONS
Project Management Professional (PMP) #3418489
OSHA Site Supervisor

Oscar is an environmental chemist and program manager with extensive experience in environmental site inspections, laboratory analysis, and data validation. He specializes in DoD and EPA compliance, developing quality assurance programs that support laboratory and field sampling efforts.

- **USACE Fort Worth, Indoor Quality Air Survey Remediation Program, Fort Johnson, Vernon Parish, LA.** As Project Manager, Oscar led an 11-person team conducting mold, asbestos, and lead-based paint assessments and remediation, managing field activities, reporting, invoicing, and coordination with the client through regular status meetings.
- **John-McAdams Firm, Tulsa Air National Guard Base (ANGB) PFAS Remedial Investigation (RI), Tulsa, OK.** Project Manager and Senior Chemist for the RI being conducted at the Tulsa ANGB. The RI aims to comprehensively understand PFAS contamination across three AFFF release areas. The project characterizes PFAS presence in soil, groundwater, sediment, and surface water, assesses soil contamination sources, and developes a conceptual site model to identify migration and exposure pathways..



Gabriel Benavides, Jr., PE

ROLE
Mechanical, Electrical, Plumbing (MEP) Engineering Services

EXPERIENCE
19 Years

EDUCATION
BS, Electrical Engineering, University of Texas - Rio Grande Valley

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #119255

Gabriel has been involved in electrical engineering design, construction management, and project management for municipalities, government, and commercial facilities. He has acquired extensive experience in power system design and construction administration for building large water and wastewater facilities. Gabriel has a proven track record of verifying compliance with industry standards and incorporating considerations of reliability, redundancy, energy efficiency, and climate consciousness into his designs.

- **Hidalgo County Commissioner's Court, Hidalgo County Courthouse, Hidalgo County, TX.** QA/QC Manager responsible for MEP design, electrical, and ICT systems. This new high-rise building consisted of a 7-story, 368,000-sf building designed to accommodate district and County courtrooms, one court of appeals, district and County clerks, jury services, public defender and indigent defense, Hidalgo County Bar Association, detention spaces and holding area, and a shell space for six additional future courts.
- **City of Edinburg, Downtown Water Plant Hi-Service Generator.** Project Manager for the design and implementation of a 750 kW backup power system for the City of Edinburg, improving water system resiliency and maintaining service during power outages and emergency events.

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LeRoy Martinez, PE

ROLE
Mechanical, Electrical, Plumbing (MEP) Engineering Services

EXPERIENCE
7 Years

EDUCATION
BS, Mechanical Engineering, University of Texas - Rio Grande Valley

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #150870

LeRoy is a mechanical engineer specializing in HVAC systems with extensive experience managing renovation and new construction projects for K–12 and higher education clients, including UTRGV. His strong project management and communication skills have helped deliver successful projects on schedule and within budget.

- **City of McAllen, International Airport (MFE) Expansion Design, McAllen, TX.** As MEP Engineer, LeRoy supports a utility infrastructure project involving approximately 20,000 linear feet of utilities. Halff's services include mechanical, electrical, plumbing, topographic and boundary survey, SUE, and IT design.
- **City of Pharr, LPOE Cargo Inspection/ Preparation Plans TxDOT Ready FY16 DAP, Pharr, TX.** MEP Engineer that assisted the City of Pharr in converting construction plans and specifications from GSA to TxDOT standards to meet federal funding requirements. Services included updating PS&E documents, cost estimates, and bid tabs to TxDOT requirements, as well as supporting project clearance and letting coordination.



Garrett Coffin, Ph.D., PE

ROLE
Subsurface Utility Engineering (SUE)

EXPERIENCE
23 Years

EDUCATION
MS, Civil Engineering, University of Washington; BS, Civil Engineering, Michigan Technological University

REGISTRATIONS | CERTIFICATIONS
Professional Engineer: Texas #111340
OSHA 30-Hour Construction Industry

Garrett has experience in project management, SUE, and utility coordination for infrastructure and design-build projects nationwide. He works closely with municipalities, utility providers, and stakeholders throughout the Rio Grande Valley, actively participating in meetings and coordination efforts to support project delivery. His experience includes a design-build project that earned the 2014 FHWA Excellence in Utility Relocation and Accommodation Award for Project Development.

- **City of Edinburg, Sugar Road Detention, Edinburg, TX.** Supported the City of Edinburg's Sugar Road Detention project by performing Subsurface Utility Engineering (SUE) services, including utility designation, test hole investigations, utility mapping, records research, and coordination of underground utility data to facilitate design and construction of drainage improvements.
- **TxDOT, Grand Parkway Segments F1, F2 & G, Houston, TX.** Utility Manager for the $1.1B Grand Parkway design-build project, leading utility coordination among 51 utility owners and overseeing 148 relocations, utility investigations, and conflict resolution for a 37.5-mile corridor.

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Michael Hammack

ROLE
Subsurface Utility Engineering (SUE)

EXPERIENCE
26 Years

EDUCATION
High School Diploma, Taylor High School

Michael is the SUE Field Manager overseeing all local SUE efforts. He has experience in designating utilities using all types of geophysical prospecting equipment, locating utilities using non- destructive vacuum excavation, plan review, records requests, estimating, preparing SUE proposals and deliverables, and QA/QC. Mike is cross trained in survey, inspection, and CADD, providing a streamlined approach and cost savings to his clients, and he is willing to get his hands dirty to solve problems.

- **TxDOT Pharr District, FM 510 SUE, Cameron County, TX.** SUE/Utility Coordinator responsible for SUE Levels A through D along FM 510 from FM 1847 to FM 2480 in Cameron County.
- **TxDOT Corpus Christi District, FM 893 SUE, San Patricio County, TX.** SUE/Utility Coordinator responsible for SUE Levels A through D along 1.6 miles of FM 893, west of CR 79 to Westwood Drive in San Patricio County.
- **TxDOT Houston District, SH 105 (Conroe to FM 149), Cleveland, TX.** SUE/Utility Coordinator responsible for roadway improvements along SH 105 from 10th Street to 2,000 feet east of Scott Road in Montgomery County. Services included Level C/D SUE services for 275,000-lf of utilities; Level B SUE (3D) services for 700,000-lf of utilities; Level A SUE services for 120 test holes; conflict analysis on existing and proposed facilities; coordination and oversight of subconsultant utility coordination, survey, and SUE; and review of relocation plans for compliance with the UAR.

Our people are individuals with diverse, yet complementary, professional backgrounds. We know this attribute, more than any other, allows us to maintain a loyal client base. We are members of a company built on integrity, technical knowledge and commitment to client service.

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References

Jeff Underwood | CITY OF ALTON
956.432.0760
jeff.underwood@alton-tx.gov
509 South Alton Boulevard, Alton, TX 78573
Miscellaneous projects for the City of Alton under an on-call contract.
Raul Garcia Jr., (Project Manager) | Benjamin Luna (Civil Engineer) | Mario Garcia (Civil Engineer) | Guadalupe Nuñez, Jr. | (Surveyor), Marcos Diaz (PIC) | Robert Saenz (QA/QC Manager) | Andrew Salinas (Civil Engineer) | Samantha Kaschel (Environmental Scientist)

Eduardo Mendoza, PE | CITY OF MCALLEN
956.681.1150
edmendoza@mcallen.net
311 North 15th Street, McAllen, TX 78501
Surveying, planning, permitting, roadway and drainage design, utility relocations, bidding support, and construction-phase services for a new one-mile urban roadway, roundabout, and associated infrastructure improvements in Northwest McAllen.
Andrew Salinas (Project Manager) | Gabriel Benavides, Jr. (MEP Engineer) | Guadalupe Nuñez, Jr. (Surveyor) | Raul Garcia, Jr. (Project Manager) | Marcos Diaz (PIC) | Robert Saenz (QA/QC Manager)

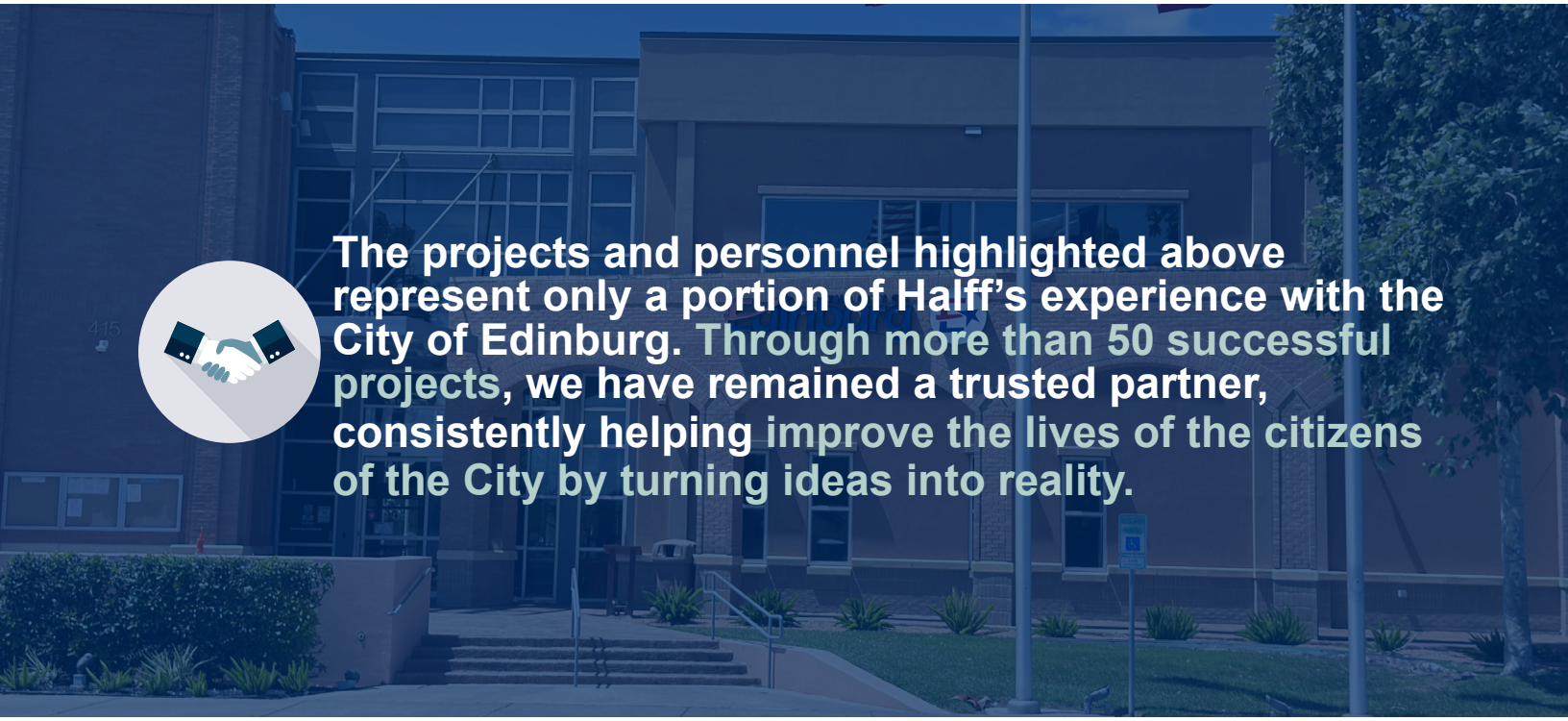
Doroteo Garcia, Jr. | CITY OF BROWNSVILLE
956.547.6808
doroteo.garcia@brownsvilletx.gov
1034 E. Levee Street, 2nd Floor, Brownsville, TX 78520
Roadway reconstruction and widening from two lanes to four travel lanes including sidewalks, and a multi-use path.
John Clint (Project Manager) | Marcos Diaz (PIC)

Brian MacManus, PE | EAST RIO HONDO WATER SUPPLY CORPORATION
956.748.3633
bemacmanus@erhwsc.com
206 Industrial Parkway, Rio Hondo, TX 78583
On-call engineering services for various planning, analysis, design, construction administration/observation, architectural, and related consulting services for existing and future water/wastewater systems projects.
John Clint (Project Manager), Kristina Leal (Water Resources Engineer), Ashley Pifer, PhD, PE (Engineer) Gabriel Benavides, Jr. (MEP Engineer), Guillermo Delgado, PhD, PE (Engineer)

> **As part of the current on-call contract and previous projects, Halff has provided prompt service, excellent quality of work, and has been a beneficial member of our project teams.**
>
> Gerardo Rodriguez, Jr, Director of Facilities Planning & Construction, UTRGV

Proposed Team Project Experience with Edinburg

Past City of Edinburg Projects			
City of Edinburg Project	**Project Description**	**Halff Key Personnel**	**Role**
Fire Station No. 5 Survey	Survey Services	Raul Garcia, Jr.,	Project Manager
Sugar Road Schematic Alignment, Surveying, and ROW Acquisition Services	Schematic design, survey, ROW mapping, and acquisition services for the widening of Sugar Road in Edinburg.	Raul Garcia, Jr. | Robert Saenz |	Project Manager, QA/QC Manager, Civil Engineer
Bicycle and Pedestrian Master Plan	Bicycle and Pedestrian Master Plan establishing a citywide network of prioritized bicycle, pedestrian, and shared-use routes.	Raul Garcia, Jr.	Project Manager
U.S. Highway North 281 - Additional Waterline Improvements	Highway 281 Water Improvements and Pump Station.	Raul Garcia, Jr. | Mark Cantu | Russell Limas | Andrew Salinas	Project Manager, Civil Engineer
Downtown Water Plant Hi-Service Generator	Engineering services for the City of Edinburg Water Treatment Plant backup Generator.	Gabriel Benavides, Jr.	Project Manager



The projects and personnel highlighted above represent only a portion of Halff's experience with the City of Edinburg. Through more than 50 successful projects, we have remained a trusted partner, consistently helping improve the lives of the citizens of the City by turning ideas into reality.



Insurance

Please see our itemized insurance coverage below. In accordance with the requirements of this RFQ, we have also included our insurance certificate on page 40.

Category	Coverage
Commercial General Liability	Each Occurrence (EO) ($2,000,000); Damage to Rented Premises - EO ($1,000,000); Medical Expenses ($25,000); Personal and ADV Injury ($2,000,000); General Aggregate ($4,000,000); Products - Comp/OP AGG ($4,000,000)
Automobile Liability	Combined Single Limit - Each Accident ($2,000,000)
Umbrella Liability	Each Occurrence ($5,000,000); Aggregate ($5,000,000)
Worker's Compensation	Statutory Limits
Employer's Liability	Each Accident ($2,000,000); Each Disease - Per Employee (2,000,000); Each Disease - Policy Limit ($2,000,000)
Professional Liability	Per Claim ($1,000,000); Aggregate ($1,000,000)

Professional Services Agreement

Halff has read the Professional Services Agreement and will meet the prerequisite insurance requirements. Halff also requests the opportunity to negotiate certain terms and conditions in the Professional Services Agreement.

Contact Information

As Project Manager, **Raul Garcia, Jr., PE, CFM**, will be your primary point of contact for any future projects. In the instance that Raul is unavailable, the secondary contact for these projects is Principal-in-Charge, **Marcos Diaz, PE**. Their contact information is as follows:

Raul Garcia, Jr., PE, CFM | Project Manager
Vice President | Director of Public Works
Office Location: McAllen
rgarcia@halff.com | 956.445.5235

Marcos Diaz, PE | Principal-in-Charge
Vice President | Operations Manager, McAllen
Office Location: McAllen
mdiaz@halff.com | 956.451.7197





Insurance Claims Against the Firm within the Past Five (5) Years

City of Edinburg
Request for Qualifications – Professional Engineering Services
RFQ 2026-7

Litigation Disclosure
Halff Associates, Inc.

CONFIDENTIAL & EXEMPT

July 1, 2026

Question:

Litigation Disclosure Form: Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Response:

Halff Associates, Inc. (Halff) employs more than 1,300 people in 32 office locations (Texas, Florida, Oklahoma, Arkansas, Louisiana, Georgia, and Arizona) and is engaged in over 3,500 active projects at any given time. On rare occasions, projects are canceled for a variety of reasons, including lack of funding, client decisions that lead to ceasing pursuit of a project, and/or change in the direction of a project, among others. Halff can and does affirm that there are no prior or ongoing legal matters that would adversely affect Halff's ability to fully perform its obligations on this or any other project. In addition, Halff is not currently involved in any litigation involving the City of Edinburg and has never been involved in any litigation with the City of Edinburg.

Question:

Litigation Disclosure Form: Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Response:

CONFIDENTIAL – For Internal City of Edinburg, Texas Use Only – Not For Disclosure
Any And All Exceptions, Protections Under Applicable Open Records Laws and The Freedom Of Information Act Are Claimed by Halff.

Due to Halff Associates, Inc. (Halff)'s size, the number and complexity of the projects that Halff is involved with, and the heightened litigious nature of our society, Halff occasionally becomes involved in legal proceedings.

Halff was, or is currently a party, in the following litigation within the past ten (10) years:

1. *Pharr-San Juan-Alamo ISD v. D. Wilson Construction Co. et al*, 2021 003006, 430th Judicial District, Hidalgo County, Texas – PENDING – PSJA ISD alleges design issues related to the HVAC system installed in an elementary school.
2. *Village Real Estate LLC v. Ziegler-Cooper, Inc. Savills Inc. F/K/A/ Savills Studley, Inc., Seawood Builders, LLC, Halff Associates, Inc., and Permit-Expediters Inc.,* 2023 22283, 55th Judicial District, Harris County, Texas – PENDING – Village Real Estate sued the architect, engineer and other advisors and consultants related to the construction of a detention pond within an easement held by a third party.
3. *City of Willow Park v. Halff Associates, Inc.,* CV23-2017, 415th District Court, Parker County, Texas – PENDING – Halff provided an opinion of construction cost related to a water transmission pipeline through the City of Hudson Oaks and the City of Willow Park, which turned out lower than actual bids received.
4. *Cameron County v. Noble Texas Builders, LLC v. Halff Associates, Inc.*, 2025-DCL-06756-B, 138th District Court, Cameron County, Texas – PENDING – County alleges negligence, breach of contract, and breach of warranties in connection with the design and construction of two County parks.
5. *Bonvillain v. Halff Associates, Inc.*, 2:25-CV-01911, United States District Court, in and for the Western District of Louisiana – RESOLVED, suit was settled in May 2026. Settlement is confidential.
6. *Y.C. Partners Ltd d/b/a Yantis Company v. The City of New Braunfels v. Halff Associates, Inc.*, C2014-0522A, 22nd Judicial District, Comal County, Texas – RESOLVED, suit was settled in January 2026. Settlement is confidential.
7. *City of Hutto v. Brooklands Partners, Ltd.*, 23-1222-C395, 395th Judicial District Court, Williamson County, Texas – RESOLVED, suit was settled in September 2025. Settlement is confidential.
8. *Almaguer v. Halff Associates, Inc.*, DC-24-07702, 14th Judicial District, Dallas County, Texas – RESOLVED, suit was settled in April 2025. Settlement is confidential.
9. *Sooner Road 80, LLC v. Jonathan Heusel; Path Engineering Design & Urbanism PLLC; Halff Associates, Inc.; and Gardner Architects LLC*, CJ-2020-5015, Oklahoma District Court, Oklahoma County – RESOLVED, suit was settled in May 2024. Settlement is confidential.
10. *Prairie Link Constructors JV, Fluor Enterprises, Inc. and Balfour Beatty Infrastructure, Inc. v. AECOM v. Halff*, DC-22-13917, 160th Judicial District, Dallas County, Texas – RESOLVED, suit settled in May 2024. Settlement is confidential.
11. *Fidencio Hernandez, et at v. City of McAllen, Spawglass Contractors, Inc., Halff Associates, Inc., Palms Crossing Town Center, LLC and Gignac & Associates LLP*, Cw0024-17-A, 92nd District Court, Hidalgo County, Texas – RESOLVED, suit was settled in June 2021. Settlement is confidential.
12. *Performance Services, Inc. v. Halff Associates, Inc., The Mystinfield Group LLC, Wiss Janney, Elstner Associates, Inc.*, 20-0475-C368, 368th Judicial District, Williamson County, Texas – RESOLVED, suit was settled in December 2021.
13. *Lou Tilchin, Jaffe Tilchin Wealth Management, Inc. v. ABI Companies, Inc., ABI Construction Services, LLC, GGI LLC, Genesis C E & I Services, LLC, Genesis Halff, Inc. and Genesis Halff CEI, Inc.,* 20CA003205 DIV. E, 13th Judicial Circuit Hillsborough, County, Florida – RESOLVED, Genesis Halff, Inc. and Genesis Halff CEI, Inc. were dismissed from the suit in December 2021.
14. *Fidencio Hernandez and Maria Garcia, Individually and as Representatives of the Estate of AHH (Decedent) and Rose Amber Cordova v. Raymond Gignac, AIA, Individually and, DBA Gignac/TVS, Gignac & Associates, L.L.P., Thompson Ventulett Stainbeck & Associates, Inc., Architects, Halff Associates, Inc. and SWA Group d/b/a SWA Group Inc.*, C-0024-17-A, 92nd Judicial District, Hidalgo County, Texas – RESOLVED, suit was settled in June 2021.

City of Edinburg, Professional Engineering Services, RFQ 2026-7
Halff Associates, Inc. – Litigation Disclosure

Halff claims confidentiality as to the above pending litigation, as well as resolved litigation outcomes. The above-referenced resolved cases are confidential pursuant to orders or agreements reached in those cases. The details about Halff's pending litigation are confidential and exempt, since Halff's legal counsel is providing this information to the City of Edinburg, Texas as a public entity, and it thus becomes public record upon disclosure.

Halff can and does affirm that there are no prior or ongoing legal matters that would adversely affect Halff's ability to fully perform its obligations on this, or any other project. Halff can confirm it has no ongoing or pending litigation against the City of Edinburg, Texas.

Halff's legal counsel will consider requests for specific information regarding the status of the protected matters described above. Halff's Director of Legal, Nina Scherach, can be reached at nscherach@halff.com.

CONFIDENTIAL – FOR INTERNAL USE ONLY – NOT FOR DISCLOSURE

Sample Insurance



Sample Insurance Certificate

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Rebecca Egan
Edgewood Partners Ins Center 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	PHONE (A/C, No, Ext): 770-552-4225 FAX (A/C, No): E-MAIL ADDRESS: greylingcerts@greyling.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins Co of Pittsburg	19445
INSURER B : New Hampshire Insurance Company	23841
INSURER C : Allied World Surplus Lines Insurance Co	24319
INSURER D : Commerce and Industry Insurance Company	19410
INSURER E :	
INSURER F :	

INSURED
Halff Associates, Inc.
2380 Performance Drive, Bldg C, Suite 150
Richardson TX 75082

COVERAGES **CERTIFICATE NUMBER:** 73164948 **REVISION NUMBER:** 25-26(b)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			GL5856923	8/1/2026	8/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA5717893	8/1/2026	8/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
D	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED [X] RETENTION $ 10,000			BE011360955	8/1/2026	8/1/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC014195843	8/1/2026	8/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000
C	Prof Liability incl. Pollution			03113813	8/1/2026	8/1/2027	Per Claim Aggregate	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
When certificate holder is shown, that certificate holder can be named as an Additional Insured on a primary and non-contributory basis with respects to General Liability and Automobile Liability, as required by written contract. A waiver of subrogation also applies as required by written contract. Umbrella policy follows Auto and General Liability policies.

CERTIFICATE HOLDER

Sample Certificate;

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Required Forms
Conflict of Interest Form

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date:

July 14, 2026

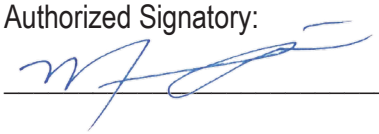
Company/Vendor Name:

Halff Associates, Inc.

Printed Name and Title:

Marcos Diaz, PE, LGPP
VP Operations Manager, McAllen

Authorized Signatory:



General Questionnaire

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Halff Associates, Inc.
(Full, correct legal name)

- Address: 5000 West Military Highway, Suite 100, McAllen, TX 78503
- Telephone/Fax: 956.664.0286/956.664.0282
- Email address: mdiaz@halff.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No_X__

3. Is your Company authorized and/or licensed to do business in Texas? Yes_X__ No____

4. Where is the Company's corporate headquarters located? Richardson, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No_X__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No_X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Marcos Diaz, PE. LGPP
Address: 5000 West Military Highway, Suite 100, McAllen, TX 78503
Telephone: 956.664.0286
Fax: 956.664.0282
Email: mdiaz@halff.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    N/A

Litigation Disclosure Form

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One (YES) NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

Please see page 37 for the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation as applicable

House Bill 89

HOUSE BILL 89 VERIFICATION

I, Marcos Diaz, PE, LGPP, the undersigned representative of Halff Associates, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Marcos Diaz, PE, LGPP | VP Operations Manager, McAllen

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

Senate Bill 13

SENATE BILL 13 VERIFICATION

I, Marcos Diaz, PE, LGPP, the undersigned representative of

Halff Associates, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Marcos Diaz, PE, LGPP | VP Operations Manager, McAllen

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

Senate Bill 19

SENATE BILL 19 VERIFICATION

I, Marcos Diaz, PE, LGPP, the undersigned representative of

Halff Associates, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Marcos Diaz, PE, LGPP | VP Operations Manager, McAllen

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

Noncollusion Affidavit

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Marcos Diaz, PE, being first duly sworn, deposes and says that: *(Name)*
Authorized Representative

(1) He is President of Halff Associates, Inc., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title VP Operations Manager, McAllen

Subscribed and sworn to me this 14th day of July 20 26 .

By: Denise M. Cuellar

DENISE M CUELLAR
Notary Public, State of Texas
Comm. Expires 06-08-2030
Notary ID 130874623

Notary Public

My commission expires 06/08/2030

Conflict of Interest Questionnaire

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

THERE ARE NO KNOWN BUSINESS RELATIONSHIPS BETWEEN HALFF ASSOCIATES, INC. OR ANY OF ITS EMPLOYEES OR PRINCIPALS WITH THE LOCAL GOVERNMENTAL ENTITY

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

None

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No **NOT APPLICABLE**

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No **NOT APPLICABLE**

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

NONE

6 ☒ N/A Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

July 14, 2026

Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 11/30/2015

We improve lives and communities
by turning ideas into reality.

Halff
5000 West Military Highway, Suite 100
McAllen, TX 78503
956.664.0286
halff.com

RFQ 2026-7

PROFESSIONAL ENGINEERING SERVICES

CITY OF EDINBURG, TX





JULY 14, 2026







HANSON®

401 N. Ed Carey Drive, Suite A1, Harlingen, TX 78550
Paolina Vega, PE, CFM | Senior Project Manager / Vice President
956-541-1155 | pvega@hanson-inc.com



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03 Team Member Qualifications and Experience 12

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05 Insurance 32

06 Professional Services Agreement 33

07 Contact Information 33

July 14, 2026

Mardoqueo Hinojosa, PE
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

RE: City of Edinburg, RFQ 2026-7 Professional Engineering Services

Dear Mr. Hinojosa,

Hanson Professional Services Inc. (Hanson) is pleased to submit our qualifications to provide professional engineering services to the City of Edinburg (the City). We appreciate the opportunity to be considered for the City's engineering services rotation list for the 2026-2028 contract term and are committed to providing responsive, high-quality professional services that support the City's infrastructure, utility, transportation, and capital improvement objectives. The City is seeking qualified firms to provide a broad range of engineering services on an as-needed basis, and **Hanson is well positioned to deliver the multidisciplinary expertise, technical resources, and local knowledge necessary to successfully support these efforts.**

For more than 70 years, Hanson has partnered with municipalities, counties, and public agencies throughout Texas, providing planning, engineering design, environmental services, grant assistance, construction administration, and program management services. Our team has extensive experience delivering roadway, drainage, water, wastewater, utility, traffic, transportation, structural, and civil engineering projects for local governments throughout the Rio Grande Valley and South Texas. We understand the importance of delivering projects efficiently, maintaining clear communication, and meeting critical schedules and funding requirements. These principles guide every assignment we undertake and have helped us establish long-term relationships with public-sector clients throughout Texas.

POINT OF CONTACT

Name: Paolina Vega, PE, CFM
Title: Project Manager
Address: 410 N Ed Carey Drive, Suite A1
Harlingen, TX 78550
Telephone/Cell Phone: 956-541-1155
Fax: N/A
Email: PVega@hanson-inc.com

WHY CHOOSE THE HANSON TEAM?

- Extensive regional experience.
- Longstanding successful relationships with local and national funding agencies.

REGISTRATIONS

- Texas Licensed Engineering Firm No. F-000417
- Texas Geoscientist Firm Registration No. 50556
- TDA Certified to Administer TxCDBG Contracts
- TxDOT Precertified

Hanson offers a full-service team capable of supporting the categories identified in the RFQ, including street and utility infrastructure improvements, water and wastewater systems, hydrology and hydraulics, traffic engineering, transportation planning and design, environmental services, structural engineering, and MEP engineering services. Our staff regularly performs field investigations, feasibility studies, alternatives analyses, engineering design, plans, specifications and estimates, environmental documentation, grant administration support, stakeholder coordination, and construction-phase services for public infrastructure projects. Our proposed team is organized to provide timely service for both large capital improvement projects and smaller task-order assignments. With professionals and dedicated resources throughout South Texas, Hanson can quickly respond to City needs while leveraging the depth and technical expertise of our statewide and national practice.

The undersigned is an officer of Hanson Professional Services Inc. and is authorized to bind the firm contractually. We appreciate your consideration of our qualifications and look forward to the possibility of continuing to enhance the City's infrastructure. Should you require any additional information, please contact us at any time.

Sincerely,
Hanson Professional Services Inc.

Paolina Vega

Paolina Vega, PE, CFM
Senior Project Manager / Vice President

HANSON®

Hanson Professional Services Inc., founded in 1954, is a national, employee-owned consulting firm providing engineering, planning, and allied services. We take a hands-on, partner-focused approach, working alongside our clients to understand project goals and deliver practical, results-driven solutions through all phases of project delivery. By combining technical expertise, regional familiarity, and commitment to responsive service, Hanson delivers compliant, constructible, and cost-effective solutions that support the development, improvement, and long-term performance of infrastructure.

Hanson specifically offers civil and site development, water and wastewater, drainage and stormwater, transportation, structural, geotechnical, and MEP engineering; flood mitigation and resilience planning; utility coordination; land surveying; planning and program management; commissioning and energy; asset management; GIS and data analysis; environmental coordination and permitting; waste management; and construction administration and inspection services.

Experience Delivering Timely Engineering Services

Hanson has successfully provided engineering, planning, surveying, and construction-related services to municipalities, counties, state agencies, utility districts, and other public-sector clients throughout Texas for over 40 years. Our project management approach emphasizes proactive communication, detailed scheduling, and accountability to keep projects moving efficiently from initiation through completion.



Hanson has 70 staff members positioned across Texas. We have offices in Harlingen, Corpus Christi, Houston, and Austin.

Over the past two years, Hanson has continued to support numerous governmental agencies with a wide range of infrastructure improvements, including transportation, water and wastewater systems, drainage and stormwater facilities, municipal utilities, parks and trails, and other public works projects. Our team understands the importance of meeting funding deadlines, coordinating with stakeholders, obtaining regulatory approvals, and delivering work products on schedule. Through effective project controls, experienced leadership, and responsive client service, we consistently provide high-quality engineering solutions while maintaining project schedules and budgets.

Why Hanson Is Uniquely Qualified to Serve the City

Hanson offers a unique combination of local presence, multidisciplinary expertise, and a client-focused approach that enables us to effectively serve the City's needs. With engineering professionals located throughout Texas, we provide responsive service and direct access to experienced technical staff who understand the challenges and opportunities facing local governments.

Our team brings expertise across the full project lifecycle, including planning, funding assistance, surveying, engineering design, permitting, bid phase services, construction administration, and program management. This integrated approach allows us to deliver seamless solutions while minimizing coordination challenges and maintaining project momentum.

What further distinguishes Hanson is our commitment to building long-term partnerships. We take the time to understand each client's goals, priorities, and budget constraints, allowing us to develop practical, cost-effective solutions tailored to their needs. By combining technical excellence, responsiveness, and a proven record of successful project delivery, Hanson is well positioned to provide the dependable, timely, and high-quality engineering services the City expects and deserves.

Office Location and Staffing Needs

The projects for the City of Edinburg will be managed from our Harlingen office, located at 401 N. Ed Carey Drive, Suite A1, Harlingen, TX 78550. For smaller assignments and part-time staffing needs, we have the staff and resources to manage our current workload while accommodating this contract. Our present and anticipated workloads will require minimal adjustment to support tasks issued under this contract. We have sufficient professional staff and resources available, and staffing levels and availability will be monitored throughout projects. Additional personnel and resources will be allocated as needed to maintain schedule performance and responsiveness.

The table below summarizes the specialized service categories requested by the City of Edinburg for professional engineering services. Throughout the following project examples, these icons are used to identify the categories applicable to each project's scope of work.

	Street Infrastructure Evaluation and Improvements		Transportation Evaluation
	Pavement Management and Improvements		Traffic Engineering Services
	Utility Infrastructure Evaluation and Improvements		Traffic Signal Design
	Erosion and Sediment Control Design		Environmental Engineering Services
	Water and Wastewater Evaluation and Improvements		Civil Engineering
	Structural Engineering		Mechanical, Electrical, and Plumbing (MEP) Engineering Services
	Hydrology and Hydraulics		

HERITAGE AND WELLNESS CENTER

Raymondville, TX

Hanson provided structural foundation design and mechanical, electrical, and plumbing services for the new Willacy County Heritage & Wellness Center, a 10,400-square-foot pre-engineered metal building funded through the Community Development Block Grant CARES Act (CDBG-CV) program. The facility was designed as a multi-purpose community center and includes office space, assembly areas, multiple restroom facilities, and supporting building systems.

Hanson developed foundation designs to support the split-level structure with a standing seam metal roof and EIFS-clad exterior walls. The project also included associated site improvements consisting of parking areas, driveways, drainage and detention facilities, utility extensions, site lighting, and other infrastructure enhancements to serve the new community resource.

Owner: Willacy County
Cost: $3,973,601
Project Timeline: 2/24/2023 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Manager
Ruben Peralez ..... Structural Engineer



BEJERANO-MCFARLAND TRAIL EXTENSION

Port Isabel, TX

The project extended the Bejerano-McFarland Trail through several segments of the SH-100 corridor and adjacent local streets, adding approximately 7,200 feet of five-foot-wide ADA-compliant concrete sidewalk and improving pedestrian connectivity near Port Isabel High School and Arturo Galvan Coastal Park. A key component of Hanson's support involved environmental review and coordination. Our team conducted endangered species evaluations and facilitated cultural resources coordination to ensure the project met all applicable regulatory requirements. These efforts helped the City identify and address potential environmental constraints early, protect sensitive species and cultural sites, and maintain compliance throughout the project's development.

Owner: City of Port Isabel
Cost: $883,643
Project Timeline: 11/7/2024 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager

WATER DISTRIBUTION LINES REPLACEMENT

Robstown, TX

Hanson provided environmental services to support NCWCID #3 in advancing a project to replace aging water distribution lines and upgrade existing meters to AMR technology. As part of this effort, our team guided the District through the applicable NEPA process, ensuring the project's environmental documentation met state and federal requirements tied to Texas Water Development Board (TWDB) funding programs. Our environmental review included an evaluation of potential impacts to federally and state-listed endangered species within the project area. We also assisted NCWCID #3 with the public involvement needs of the project.

Owner: Nueces County Water Control & Improvement District #3 (NCWCID #3)
Cost: $1,400,000
Project Timeline: 11/15/2024 - Ongoing

MULTIPLE LIFT STATIONS EVALUATION AND REHABILITATION

Primera, TX

This project involves the evaluation and rehabilitation of the 11 lift stations that comprise the City of Primera's wastewater system, which ultimately conveys flow to Harlingen Water Works System Lift Station No. 11. Constructed more than 20 years ago, the lift stations have components, pumps, and controls that have exceeded their expected service lives. The project includes evaluating hydraulic capacities; replacing pumps, piping, and valves; and rehabilitating wet wells and valve vaults impacted by hydrogen sulfide gas. Additional improvements include site upgrades, bypass pumping, installation of new electrical and PLC controls with SCADA integration, and the addition of backup generators. Hanson also provided environmental services, including NEPA compliance, public involvement activities, and coordination related to endangered species to support regulatory requirements and project advancement.

Owner: City of Primera
Cost: $4,405,000
Project Timeline: 5/17/2023 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Romeo Barrera ..... Water/Wastewater Engineer
Clint Woods ..... Water/Wastewater Engineer
Austin Thompson ..... Electrical Engineer

OLD HIGHWAY 77 RECONSTRUCTION
Brownsville, TX

Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system.



Owner: City of Brownsville
Cost: $14,310,162
Project Timeline: 7/21/2022 - Ongoing
Key Staff Members & Role:

Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Sarah DeBerry ..... Roadway Engineer
David McDonald ..... Roadway Engineer
Colton Phillipp ..... Drainage Engineer
Gerry Rangel ..... Traffic Engineer



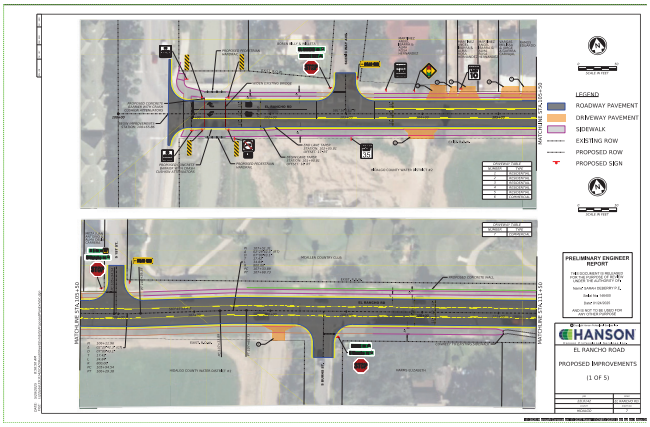
EL RANCHO ROAD WIDENING
McAllen, TX

Owner: City of McAllen
Cost: $1,173,500
Project Timeline: 6/27/2024 - Ongoing
Key Staff Members & Role:

Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Sarah DeBerry ..... Roadway Engineer
Colton Phillipp ..... Drainage Engineer
Eric Howald ..... Traffic Engineer

Hanson provided preliminary engineering and PS&E engineering services for the El Rancho Road (an Urban Minor Collector) reconstruction from north of the intersection with 2nd Street to the intersection with Jackson Road (approximately 1.2 miles).

This project includes widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system, implementation of traffic control, sanitary sewer, water improvements, and ADA improvements consisting of a sidewalk and trail.



STATE HIGHWAY 100 SIGNALIZATION
Port Isabel, TX

Hanson performed a traffic analysis and assisted the City with the preparation of a TxDOT HSIP application for the installation of a new signal on State Highway 100 in Port Isabel. Services included preparation of a memorandum presenting results and recommendations of the traffic study and preparation of Highway Safety Improvement Program (HSIP) documents to apply for state funding for the construction of proposed signalization improvements.

Owner: City of Port Isabel
Cost: $705,668
Project Timeline: 11/6/2025 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Gerry Rangel ..... Traffic Engineer

VIOLA AND AVERY PAVEMENT IMPROVEMENTS
Corpus Christi, TX

Owner: Port of Corpus Christi Authority
Cost: $225,639 (Viola); $154,360 (Avery)
Project Timeline: 4/22/2025 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Manager
Gabriel Ortiz ..... Lead Engineer



Viola Pavement Improvements: This project involves assessing existing pavement on roads and parking area conditions, followed by the design of subsequent repairs and rehabilitation in the Viola Basin and Vulcan-CC Polymers areas. Hanson's scope of services includes providing visual condition assessment, pavement repair, and rehabilitation design with related drainage and infrastructure improvements based upon the assessment, topographic surveying, geotechnical investigation, traffic loading for each distinct area, and bidding and construction phase services.

Avery Pavement Improvements: This project involves assessing existing pavement on roads and parking area conditions, followed by the design of subsequent repairs and rehabilitation in the Viola Basin and Vulcan-CC Polymers areas. Hanson's scope of services includes providing visual condition assessment, pavement repair, and rehabilitation design with related drainage and infrastructure improvements based upon the assessment, topographic surveying, geotechnical investigation, traffic loading for each distinct area, and bidding and construction phase services.

CULVERT AND SENSOR IMPROVEMENTS
Brownsville, TX

The City of Brownsville is currently implementing improvements to four culverts at various resaca crossings throughout the City. These upgrades are designed to increase water flow capacity through the crossings, reduce elevated water levels, and mitigate flood risks during heavy rainfall events.

Owner: City of Brownsville
Cost: $1,582,328
Project Timeline: 3/17/2020 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager

As part of the project, the City is installing seven sensors to collect data on bidirectional flow, rainfall, water depth, and velocity at the improved crossings. All sensors will be integrated into the USGS monitoring network. Hanson is providing engineering services to support the planning, design, and implementation of these improvements.

DRAINAGE MASTER PLAN
Los Fresnos, TX

The project consists of developing a comprehensive drainage plan to address critical drainage problems within the City of Los Fresnos. The Master Drainage Plan will provide a comprehensive evaluation of existing drainage conditions, provide inventory and mapping of existing drainage infrastructure, review applicable local, state, and federal regulations related to drainage, recommendations of changes to local rules, and preparation of a capital improvement plan that includes budget estimates for proposed improvements and funding mechanisms for CIP projects. This project is being funded by Texas Water Development Board and local funding.

Owner: City of Los Fresnos
Cost: $678,704
Project Timeline: 11/8/2022 - 5/27/2025
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Colton Phillipp ..... Drainage Engineer
Romeo Barrera ..... Water/Wastewater Engineer

DRAINAGE MASTER PLAN
Primera, TX

The project consists of developing a comprehensive drainage plan to address critical drainage problems within the City of Primera. The Master Drainage Plan will provide a comprehensive evaluation of existing drainage conditions, provide inventory and mapping of existing drainage infrastructure, review applicable local, state, and federal regulations related to drainage, recommendation of changes to local rules, and preparation of a capital improvement plan that includes budget estimates for proposed improvements and funding mechanisms for CIP projects. This project is being funded by Texas Water Development Board and local funding.

Owner: City of Primera
Cost: $285,000
Project Timeline: 3/9/2022 - 1/29/2025
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Colton Phillipp ..... Drainage Engineer

WEST BROWNSVILLE DRAINAGE IMPROVEMENTS
Brownsville, TX

A 60-inch diameter reinforced concrete pipe (RCP) that drains a portion of west downtown Brownsville has collapsed. The City of Brownsville is proposing to abandon in place a portion of the 60-inch diameter RCP trunk line and re-route the storm sewer system from W. 17th Street to the City's raw water pump station. Hanson prepared the engineering feasibility study, providing a description and purpose of the project, a map showing the location of the project areas, a discussion of known permitting and environmental issues which may affect the project, proposing three alternatives and reasons for selection of the project proposed, cost of the proposed project, and preparation of a benefit-cost ration analysis. Hanson conducted a hydraulic analysis delineating the watershed, identified rainfall distribution and storm data, and land use in order to analyze 25-and 100-year storm events. Other services include conducting topographical surveys, engineering design, preparation of PS&E, and construction management services. This project is being funded by Texas Water Development Board and local funding.

Owner: City of Brownsville
Cost: $1,555,871
Project Timeline: 10/7/2020 - 8/25/2025
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Colton Phillipp ..... Drainage Engineer

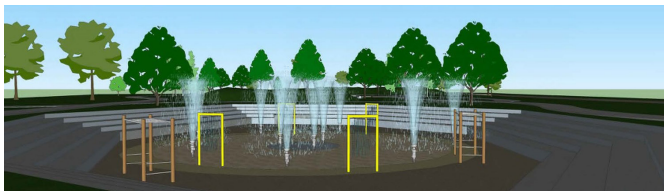
FOUR CORNERS DETENTION POND PARK

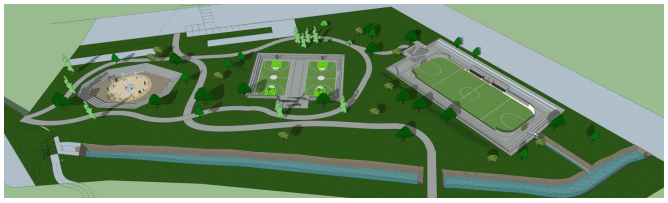
Brownsville, TX

The City of Brownsville is proposing to control stormwater runoff by constructing a multi-use detention facility in the Four Corners area. The project is located on a ten-acre property on Burton Drive, off International Boulevard, in Brownsville. The project improvements consist of the diversion of stormwater into a proposed seven-acre detention pond. The existing detention pond at the North corner of the property will remain and be utilized as a stormwater quality sedimentation basin. The existing drainage swale along the Northwest side of the subject property will be regraded/redirected to act as a stormwater quality bioswale. A portion of the proposed detention pond will be multipurpose and will serve as a sports field when not inundated. The project will also include a concrete walking trail around the perimeter of the proposed detention pond, and a parking lot will provide access from Burton Drive to the park amenities. The other amenities include a splash pad, gazebo, shade structures, concrete benches, picnic tables, and drinking fountains. Project is being funded by the Texas Water Development Board and local funding.

Owner: City of Brownsville
Cost: $1,434,536
Project Timeline: 6/19/2021 - Ongoing
Key Staff Members & Role:

Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Colton Phillipp ..... Drainage Engineer





GLADYS PORTER ZOO WATER/WASTEWATER IMPROVEMENTS

Brownsville, TX

The Gladys Porter Zoo maintained a private utility network consisting of water and sanitary sewer infrastructure that had been in place for approximately 50 years and was nearing the end of its service life. The existing cast iron and vitrified clay utility lines were deteriorating due to corrosion and structural failure, resulting in frequent collapses. Many of these lines were located beneath existing buildings, further complicating access and repairs.

The project involved the design and construction of a new potable water distribution and wastewater collection system to serve all zoo facilities, including animal exhibits, administrative offices, restrooms, water features, and support structures. Scope of services included topographic and subsurface utility surveying, system design, preparation of bidding documents, and construction administration. The project is funded through the American Rescue Plan Act (ARPA), supporting critical infrastructure improvements.

Owner: City of Brownsville
Cost: $5,111,064
Project Timeline: 10/30/2023 - Ongoing
Key Staff Members & Role:

Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Sarah DeBerry ..... Design Engineer
Austin Thompson ..... Electrical Engineer
Romeo Barrera ..... Water/Wastewater Engineer
Clint Woods ..... QA/QC



NUECES BAY BOULEVARD AND POTH LANE WATERLINE REPLACEMENT

Corpus Christi, TX

The Nueces Bay Boulevard water main replacement project consisted of the replacement of approximately 18,200 feet of existing 16-inch cast iron water main along two major sections of Nueces Bay Boulevard and Poth Lane with 16-inch PVC C-900 water main. The project included reconnecting large industrial water services, lateral connections, hydrants, and smaller meters. The project was constructed within the roadway and included pavement repair. Project challenges included petrochemical pipelines within the project area from 15 different industrial customers as well as storm and sanitary utilities within the alignment.

Owner: City of Corpus Christi
Cost: $11,219,912
Project Timeline: 2/17/2021 - Ongoing
Key Staff Members & Role:
Iris Cantu ..... Civil Designer



24-INCH INDUSTRIAL RECLAIMED WATERLINE

Confidential, TX

Hanson is providing survey and preliminary design services to a confidential industrial client for a proposed 15 miles of 24-inch diameter reclaimed waterline. The pipeline will convey approximately three MGD of treated municipal wastewater effluent for indirect potable reuse.

Owner: Confidential
Cost: Confidential
Project Timeline: Ongoing

LIFT STATION NO. 9 AND FORCE MAIN UPGRADE

Harlingen, TX

The purpose of this project is to replace the existing Lift Station No. 9 (LS-9) and construct a new force main that will discharge into a downstream reach of sewer with adequate capacity. This project includes the construction of approximately 6,000 linear feet of 18-inch force main for the final permanent conditions. In the meantime, an additional 2,000 linear feet of temporary 18-inch diameter force main is being constructed until the Little Creek Interceptor Sewer is built. The new force main alignment will cross under Interstate 69 (I-69) and the Arroyo Colorado and temporarily discharge to the existing sanitary sewer located northeast of the cul-de-sac along South 6th Street and South Commerce Street. The Little Creek Interceptor Sewer is under design. This project includes design of the new lift station and force main, along with the elements fundamental to wastewater lift stations including the wet well, valve vault, station and discharge piping and valves, submersible pumps, variable frequency drive, electrical controls, generator, site improvements, and influent sanitary sewer improvements. This project is being funded by Texas Water Development CWSRF funds.

Owner: Harlingen Waterworks System
Cost: $6,000,000
Project Timeline: 10/24/2024 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Ruben Peralez ..... Structural Engineer
Austin Thompson ..... Electrical Engineer
Lee Bloome ..... Water/Wastewater Engineer
Romeo Barrera ..... Water/Wastewater Engineer

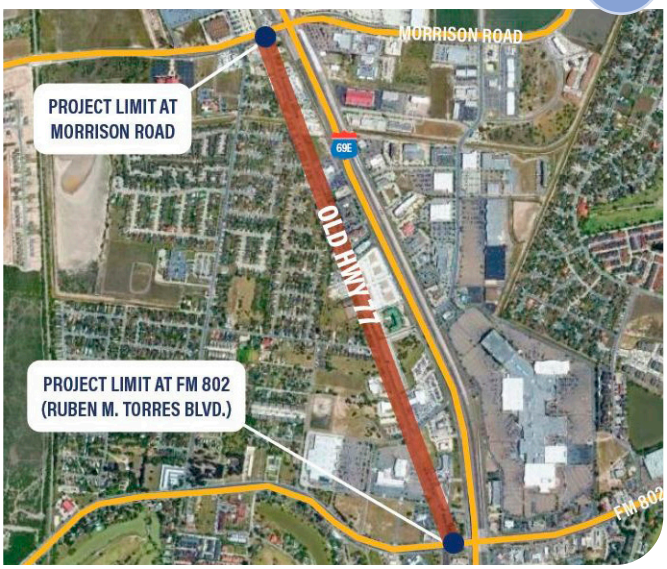


OLD HIGHWAY 77 WATER/WASTEWATER IMPROVEMENTS

Brownsville, TX

Owner: Brownsville Public Utilities Board
Cost: $5,189,836
Project Timeline: 8/8/2023 - Ongoing
Key Staff Members & Role:

Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Sarah DeBerry ..... Utility Coordination
Clint Woods ..... Water/Wastewater Engineer



This project included preliminary design, final design, bidding, and construction administration services for water and wastewater utility improvements along Old Highway 77. The scope consisted of extending an existing waterline, replacing an aging waterline, upsizing a force main, and relocating a gravity sanitary sewer line in anticipation of roadway expansion.

Waterline Improvements

Waterline Extension: An existing eight-inch waterline is located along the east side of Old Highway 77 and currently terminates approximately 480 linear feet (linear feet) south of the W. Morrison Road intersection. This project extended the waterline to connect with an existing 12-inch waterline located along the southern right-of-way of W. Morrison Road, creating a looped system to improve service reliability and pressure.

Waterline Replacement: An existing 12-inch asbestos cement (AC) waterline ran along the eastern right-of-way of Old Highway 77 from FM 802 north to the vicinity of Sinai Living Stone Church, spanning approximately 3,000 linear feet. The project proposed abandoning this AC line in place and replacing it with a new 12-inch PVC waterline to enhance water quality and system durability.

Sanitary Sewer Improvements

Force Main Upsizing: Lift Station No. 93 previously discharged through an eight-inch PVC force main that transitioned into a 10-inch PVC force main along the east side of Old Highway 77. This force main discharges into a manhole located about 455 linear feet north of Gilson Road. The project extended the 10-inch force main approximately 2,300 linear feet further north, along the same alignment, to connect to the receiving manhole at Lift Station No. 64.

Gravity Sewer Relocation: An existing 15-inch PVC gravity sanitary sewer line ran along the west side of Old Highway 77. Due to the planned expansion of the highway, several existing manholes conflicted with the proposed curb and gutter alignment. To resolve this, approximately 1,900 linear feet of the gravity sewer line was relocated to align with the centerline of the proposed roadway.

SANITARY SEWER IMPROVEMENTS

Primera, TX

This project will bring first-time sanitary sewer service to City of Primera residents, resulting in significant public health, environmental, and quality-of-life benefits for the community. The proposed improvements will replace aging and inadequate on-site septic systems with a reliable municipal wastewater collection system designed to meet current regulatory standards and support long-term community growth.

Owner: City of Primera
Cost: $777,709
Project Timeline: 3/8/2024 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager

The project includes the installation of approximately 4,490 linear feet of 8-inch PVC SDR-26 gravity sanitary sewer line, along with the construction of new manholes to assist with proper system access, maintenance, and operational efficiency. As part of the transition to centralized sewer service, existing septic tanks will be decommissioned, eliminating potential sources of groundwater contamination and reducing long-term maintenance burdens for residents.



Professional services for the project include preparation of plans, specifications, and estimates (PS&E); coordination of all required surveying services; and comprehensive bidding and construction management support. These services will allow for the project to be delivered efficiently, complying with applicable state and local requirements, and being constructed in accordance with approved design standards and grant conditions.

The project is funded through a Texas General Land Office (GLO) Community Development Block Grant – Disaster Recovery (CDBG-DR) program, representing a cost-effective investment in critical infrastructure that will provide lasting benefits to the residents of Primera. Upon completion, the project will enhance public health and environmental stewardship, reduce reliance on failing septic systems, and provide a dependable wastewater solution that supports the City's current needs and future development goals.

WESTGATE & 18TH INTERSECTION STUDY

Weslaco, TX

Hanson is conducting a traffic study for the intersection of 18th Street and Westgate Drive in Weslaco to evaluate existing traffic operations and identify opportunities to improve safety and mobility. Services include collecting turning movement traffic counts, reviewing crash history, analyzing existing and projected traffic volumes, and evaluating intersection operations, level of service (LOS), queue lengths, and traffic signal warrants. Hanson is also assessing intersection geometry, speed conditions, and turn lane requirements and developing up to three conceptual design alternatives with accompanying benefit-cost evaluations. The study will culminate in a technical memorandum summarizing findings, recommendations, and potential improvements to support the City's future transportation planning efforts. The project is being completed under a two-month schedule and includes ongoing coordination with City staff throughout the study process.

Owner: City of Weslaco
Cost: $54,900 (Fee)
Project Timeline: 3/30/2026 - Ongoing
Key Staff Members & Role:
Anna Aldridge ..... Project Principal
Paolina Vega ..... Project Manager
Iris Cantu ..... Assistant Project Manager
Gerry Rangel ..... Traffic Engineer
Sarah DeBerry ..... Traffic Engineer



ANNA ALDRIDGE, PE

Project Principal

HANSON

Biography:
Anna provides extensive experience in planning, permitting, design, and construction for a wide range of infrastructure projects, including water, wastewater, and stormwater design and permitting, as well as municipal solid waste. These projects have required coordinating with the Texas Commission on Environmental Quality (TCEQ), the United States Environmental Protection Agency (EPA), and the Texas Department of Health. She has worked with the EPA Construction Grants program, Community Development Block Grant program (CDBG), Texas Water Development Board (TWDB), U.S. Department of Agriculture (USDA), Border Environmental Cooperation Commission (BECC), North American Development Bank (NADB), U.S. International Boundary and Water Commission (IBWC), and General Land Office (GLO), which have provided funding for planning, design, and construction of infrastructure improvements.

Firm / Total Years Experience:
» 10 / 40

Education:
» MBA / Business Administration
» BS / Industrial Engineering

Registrations & Certifications:
» Professional Engineer / TX

Relevant Project Experience:

City of Brownsville, Old Highway 77 Reconstruction, Brownsville, TX.
Role: Project Principal. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system. **Cost/Fee:** $14,310,162.

City of Port Isabel, Bejerano-McFarland Trail Extension, Port Isabel, TX.
Role: Project Principal. **Scope:** This project extended the existing Bejerano-McFarland Trail along the south right-of-way of SH-100 from Roy Street to the Port Isabel High School, along the north right-of-way of SH-100 from Roy Street to past Michigan Avenue, along the north right-of-way of SH-100 from SH-48 to 2nd Street, and along the west right-of -way of 2nd Street from SH-100 to Arturo Galvan Coastal Park. The concrete sidewalk was five feet in width, approximately 7,200 long, and met ADA requirements. The project also included the design of a cul-de-sac with planter bollards at Garfield Street and Roosevelt Street. **Cost/Fee:** $883,643.

City of Brownsville, Four Corners Detention Pond Park, Brownsville, TX.
Role: Project Principal. **Scope:** The City of Brownsville is proposing to control stormwater runoff by constructing a multi-use detention facility in the Four Corners area. The project improvements consist of the diversion of stormwater into a proposed seven-acre detention pond. The existing detention pond at the North corner of the property will remain and be utilized as a stormwater quality sedimentation basin. The existing drainage swale along the Northwest side of the subject property will be regraded/redirected to act as a stormwater quality bioswale. A portion of the proposed detention pond will be multipurpose and will serve as a sports field when not inundated. The project is being funded by the Texas Water Development Board and local funding. **Cost/Fee:** $1,554,871.

City of Primera, Sanitary Sewer Improvements, Primera, TX.
Role: Project Principal. **Scope:** Hanson is providing first-time municipal sanitary sewer service to replace aging septic systems and improve public health and environmental protection. The project includes installation of approximately 4,490 linear feet of eight-inch PVC gravity sewer line, new manholes, and septic tank decommissioning. Services include PS&E development, survey coordination, bidding assistance, and construction management. Funded through the Texas GLO CDBG-DR program, the project delivers reliable wastewater infrastructure to support current and future community needs. **Cost/Fee:** $777,709.



PAOLINA VEGA, PE, CFM

Project Manager

HANSON

Biography:
Paolina provides depth of experience in planning, permitting, design, and construction for a wide range of public sector projects. She served as the Cameron County Engineer and represented the County at the RGV MPO Technical Advisory Committee for three years. These have required coordinating with numerous agencies, including the Texas Commission on Environmental Quality (TCEQ), United States Fish and Wildlife Service (USFWS), and the Texas Historical Commission (THC). Paolina has worked with TxDOT, the Community Development Block Grant program, Texas Water Development Board (TWDB), Texas Department of Housing and Community Affairs (TDHCA), and United States Department of Agriculture Rural Development (USDA-RD), which have provided funding for planning, design, and construction of infrastructure improvements.

Firm / Total Years Experience:
» 7 / 23

Education:
» MBA / Business Administration
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX, KY
» Certified Floodplain Manager

Relevant Project Experience:

City of Brownsville, Old Highway 77 Reconstruction, Brownsville, TX.
Role: Project Manager. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system. **Cost/Fee:** $14,310,162.

City of Port Isabel, State Highway 100 Signalization, Port Isabel, TX.
Role: Project Manager. **Scope:** Hanson performed a traffic analysis and assisted the City with the preparation of a TXDOT HSIP application for the installation of a new signal on State Highway 100 in Port Isabel. Services included preparation of a memorandum presenting results and recommendations of the traffic study and preparation of Highway Safety Improvement Program (HSIP) documents to apply for state funding for the construction of proposed signalization improvements. **Cost/Fee:** $705,668.

City of Brownsville, Old Highway 77 Water/Wastewater Improvements, Brownsville, TX. **Role:** Project Manager. **Scope:** The project involves road, drainage, water, and sanitary sewer improvements along Old Highway 77 from Morrison Road to Ruben M Torres Boulevard. Old Highway 77 provides access to several residential neighborhoods and secondary vehicular access to multiple commercial businesses, restaurants, and hotels located along the U.S. Highway 77/83 Frontage Road. The proposed utility improvements include approximately 6,700 linear feet of 8-inch to 30-inch sanitary sewer; 2,400 linear feet of 8-inch sanitary force main; and 4,400 linear feet of 8-inch to 12-inch water main in coordination with proposed road and drainage improvements. **Cost/Fee:** $5,189,836.

Harlingen Waterworks System, Lift Station No. 9 and Force Main Upgrade, Harlingen, TX. **Role:** Project Manager. **Scope:** Hanson is assisting the Harlingen Waterworks System (HWWS) with the design of a new 3,750 GPM triplex lift station to replace the existing aging and undersized lift station No. 9. The new lift station will include a backup generator and building to house VFD's, electrical components, and controls in a climate-controlled environment. The design also includes 8,000 linear feet of 16-inch force main, with tunneling under I-69 and the Arroyo River. Design services include the preparation of drawings, technical specifications, cost estimates, permitting at local, state, and federal levels, as well as bidding services.
Cost/Fee: $6,000,000.



IRIS CANTU

Assistant Project Manager

HANSON

Biography:
Iris provides planning, permitting, design, and construction services for a wide range of public sector projects including water, wastewater, housing rehab and street improvements. These projects have required coordination with agencies including the Texas Commission on Environmental Quality, the Texas Department of Transportation and the U.S. Department of Agriculture. Ms. Cantu has worked with the Community Development Block Grant program, the Texas Department of Housing and Community Affairs and General Land Office, which have provided funding for planning, design and construction of infrastructure improvements.

Firm / Total Years Experience:
» 6 / 14

Education:
» BS / Civil Engineering

Relevant Project Experience:

City of Brownsville, Old Highway 77 Reconstruction, Brownsville, TX. **Role:** Assistant Project Manager. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system. **Cost/Fee:** $14,310,162.

City of Brownsville, Culvert and Sensor Improvements, Brownsville, TX. **Role:** Assistant Project Manager. **Scope:** The City of Brownsville is currently implementing improvements to four culverts at various resaca crossings throughout the City. These upgrades are designed to increase water flow capacity through the crossings, reduce elevated water levels, and mitigate flood risks during heavy rainfall events. As part of the project, the City is installing seven sensors to collect data on bidirectional flow, rainfall, water depth, and velocity at the improved crossings. All sensors will be integrated into the USGS monitoring network. Hanson is providing engineering services to support the planning, design, and implementation of these improvements.. **Cost/Fee:** $1,582,328.

City of Brownsville, Old Highway 77 Water/Wastewater Improvements, Brownsville, TX. **Role:** Project Manager. **Scope:** The project involves road, drainage, water, and sanitary sewer improvements along Old Highway 77 from Morrison Road to Ruben M Torres Boulevard. Old Highway 77 provides access to several residential neighborhoods and secondary vehicular access to multiple commercial businesses, restaurants, and hotels located along the U.S. Highway 77/83 Frontage Road. The proposed utility improvements include approximately 6,700 linear feet of 8-inch to 30-inch sanitary sewer; 2,400 linear feet of 8-inch sanitary force main; and 4,400 linear feet of 8-inch to 12-inch water main in coordination with proposed road and drainage improvements. **Cost/Fee:** $5,189,836.

Harlingen Waterworks System, Lift Station No. 9 and Force Main Upgrade, Harlingen, TX. **Role:** Project Manager. **Scope:** Hanson is assisting the Harlingen Waterworks System (HWWS) with the design of a new 3,750 GPM triplex lift station to replace the existing aging and undersized lift station No. 9. The new lift station will include a backup generator and building to house VFD's, electrical components, and controls in a climate-controlled environment. The design also includes 8,000 linear feet of 16-inch force main, with tunneling under I-69 and the Arroyo River. Design services include the preparation of drawings, technical specifications, cost estimates, permitting at local, state, and federal levels, as well as bidding services.
Cost/Fee: $6,000,000.



SARAH DEBERRY, PE

Roadway Engineer

Street Infrastructure Evaluation and Improvements; Pavement Management and Improvements; Utility Infrastructure Evaluation

HANSON

Biography:
Sarah has experience managing and developing aspects of planning, right of way, PS&,E and construction phase services for major Texas Department of Transportation and municipal highway improvement projects. She is also an active member of the ASCE-Rio Grande Valley chapter.

Firm / Total Years Experience:
» 7 / 10

Education:
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX

Relevant Project Experience:

City of Brownsville, Old Highway 77 Reconstruction, Brownsville, TX.
Role: Roadway Engineer. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system. **Cost/Fee:** $14,310,162.

City of McAllen, El Rancho Road Widening, McAllen, TX.
Role: Roadway Engineer. **Scope:** Hanson performed a traffic analysis and assisted the City with the preparation of a TxDOT HSIP application for the installation of a new signal on State Highway 100 in Port Isabel. Services included preparation of a memorandum presenting results and recommendations of the traffic study and preparation of Highway Safety Improvement Program (HSIP) documents to apply for state funding for the construction of proposed signalization improvements. **Cost/Fee:** $705,668.

City of Brownsville, Old Highway 77 Water/Wastewater Improvements, Brownsville, TX. **Role:** Utility Coordination. **Scope:** The project involves road, drainage, water, and sanitary sewer improvements along Old Highway 77 from Morrison Road to Ruben M Torres Boulevard. Old Highway 77 provides access to several residential neighborhoods and secondary vehicular access to multiple commercial businesses, restaurants, and hotels located along the U.S. Highway 77/83 Frontage Road. The proposed utility improvements include approximately 6,700 linear feet of 8-inch to 30-inch sanitary sewer; 2,400 linear feet of 8-inch sanitary force main; and 4,400 linear feet of 8-inch to 12-inch water main in coordination with proposed road and drainage improvements. **Cost/Fee:** $5,189,836.

City of Brownsville, Gladys Porter Zoo Water/Wastewater Improvements, Brownsville, TX. **Role:** Design Engineer. **Scope:** The Gladys Porter Zoo maintained a private utility network consisting of water and sanitary sewer infrastructure that had been in place for approximately 50 years and was approaching the end of its service life. The existing utility lines, composed of cast iron and vitrified clay pipes, were deteriorating due to corrosion and structural failure, leading to frequent collapses. The project involved the design and construction of a new potable water distribution and wastewater collection system to serve all facilities within the zoo, including animal exhibits, administrative offices, restrooms, water features, and support structures. Scope of services included topographic and subsurface utility surveying, system design, preparation of bidding documents, and construction administration. **Cost/Fee:** $5,111,064.



DAVID MCDONALD, Ph.D., PE, PTOE

Roadway Engineer

Street Infrastructure Evaluation and Improvements; Pavement Management and Improvements; Erosion and Sediment Control Design

HANSON

Biography:
David primarily serves the infrastructure market. His experience includes highway, tollway, local road and interchange design, drainage design, highway construction, and managing complex projects. He has experience in construction estimating, surveying, construction-materials testing, geotechnical engineering, environmental engineering and document writing. David also conducts transportation studies, research, and classroom instruction on engineering topics.

Firm / Total Years Experience:
» 24 / 38

Education:
» Ph.D. / Civil Engineering
» MS / Civil Engineering
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX, AL, AK, CA, FL, IL, IN, IA, KY, LA, MN, MI, MO, NC, TE, VA, WA, WI
» Professional Traffic Operations Engineer

Relevant Project Experience:

City of Brownsville, Old Highway 77 Reconstruction, Brownsville, TX.
Role: Roadway Engineer. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system. **Cost/Fee:** $14,310,162.

City of Corpus Christi, Staples Street Improvements, Corpus Christi, TX.
Role: Design Engineer. **Scope:** This project included the full-depth rehabilitation of South Staples Street from Baldwin Boulevard to Kostoryz Road. This includes various street and utility improvements. As part of the project, all existing pavement and underground infrastructure was demolished and replaced from the southern limits of the curb return at the Baldwin Boulevard Intersection to approximately the western limits of the curb return at the Kostoryz Road Intersection (4,440 linear feet). Traffic signals, bus stops, sidewalks, curb ramps, concrete driveways, and concrete curb/gutter will also be upgraded for this project area. Specific services included preparation of plans, specifications and estimates, coordination of surveying, project bidding, and construction observation and administration.
Cost/Fee: $13,466,633.

San Patricio County, County Road Improvements Program, San Patricio County, TX. **Role:** Design Engineer. **Scope:** Hanson was responsible for the design of the complete roadway rehabilitation including pavement design, roadway drainage culverts and headwalls, bridge-class culverts. Hanson also provided construction oversight, which included roadway and sealcoat inspection and testing, site visits to monitor contractor construction operations for compliance of plans and specifications, standards and progress of work. **Cost/Fee:** $10,000,000.

Norfolk Southern Railway Company, Catlett Road Relocation, Catlett, VA.
Role: Roadway Engineer. **Scope:** Hanson provided roadway design services for the reconstruction of 0.98 miles of State Route 28 (Catlett Road), southwest of Catlett, VA, to accommodate a new second Norfolk Southern Railroad mainline. The project included the realignment of two private drives, reconstruction and extension of existing drainage structures, reconstruction of roadside drainage consisting of ditches, coordination with the Virginia Department of Transportation (VDOT) and Facquier County, and a public presentation. Hanson provided engineering design and performed necessary studies to develop bid documents for the reconstruction and realignment of State Route 28. The bid documents included construction plans, bid sheet, and any special project specifications not covered by NSR or VDOT standard specifications. **Cost/Fee:** $2,130,208.



VICTOR MURILLO, PE

Roadway Engineer

Street Infrastructure Evaluation and Improvements; Pavement Management and Improvements; Erosion and Sediment Control Design

2026 Young Engineer of the Year for ASCE Corpus Christi

HANSON

Biography:
Victor has worked on numerous projects involving ADA improvements, land and site development, roadway, city parks, traffic control plan design, storm water, utility coordination, structural design and bicycle/ pedestrian trails. He also has experience in the preparation of construction plans for private commercial developments, including parking lots, grading, underground storm water drainage system, detention pond and water/ wastewater improvements. He has developed detailed designs, plans, specifications, contract documents and cost estimates for various municipal projects while working closely with project engineers.

Firm / Total Years Experience:
» 11 / 8

Education:
» MS / Civil Engineering
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX

Relevant Project Experience:

City of Corpus Christi, Staples Street Improvements, Corpus Christi, TX. **Role:** Design Engineer. **Scope:** This project included the full-depth rehabilitation of South Staples Street from Baldwin Boulevard to Kostoryz Road. This includes various street and utility improvements. As part of the project, all existing pavement and underground infrastructure was demolished and replaced from the southern limits of the curb return at the Baldwin Boulevard Intersection to approximately the western limits of the curb return at the Kostoryz Road Intersection (4,440 linear feet). Traffic signals, bus stops, sidewalks, curb ramps, concrete driveways, and concrete curb/gutter will also be upgraded for this project area. Specific services included preparation of plans, specifications and estimates, coordination of surveying, project bidding, and construction observation and administration. **Cost/Fee:** $13,466,633.

San Patricio County, County Road Improvements Program, San Patricio County, TX. **Role:** Design Engineer. **Scope:** Hanson was responsible for the design of the complete roadway rehabilitation including pavement design, roadway drainage culverts and headwalls, bridge-class culverts. Hanson also provided construction oversight, which included roadway and sealcoat inspection and testing, site visits to monitor contractor construction operations for compliance of plans and specifications, standards and progress of work. **Cost/Fee:** $10,000,000.

City of Corpus Christi, City-wide ADA Improvements, Corpus Christi, TX. **Role:** Design Engineer. **Scope:** The City of Corpus Christi provided an initial list of potential locations requiring ADA improvements, compiled from public requests and input from internal City departments. Some locations already had action plans underway. Hanson and City staff reviewed the master list and identified 26 sites without existing plans. Hanson provided the City with an evaluation and preliminary recommendations report. **Cost/Fee:** $47,236 (Fee).

City of Corpus Christi, Residential Street Rebuild Program, Corpus Christi, TX. **Role:** Civil Engineer. **Scope:** In Bond 2018, the residents of Corpus Christi approved funding for the reconstruction of 57 residential streets. Reconstruction included the complete removal of the existing pavement components (base, asphalt, curb & gutter, driveways, etc.), lime stabilizing the subgrade, and constructing new components. Sidewalks that did not meet ADA Standards were removed and reconstructed. The streets were rehabilitated, which included removal of the existing pavement and areas of failed curb and gutter, stabilizing the base and constructing new components. **Cost/Fee:** $42,198,600.



GABRIEL ORTIZ, PE, CFM

Roadway Engineer

Street Infrastructure Evaluation and Improvements; Pavement Management and Improvements; Erosion and Sediment Control Design

HANSON

Biography:
Gabriel has 18 years of experience designing and managing numerous engineering projects, including stormwater design, drainage studies, and site development, for public and private clients in the Corpus Christi and South Texas area. He has experience in technical and computer-aided design for site improvements, stormwater conveyance, streets, water supply and distribution systems, and sanitary sewer collection systems.

Firm / Total Years Experience:
» 10 / 18

Education:
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX

Relevant Project Experience:

Port of Corpus Christi Authority, Viola and Avery Pavement Improvements, Corpus Christi, TX. **Role:** Lead Engineer. **Scope:** These projects involves assessing existing pavement on roads and parking area conditions, followed by the design of subsequent repairs and rehabilitation in the Viola Basin and Vulcan-CC Polymers areas. Hanson's scope of services includes providing visual condition assessment, pavement repair, and rehabilitation design with related drainage and infrastructure improvements based upon the assessment, topographic surveying, geotechnical investigation, traffic loading for each distinct area, and bidding and construction phase services. **Cost/Fee:** $225,639 (Viola); $154,360 (Avery).

City of Corpus Christi, Residential Street Rebuild Program, Corpus Christi, TX. **Role:** Project Manager. **Scope:** In Bond 2018, the residents of Corpus Christi approved funding for the reconstruction of 57 residential streets. Reconstruction included the complete removal of the existing pavement components (base, asphalt, curb & gutter, driveways, etc.), lime stabilizing the subgrade, and constructing new components. Sidewalks that did not meet ADA Standards were removed and reconstructed. The streets were rehabilitated, which included removal of the existing pavement and areas of failed curb and gutter, stabilizing the base and constructing new components. **Cost/Fee:** $42,198,600.

City of Corpus Christi, Staples Street Improvements, Corpus Christi, TX. **Role:** Design Engineer. **Scope:** This project included the full-depth rehabilitation of South Staples Street from Baldwin Boulevard to Kostoryz Road. This includes various street and utility improvements. As part of the project, all existing pavement and underground infrastructure was demolished and replaced from the southern limits of the curb return at the Baldwin Boulevard Intersection to approximately the western limits of the curb return at the Kostoryz Road Intersection (4,440 linear feet). Traffic signals, bus stops, sidewalks, curb ramps, concrete driveways, and concrete curb/gutter will also be upgraded for this project area. Specific services included preparation of plans, specifications and estimates, coordination of surveying, project bidding, and construction observation and administration. **Cost/Fee:** $13,466,633.

Corpus Christi Regional Transportation Authority, ADA Improvements, Corpus Christi, TX. **Role:** Engineer of Record. **Scope:** Hanson provided engineering services for improvements including assessing and incorporating ADA requirements for individuals accessing buses and RTA property. Project tasks included surveying and preparation of plans related to bus stop improvements, as well as environmental assessments and cost estimates. **Cost/Fee:** $40,452 (Fee).



GERRY RANGEL, PE, PTOE

Traffic Engineer and Traffic Signal Design

HANSON

Biography:
Gerry has experience in civil and transportation engineering, including traffic operations, safety improvements, traffic signals, ITS, signing, markings, and pedestrian facilities. He performs traffic studies, modeling, traffic impact analyses, and transportation management planning.

Firm / Total Years Experience:
» 4 / 12

Education:
» MS / Engineering
» BS / Civil Engineering and Architecture

Registrations & Certifications:
» Professional Engineer / TX, FL, IL, IN, KS, MO

Relevant Project Experience:

City of Brownsville, Laredo Road Traffic Signalization Improvements, Brownsville, TX. **Role:** Design Engineer. **Scope:** The project consisted of the design of a traffic signal at the intersection of Laredo Road and Morrison Road. The scope of work included the restriping Laredo Road to one travel lane in each direction with dedicated left-turn lanes on each approach to the Morrison Road intersection, with marked bicycle lanes and dedicated left-turn lanes on Laredo Road. Hanson conducted traffic counts, designed signing, pavement markings, and traffic signal, conducted traffic analysis, prepared timing plans and designed the pedestrian ADA ramps for the intersection. Specific services included preparing 100% plans and specifications, coordinating all surveying and geotechnical, and construction administration. **Cost/Fee:** $337,387.

City of Corpus Christi, Traffic Standards Update, Corpus Christi, TX.
Role: Traffic Engineer. **Scope:** Hanson provided design services to develop standard drawings for the City of Corpus Christi. This project standardized design details for traffic signals, RRFB's, school flashers, signs, pavement markings, bike lanes, on-street parking, traffic control plans, driveways, speed humps and tables, street cuts, and base repairs. Hanson worked closely with several City departments to understand their needs and preferences. In some cases, the City still uses TxDOT standards. Hanson proposed standards that supplement the State's and focus on the City's preferred design alternatives. The City's standards considered geographical location, local vendors, maintenance, internal familiarity with equipment, and local material costs. Hanson cross referenced the City's Infrastructure Design Manual, Unified Building Code, and City ordinances so that notes and design elements aligned with these documents. Hanson's senior CAD team provided deliverables that were consistent with the City's CAD standards. **Cost/Fee:** $277,126 (Fee).

City of Weslaco, Westgate and 18th Intersection Study, Weslaco, TX.
Role: Traffic Engineer. **Scope:** Hanson is conducting a traffic study at the intersection of 18th Street and Westgate Drive to evaluate existing operations and identify opportunities to improve safety and mobility. Services include traffic counts, crash history review, traffic operations analysis, signal warrant evaluation, and assessment of intersection geometry and turn lane needs. The study also includes development and evaluation of up to three conceptual improvement alternatives. Findings and recommendations will be documented in a technical memorandum to support the City's future transportation planning efforts. **Cost/Fee:** $54,900 (Fee).



ERIC HOWALD

Transportation Evaluation

HANSON

Biography:
Eric is a senior traffic systems analyst at Hanson who brings nearly 30 years of experience in traffic signal systems and electrical system design associated with signalization, overhead lighting, and Intelligent Transportation Systems (ITS). He has expertise in optimizing traffic planning and design for cost-effectiveness and functionality, while enhancing performance and minimizing issues during construction. Eric also has extensive knowledge regarding CCTV cameras and video management software/systems. He has designed wide-area networks (WANs) and local-area networks (LANs) to connect traffic signals and other ITS field devices. Eric can implement effective traffic signal timing and optimize transportation network configurations, helping clients achieve safe, efficient public operations.

Firm / Total Years Experience:
» <1 / 28

Education:
» BS / Mechanical Engineering

Relevant Project Experience:

City of McAllen, El Rancho Road Widening, McAllen TX.
Role: Traffic Engineer. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the El Rancho Road (an Urban Minor Collector) reconstruction from north of the intersection with 2nd Street to the intersection with Jackson Road (approximately 1.2 miles). This project includes widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system, implementation of traffic control, sanitary sewer, water improvements, and ADA improvements consisting of a sidewalk and trail. **Cost/Fee:** $1,173,000.

City of Corpus Christi, Traffic Standards Update, Corpus Christi, TX.
Role: Traffic Engineer. **Scope:** Hanson provided design services to develop standard drawings for the City of Corpus Christi. This project standardized design details for traffic signals, RRFB's, school flashers, signs, pavement markings, bike lanes, on-street parking, traffic control plans, driveways, speed humps and tables, street cuts, and base repairs. Hanson worked closely with several City departments to understand their needs and preferences. In some cases, the City still uses TxDOT standards. Hanson proposed standards that supplement the State's and focus on the City's preferred design alternatives. The City's standards considered geographical location, local vendors, maintenance, internal familiarity with equipment, and local material costs. Hanson cross referenced the City's Infrastructure Design Manual, Unified Building Code, and City ordinances so that notes and design elements aligned with these documents. Hanson's senior CAD team provided deliverables that were consistent with the City's CAD standards. **Cost/Fee:** $277,126 (Fee).

Peoria County, Signal Upgrades, Peoria County, IL. **Role:** Traffic Engineer. **Scope:** Hanson completed traffic signal and ADA updates at three intersections with Airport Road. **Cost/Fee:** $182,458 (Fee).

City of Peoria, University and Northmoor Intersection, Peoria, IL.
Role: Traffic Engineer. **Scope:** This project included the complete reconstruction of the Northmoor and University intersection. The work consisted of removing the existing roadway and adjacent sidewalk and constructing a new roadway section with curb and gutter, sidewalks along the north side of the road, and a multi-use path along the south side; roadway profile and alignment adjustments; storm sewers; green infrastructure to help reduce stormwater runoff; traffic signals at the intersection; and roadway lighting. **Cost/Fee:** $670,000 (Fee).



RUBEN PERALEZ, PE

Structural Engineer (Improvements & Design)

HANSON

Biography:
Ruben is a structural engineer with experience as a structural designer, windstorm inspector, structural investigator and inspector on a variety of building and miscellaneous structures. Ruben's design and inspection experience includes working with a variety of building structural materials, including timber, steel, masonry and concrete. Additionally, he has performed quality control audit inspections of numerous precast concrete fabrication plants.

Firm / Total Years Experience:
» 10 / 15

Education:
» BS / Structural Engineering

Registrations & Certifications:
» Professional Engineer / TX
» Qualified Windstorm Inspector

Relevant Project Experience:

Willacy County, Heritage and Wellness Center, Willacy County, TX.
Role: Structural Engineer. **Scope:** Hanson completed foundation design for a new pre-engineered metal building that serves a new multi-purpose community building. **Cost/Fee:** $3,973,601.

Harlingen Waterworks System, Lift Station No. 9 and Force Main Upgrade, Harlingen, TX. **Role:** Structural Engineer. **Scope:** Hanson is assisting the Harlingen Waterworks System (HWWS) with the design of a new 3,750 GPM triplex lift station to replace the existing aging and undersized lift station No. 9. The new lift station will include a backup generator and building to house VFD's, electrical components, and controls in a climate-controlled environment. The design also includes 8,000 linear feet of 16-inch force main, with tunneling under I-69 and the Arroyo River. Design services include the preparation of drawings, technical specifications, cost estimates, permitting at local, state, and federal levels, as well as bidding services. **Cost/Fee:** $6,000,000.

City of McAllen, El Rancho Park Improvements, McAllen, TX.
Role: Structural Engineer. **Scope:** The City of McAllen proposed making improvements to their El Rancho Park with Hanson assisting the City with the design of a parking lot (13 spaces) with lighting, irrigation plan for border of parking lot. The project also features an eight-foot-wide concrete trail around detention pond (approximately 2,000 linear feet in length), and foundation design for prefabricated restroom facilities. Hanson also provided ADA registration and plan review, establishing location of playground structures (to be designed by others) and design sidewalk from parking lot to playground structures. **Cost/Fee:** $263,724.

City of San Benito, Maintenance Yard Lift Station, San Benito, TX.
Role: Structural Engineer. **Scope:** The project consisted of preliminary design, final design, bidding, and construction administration services for the replacement of the existing San Benito lift station. Hanson provided preparation of plans for construction of a new wet well, above grade sanitary lift station, station piping and valves, electrical controls, site improvements, influent line, discharge piping, re-routing existing force mains that feed into the existing open air wet well and abandonment of the existing open air wet well. **Cost/Fee:** $295,380.

City of Corpus Christi, DEAAG NASCC Wastewater Line Replacement, Corpus Christi, TX. **Role:** Structural Engineer. **Scope:** Hanson replaced 5,000 linear feet of 12-inch to 24-inch gravity sanitary sewer and 19 manholes, including installation of two new manholes and lateral reconnections. Challenges included rehabilitation of sewers crossing a Navy airfield and Navy environmental requirements to limit excavation due to PFAs in groundwater. Hanson's solution included trenchless installation (pipe bursting) for a majority of the project alignment to address this challenge. **Cost/Fee:** $3,102,000.



COLTON PHILLIPP, PE, CFM

Hydraulics & Hydrology (H&H) and Drainage Engineer

HANSON

Biography:
Colton's experience encompasses general civil engineering design, including site development and drainage systems. He is proficient in AutoCAD Civil 3D, ArcMap GIS, HEC-HMS, HEC-RAS, Adobe Acrobat, Microsoft Excel, Microsoft Word and Microsoft PowerPoint. He is also versed in technical writing expectations of proposals, presentations, lab reports, and other documents.

Firm / Total Years Experience:
» 10 / 12

Education:
» BS / Biological and Agricultural Engineering

Registrations & Certifications:
» Professional Engineer / TX
» Certified Floodplain Manager

Relevant Project Experience:

City of Brownsville, Old Highway 77 Reconstruction, Brownsville, TX.
Role: Drainage Engineer. **Scope:** Hanson provided preliminary engineering and PS&E engineering services for the Old Highway 77 (an Urban Minor Collector) reconstruction from north of the intersection with Ruben M. Torres Boulevard (FM 802) to the south leg of the intersection with Morrison Road (approximately 1.35 miles). This project included the widening and reconstruction of the pavement and upgrading the open channel drainage to a closed drainage system. **Cost/Fee:** $14,310,162.

City of McAllen, El Rancho Road Widening, McAllen, TX.
Role: Drainage Engineer. **Scope:** Hanson performed a traffic analysis and assisted the City with the preparation of a TXDOT HSIP application for the installation of a new signal on State Highway 100 in Port Isabel. Services included preparation of a memorandum presenting results and recommendations of the traffic study and preparation of Highway Safety Improvement Program (HSIP) documents to apply for state funding for the construction of proposed signalization improvements. **Cost/Fee:** $705,668.

City of Brownsville, Four Corners Detention Pond Park, Brownsville, TX.
Role: Drainage Engineer. **Scope:** The City of Brownsville is proposing to control stormwater runoff by constructing a multi-use detention facility in the Four Corners area. The project improvements consist of the diversion of stormwater into a proposed seven-acre detention pond. The existing detention pond at the North corner of the property will remain and be utilized as a stormwater quality sedimentation basin. The existing drainage swale along the Northwest side of the subject property will be regraded/redirected to act as a stormwater quality bioswale. A portion of the proposed detention pond will be multipurpose and will serve as a sports field when not inundated. The project is being funded by the Texas Water Development Board and local funding. **Cost/Fee:** $1,554,871.

Cities of Los Fresnos and Primera, Drainage Master Plans, Los Fresnos and Primera, TX. **Role:** Drainage Engineer. **Scope:** These projects consists of developing comprehensive drainage plans to address critical drainage problems within the Cities of Los Fresnos and Primera. The Master Drainage Plans will provide a comprehensive evaluation of existing drainage conditions, provide inventory and mapping of existing drainage infrastructure, review applicable local, state, and federal regulations related to drainage, recommendations of changes to local rules, and preparation of a capital improvement plan that includes budget estimates for proposed improvements and funding mechanisms for CIP projects. This project is being funded by Texas Water Development Board and local funding. **Cost/Fee:** $678,704 (Los Fresnos); $285,000 (Primera).



CLINT WOODS, PE

Water and Wastewater Evaluation and Improvements Engineer

HANSON

Biography:
Clint has experience in water infrastructure engineering to Hanson's staff, primarily serving the infrastructure market through civil engineering design and analysis. His design projects have included storm and sanitary sewer design and rehabilitation. He also has project experience in residential and commercial subdivisions, commercial site design, stormwater relief projects, sanitary lift station designs for private residential subdivisions, water and sewer main extensions, bike trails, and the development of recreation areas. His inspection experience includes erosion control, material testing, and road and bridge.

Firm / Total Years Experience:
» 10 / 21

Education:
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX, KS, KY, MO, WA

Relevant Project Experience:

City of Primera, Lift Stations Evaluation and Rehabilitation, Primera, TX. **Role:** Water/Wastewater Engineer. **Scope:** This project involves the evaluation and rehabilitation of the 11 lift stations that comprise the City of Primera's wastewater system. The project includes evaluating hydraulic capacities; replacing pumps, piping, and valves; and rehabilitating wet wells and valve vaults impacted by hydrogen sulfide gas. Additional improvements include site upgrades, bypass pumping, installation of new electrical and PLC controls with SCADA integration, and the addition of backup generators. Hanson also provided environmental services, including NEPA compliance, public involvement activities, and coordination related to endangered species to support regulatory requirements and project advancement. **Cost/Fee:** $4,405,000.

City of Brownsville, Gladys Porter Zoo Water/Wastewater Improvements, Brownsville, TX. **Role:** Water/Wastewater Engineer. **Scope:** The Gladys Porter Zoo maintained a private utility network consisting of water and sanitary sewer infrastructure that had been in place for approximately 50 years and was approaching the end of its service life. The existing utility lines, composed of cast iron and vitrified clay pipes, were deteriorating due to corrosion and structural failure, leading to frequent collapses. The project involved the design and construction of a new potable water distribution and wastewater collection system to serve all facilities within the zoo, including animal exhibits, administrative offices, restrooms, water features, and support structures. Scope of services included topographic and subsurface utility surveying, system design, preparation of bidding documents, and construction administration. **Cost/Fee:** $5,111,064.

City of Brownsville, Old Highway 77 Water/Wastewater Improvements, Brownsville, TX. **Role:** Water/Wastewater Engineer. **Scope:** The project involves road, drainage, water, and sanitary sewer improvements along Old Highway 77 from Morrison Road to Ruben M Torres Boulevard. Old Highway 77 provides access to several residential neighborhoods and secondary vehicular access to multiple commercial businesses, restaurants, and hotels located along the U.S. Highway 77/83 Frontage Road. The proposed utility improvements include approximately 6,700 linear feet of 8-inch to 30-inch sanitary sewer; 2,400 linear feet of 8-inch sanitary force main; and 4,400 linear feet of 8-inch to 12-inch water main in coordination with proposed road and drainage improvements. **Cost/Fee:** $5,189,836.

City of Los Fresnos, Wastewater Treatment Plant Headworks Improvements, Los Fresnos, TX. **Role:** Project Engineer. **Scope:** This project included expansion of plant capacity to 2.0 MGD. Major plant components are an oxidation ditch with two aerators, a clarifier, a concrete flow box, sludge return pumps, chlorine disinfection, sludge drying beds, additional asphalt drive, and new headworks. **Cost/Fee:** $3,100,000.



LEE BLOOME, PE

Utility Infrastructure Evaluation Engineer

HANSON

Biography:
Lee's experience includes design and construction of sanitary sewers and lift stations, potable and raw water pump stations and elevated tanks. He is also experienced in computerized hydraulic modeling of water distribution systems, grants, and water and sewer rate evaluation and determination.

Firm / Total Years Experience:
» 20 / 28

Education:
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX, FL, IL, IN, MO

Relevant Project Experience:

Harlingen Waterworks System, Lift Station No. 9 and Force Main Upgrade, Harlingen, TX. **Role:** Water/Wastewater Engineer. **Scope:** Hanson is assisting the Harlingen Waterworks System (HWWS) with the design of a new 3,750 GPM triplex lift station to replace the existing aging and undersized lift station No. 9. The new lift station will include a backup generator and building to house VFD's, electrical components, and controls in a climate-controlled environment. The design also includes 8,000 linear feet of 16-inch force main, with tunneling under I-69 and the Arroyo River. Design services include the preparation of drawings, technical specifications, cost estimates, permitting at local, state, and federal levels, as well as bidding services.
Cost/Fee: $6,000,000.

City of Los Fresnos, Wastewater Treatment Plant Headworks Improvements, Los Fresnos, TX. **Role:** Project Engineer. **Scope:** This project included expansion of plant capacity to 2.0 MGD. Major plant components are an oxidation ditch with two aerators, a clarifier, a concrete flow box, sludge return pumps, chlorine disinfection, sludge drying beds, additional asphalt drive, and new headworks. **Cost/Fee:** $3,100,000.

City of San Benito, Maintenance Yard Lift Station, San Benito, TX.
Role: Water/Wastewater Designer. **Scope:** The project consisted of preliminary design, final design, bidding, and construction administration services for the replacement of the existing San Benito lift station. Hanson provided preparation of plans for construction of a new wet well, above grade sanitary lift station, station piping and valves, electrical controls, site improvements, influent line, discharge piping, re-routing existing force mains that feed into the existing open air wet well and abandonment of the existing open air wet well. **Cost/Fee:** $295,380.

City of Greenville, Wastewater Treatment Plant Headworks Expansion, Greenville, TX. **Role:** Water/Wastewater Engineer. **Scope:** Hanson is providing assistance with permitting, design, bidding, and construction phase services for the expansion of the City's existing wastewater treatment plant from six to 18 MGD. The plant's influent lift station is being modified to accommodate the increased flow. The proposed design includes the addition of a second wet well adjacent to the existing one, which will house two new vertical turbine solids handling pumps. Once these new pumps are installed, the existing wet well will be isolated, and the three current submersible pumps will be replaced with three new vertical turbine solids handling pumps. This new pumping arrangement, combined with variable frequency drives, will pace the influent flow, helping a smooth flow to the downstream treatment units.
Cost/Fee: $4,950,000.



AUSTIN THOMPSON, PE

Electrical Engineer

HANSON

Biography:
Austin has electrical engineering design experience with a broad background in power, lighting, communication, and building system infrastructure. His technical experience includes power load summary studies and calculations, low-voltage and medium-voltage power distribution, electrical protective device calculations and coordination, electrical equipment sizing, fire alarm and mass notification system design, building lighting control systems, fiber-optic system design, electrical equipment area classification, and heat trace design. His experience also includes power and low-voltage design to support BAS replacements and central energy plant upgrades, including re-designing electrical systems within aging infrastructure for chiller, boiler, and pump retrofits.

Firm / Total Years Experience:
» 11 / 16

Education:
» BS / Electrical Engineering

Registrations & Certifications:
» Professional Engineer / TX, FL, IL, MO, NC, PA, SC, TN, WA

Relevant Project Experience:

City of Brownsville, Gladys Porter Zoo Water/Wastewater Improvements, Brownsville, TX. **Role:** Electrical Engineer. **Scope:** The Gladys Porter Zoo maintained a private utility network consisting of water and sanitary sewer infrastructure that had been in place for approximately 50 years and was approaching the end of its service life. The existing utility lines, composed of cast iron and vitrified clay pipes, were deteriorating due to corrosion and structural failure, leading to frequent collapses. The project involved the design and construction of a new potable water distribution and wastewater collection system to serve all facilities within the zoo, including animal exhibits, administrative offices, restrooms, water features, and support structures. Scope of services included topographic and subsurface utility surveying, system design, preparation of bidding documents, and construction administration. **Cost/Fee:** $5,111,064.

Harlingen Waterworks System, Lift Station No. 9 and Force Main Upgrade, Harlingen, TX. **Role:** Electrical Engineer. **Scope:** Hanson is assisting the Harlingen Waterworks System (HWWS) with the design of a new 3,750 GPM triplex lift station to replace the existing aging and undersized lift station No. 9. The new lift station will include a backup generator and building to house VFD's, electrical components, and controls in a climate-controlled environment. The design also includes 8,000 linear feet of 16-inch force main, with tunneling under I-69 and the Arroyo River. Design services include the preparation of drawings, technical specifications, cost estimates, permitting at local, state, and federal levels, as well as bidding services. **Cost/Fee:** $6,000,000.

City of Greenville, Wastewater Treatment Plant Headworks Expansion, Greenville, TX. **Role:** Electrical Engineer. **Scope:** Hanson is providing assistance with permitting, design, bidding, and construction phase services for the expansion of the City's existing wastewater treatment plant from six to 18 MGD. The plant's influent lift station is being modified to accommodate the increased flow. The proposed design includes the addition of a second wet well adjacent to the existing one, which will house two new vertical turbine solids handling pumps. Once these new pumps are installed, the existing wet well will be isolated, and the three current submersible pumps will be replaced with three new vertical turbine solids handling pumps. This new pumping arrangement, combined with variable frequency drives, will pace the influent flow, helping a smooth flow to the downstream treatment units. **Cost/Fee:** $4,950,000.

City of Los Fresnos, Wastewater Treatment Plant Headworks Improvements, Los Fresnos, TX. **Role:** Electrical Engineer. **Scope:** This project included expansion of plant capacity to 2.0 MGD. Major plant components are an oxidation ditch with two aerators, a clarifier, a concrete flow box, sludge return pumps, chlorine disinfection, sludge drying beds, additional asphalt drive, and new headworks. **Cost/Fee:** $3,100,000.



BRADLEY PERROTT, PE, EMP, GGP, LEED AP

Mechanical and Plumbing Engineer

HANSON

Biography:

Bradley's mechanical experience includes a focus on commissioning, HVAC design, and quality assurance for projects across the United States. His work includes extensive involvement in multi-discipline teams that support municipal, where reliability, system performance, and technical rigor are priorities. He provides mechanical leadership on complex facilities that require close coordination among architectural, structural, and electrical disciplines to achieve mission-ready and energy-efficient solutions. Bradley's background includes the development of standards and guidelines for energy-efficient design and sustainability.

Firm / Total Years Experience:

» 10 / 22

Education:

» BS / Mechanical Engineering

Registrations & Certifications:

» Professional Engineer / TX, FL, GA, IN, IA, LA, NC, SC
» Energy Management Professional
» Green Globes Professional
» Leadership in Energy and Environmental Design

Relevant Project Experience:

Lake County, Government Complex Chilled Water Feasibility Study and Site Piping, Leesburg, FL. **Role:** Mechanical Engineer. **Scope:** Hanson provided assessment services (mechanical) to study the feasibility of migrating the historical courthouse, county administration building, and Sheriff's office to the north central energy plant chilled water loop within the Lake County Government Complex. Upon the completion of the feasibility study, Lake County requested Hanson provide design and CA services for the option selected in the final report. Hanson provided mechanical, structural, and survey design and construction administration services for the addition of new chilled water site piping within the Lake County Government Complex. The design included a dedicated 12-inch chilled water supply and return piping from the North CEP to the South CEP and bypass valves added to the existing main piping of the South CEP to allow the plant to serve as redundancy to the North CEP. **Cost/Fee:** $983,442.

U.S. Army Corps of Engineers - Portland District, Detroit Dam IEPT, Linn County, OR. **Role:** Mechanical Engineer. **Scope:** Bradley served on the safety assurance review panel for the downstream fish passage floating screen structure (FSS) and selective withdrawal structure (SWS) to facilitate migration of desirable species. Hanson's scope included a review of the DDR and sketches with regards to the FSS ballast pumps and HVAC (electric heaters, split systems, ductwork) for the control room, as well as the SWS hoistways, gate mechanisms, and pumps. Hanson's scope also included participation in calls and meetings and providing review comments. **Cost/Fee:** $315,000,000.

City of Cedar Rapids, Flood Damage Reduction, Cedar Rapids, IA. **Role:** Mechanical Engineer. **Scope:** As subconsultants, Hanson's hydraulic, geotechnical and structural engineers were part of a multi-discipline design team for the three-mile-long flood risk reduction system on the west side of the Cedar River through downtown Cedar Rapids. Following the flood of record in 2008, the completion of a flood risk reduction system for the Cedar River, which bi-sects downtown Cedar Rapids, was critical to having a vibrant Downtown and has been identified as one of the top goals for the City. The flood risk reduction system consists of earthen levees, floodwalls, demountable floodwalls, combination floodwalls, road and railroad closure structures, pump station analysis and critical infrastructure penetrations of the net levee section. The Hanson team was responsible for the geotechnical, structural, and hydraulic design of the system using USACE design criteria. We prepared hydraulic design submittals to state regulatory agencies, and facilitated coordination with FEMA Region VII regarding remapping of Cedar River floodplain and floodway. **Cost/Fee:** $8,043,930.



ROMEO BARRERA, PE

Civil/Site Engineer

HANSON

Biography:
Romeo has seven years of experience in civil infrastructure, site development, roadway, and utility projects. He has participated in a wide range of municipal, state, and private developments across Texas. Romeo's expertise includes the design and coordination of water, wastewater, drainage, and roadway improvements, as well as project management, permitting, and construction administration. His background includes substantial work with TxDOT standards, local development codes, and environmental compliance. Romeo's experience spans multiple firms where he developed a strong foundation in design, inspection, and multidisciplinary coordination.

Firm / Total Years Experience:
» <1 / 7

Education:
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX

Relevant Project Experience:

Harlingen Waterworks System, Lift Station No. 9 and Force Main Upgrade, Harlingen, TX. **Role:** Water/Wastewater Engineer. **Scope:** Hanson is assisting the Harlingen Waterworks System (HWWS) with the design of a new 3,750 GPM triplex lift station to replace the existing aging and undersized lift station No. 9. The new lift station will include a backup generator and building to house VFD's, electrical components, and controls in a climate-controlled environment. The design also includes 8,000 linear feet of 16-inch force main, with tunneling under I-69 and the Arroyo River. Design services include the preparation of drawings, technical specifications, cost estimates, permitting at local, state, and federal levels, as well as bidding services.
Cost/Fee: $6,000,000.

City of Brownsville, Gladys Porter Zoo Water/Wastewater Improvements, Brownsville, TX. **Role:** Water/Wastewater Engineer. **Scope:** The Gladys Porter Zoo maintained a private utility network consisting of water and sanitary sewer infrastructure that had been in place for approximately 50 years and was approaching the end of its service life. The existing utility lines, composed of cast iron and vitrified clay pipes, were deteriorating due to corrosion and structural failure, leading to frequent collapses. The project involved the design and construction of a new potable water distribution and wastewater collection system to serve all facilities within the zoo, including animal exhibits, administrative offices, restrooms, water features, and support structures. Scope of services included topographic and subsurface utility surveying, system design, preparation of bidding documents, and construction administration. **Cost/Fee:** $5,111,064.

City of Primera, Lift Stations Evaluation and Rehabilitation, Primera, TX.
Role: Water/Wastewater Engineer. **Scope:** This project involves the evaluation and rehabilitation of the 11 lift stations that comprise the City of Primera's wastewater system. The project includes evaluating hydraulic capacities; replacing pumps, piping, and valves; and rehabilitating wet wells and valve vaults impacted by hydrogen sulfide gas. Additional improvements include site upgrades, bypass pumping, installation of new electrical and PLC controls with SCADA integration, and the addition of backup generators. Hanson also provided environmental services, including NEPA compliance, public involvement activities, and coordination related to endangered species to support regulatory requirements and project advancement.
Cost/Fee: $4,405,000.



SCOT COLLINS, PG

Environmental Scientist

HANSON

Biography:
Scot has more than 26 years of experience in environmental regulatory compliance, remediation and geological investigations. He serves as a project manager and the environmental compliance discipline manager for Hanson. Scot has extensive experience in the environmental compliance field, including permitting, compliance monitoring and reporting, as well we remediation services for both municipal and industrial clients.

Firm / Total Years Experience:
» 10 / 26

Education:
» BS / Environmental Science
» BS / Geology
» AS / Environmental Science

Registrations & Certifications:
» Professional Geologist / TX

Relevant Project Experience:

City of Edinburg, Regional Disposal Facility Semi-Annual Groundwater Monitoring and Reporting, Edinburg, TX. **Role:** Project Manager. **Scope:** This project consisted of performing the Semi-Annual Groundwater Monitoring and Reporting for the Edinburg Regional Disposal Facility. Two active landfills and two permits are associated with this facility. Groundwater monitoring and reporting was performed for both facilities concurrently. Additionally, Verification Resampling Events were conducted, and Alternate Source Demonstrations were prepared for both permitted facilities. **Cost/Fee:** $165,048.

City of Edinburg, Type IV Landfill Module M-5 Development, Edinburg, TX. **Role:** Geotechnical. **Scope:** Hanson is completing design, bidding and construction phase services for a 15-acre Type IV MSW disposal cell at the City of Edinburg Regional Disposal Facility. **Cost/Fee:** $2,064,580.

City of Kingsville, MSW Landfill Groundwater Monitoring Services, Kingsville, TX. **Role:** Project Manager. **Scope:** Performed verification resampling, background and semi-annual groundwater monitoring events at numerous MSW landfill facilities. Prepared verification resampling, background data evaluation, statistical evaluations, alternate source demonstrations, and semi-annual and annual reports for submittal to the TCEQ. Prepared new permit, permit amendment, and permit modification applications, GWSAP preparations, geology reports, groundwater monitoring system certifications, and monitoring well installations and repairs. **Cost/Fee:** $115,000.

City of Fort Stockton, Permit Application for a New Arid Exempt Municipal Solid Waste Landfill, Fort Stockton, TX. **Role:** Project Manager/Scientist. **Scope:** Responsible for preparation of permit application for submittal to the Texas Commission on Environmental Quality (TCEQ) for a new arid exempt landfill near Fort Stockton, Texas. A constraints analysis was performed on the proposed site prior to proceeding with the permit application to identify potential issues with permitting a new landfill at the proposed site. Coordination with federal, state and local agencies was conducted, as required, in the TCEQ permitting process. A soil-boring plan was also prepared and executed to obtain relevant subsurface information necessary for the design of the proposed facility. A soil-boring report and groundwater study of the area were prepared following the soil-boring investigation. **Cost/Fee:** N/A



JON REINHARD, PE

Environmental Support

HANSON

Biography:
Jon has an extensive background in the solid waste sector. He has experience in planning, permitting, design and construction administration for a wide range of solid waste facilities, including transfer stations and municipal, industrial and hazardous waste landfills. He also has experience with both single and double composite liner systems for waste containment, leachate collection and leak detection systems, landfill gas control and collection systems, storm water management and both lined and unlined cover systems. Jon's regulatory experience includes permit applications, permit modifications and amendments, temporary authorizations, financial assurance estimates and public meetings associated with the permit application process.

Firm / Total Years Experience:
» 10 / 43

Education:
» BS / Civil Engineering

Registrations & Certifications:
» Professional Engineer / TX

Relevant Project Experience:

City of Edinburg, Unit 6, Cell 7B Construction, Edinburg, TX.
Role: Project Manager. **Scope:** This project consisted of developing a 8.5-acre MSW disposal cell at the Edinburg Regional Disposal Facility. Services included design, bidding, construction administration, surveying, and TCEQ reporting. This project included a composite liner system (GCL and HDPE geomembrane), leachate collection system, groundwater management, and drainage improvements. **Cost/Fee:** $1,700,000.

City of Edinburg, West Side Infrastructure Improvements, Edinburg, TX.
Role: Project Manager. **Scope:** This project consisted of developing infrastructure improvements on the west half of this regional landfill. Improvements included three 10-acre lined stormwater ponds, approximately 8,500 linear feet of roadway/berms, approximately 10,000 linear feet of stormwater drainage channels, fencing, box culverts, and utility upgrades and relocations. **Cost/Fee:** $5,889,690.

City of Edinburg, Type IV Landfill Module M-5 Development, Edinburg, TX.
Role: Project Manager. **Scope:** This project included design, bidding, and construction phase services for a 15-acre Type IV MSW disposal cell at the City of Edinburg Regional Disposal Facility. **Cost/Fee:** $1,969,500.

City of Edinburg, Compliance Services, Edinburg, TX. Role: Project Manager. **Scope:** Waste profile reviews, and coordination in support of Edinburg Regional Disposal Facility compliance with local, state, and federal regulations. Repeat business for prior services. **Cost/Fee:** $400,000 (Fee).

City of Corpus Christi, Cefe F. Valenzuela Landfill, Development of Sector 3C, Corpus Christi, TX. Role: Project Manager. **Scope:** This project was comprised of the development of a 31-acre MSW disposal cell at the Cefe Valenzuela Landfill. Services included planning, permitting, design, bidding, construction phase, surveying and TCEQ reporting (GCLER, GLER, BER). This project included groundwater management, an alternate liner system using a GCL component, roadway and drainage improvements, and a perimeter litter control fence. **Cost/Fee:** $5,600,000.

City of Corpus Christi, Cefe F. Valenzuela Landfill, Development of Sector 2A, Corpus Christi, TX. Role: Project Manager. **Scope:** This project consisted of developing a 26-acre MSW disposal cell at the Cefe Valenzuela Landfill. Services included planning, permitting, design, bidding, construction administration, surveying, and TCEQ reporting. This project included a composite liner system (compacted clay and HDPE geomembrane), leachate collection system, groundwater management, roadway and drainage improvements, adjacent stormwater detention pond development, electrical improvements, and a perimeter litter control high fence.
Cost/Fee: $7,600,000.

1 RAMIRO GOMEZ, JR.
Director, Department of Solid Waste Management | City of Edinburg

(956) 381-5635 | rgomez@cityofedinburg.com

Projects have included landfill improvements and development, groundwater monitoring, and environmental compliance services.

2 RENE GONZALEZ, PE
Transportation Engineer | City of McAllen

(956) 681-1150 | rgonzalez@mcallen.net

Project includes the widening and reconstruction of El Rancho Road in McAllen.

3 PETER HERMIDA, PE
City Engineer | City of Weslaco

(956) 973-3130 | phermida@weslacotx.gov

Projects have included traffic engineering, water/wastewater improvements, and general engineering services.

4 CARLOS LASTRA, PE
Deputy Director/City Engineer | City of Brownsville

(956) 541-1012 | carlos.lastra@brownsvilletx.gov

Projects have included drainage improvements, roadway reconstruction and improvements, a detention pond, and historic trail.

5 ROBERTO HERNANDEZ, PE, CFM
City Engineer | City of Harlingen

(956) 216-5280 | rhernandez@harlingentx.gov

Project includes the extension of the Arroyo Colorado Hike and Bike Trail in downtown Harlingen.

6 MARK MILUM
City Manager | City of Los Fresnos

(956) 233-5768 | mmilum@losfresnostx.gov

Projects have included drainage improvements, street improvements, wastewater treatment plant improvements, park improvements, sidewalk improvements, and water/wastewater improvements.

7 CELINA GONZALES
City Manager | City of Primera

(956) 493-9654 | cgonzalez@cityofprimera.com

Projects have included sidewalk improvements, drainage master planning, drainage improvements, lift station rehabilitations, and sanitary sewer improvements.

8 JARED HOCKEMA
City Manager | City of Port Isabel

(956) 943-2682 | ecadministrator@copitx.com

Projects have included a trail extension, design of a park, street improvements, and traffic improvements.

9 GABRIEL TREVINO JR., PE, M.ASCE
Utility Engineer | Harlingen Waterworks System

(956) 430-6110 | gtrevino@hwws.com
Projects have included facility generator installation and lift station and force main reroute upgrade.

HANSON PROJECT'S WITH THE CITY OF EDINBURG

PROJECT NAME	TEAM MEMBERS
Permit Modification Services	Jon Reinhard - Project Manager Scot Collins - Environmental Support
Compliance Services (Quarterly repeating services)	Jon Reinhard - Project Manager Scot Collins - Environmental Support
Leachate Management System Maintenance	Jon Reinhard - Project Manager
TCEQ Registration Application for Tire Processing Facility	Jon Reinhard - Project Manager Scot Collins - Environmental Support
Type IV Landfill Module M-5 Development	Jon Reinhard - Project Manager Scot Collins - Environmental Support
New Monitor Wells and Gas Probes	Scot Collins - Project Manager
Landfill Groundwater Monitoring (Semi-annual repeating services)	Scot Collins - Project Manager
West Side Infrastructure Improvements	Jon Reinhard - Project Manager Scot Collins - Environmental Support
Solid Waste Professional Services	Jon Reinhard - Project Manager Scot Collins - Environmental Support





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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Frank Rutkowski PHONE (A/C, No, Ext): 612-349-2431 FAX (A/C, No): E-MAIL ADDRESS: frutkowski@holmesmurphy.com
INSURED HANPROPC Hanson Professional Services Inc. 1525 South 6th Street Springfield IL 62703	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : XL Specialty Insurance Company — 37885 INSURER B : ACE American Insurance Company — 22667 INSURER C : Zurich North America INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 221317520 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR X Contr Liab Per X Policy Form/XCU GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:			GLO048159100	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 500,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			GO048159100	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			SXS075320800	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		ENID42184329009	6/30/2025	6/30/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability Claims Made			DPR5051707	1/1/2026	1/1/2027	Each Claim Aggregate Deductible:	10,000,000 10,000,000 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Proof of Coverage

CERTIFICATE HOLDER

Hanson Professional Services, Inc.
1525 South Sixth Street
Srpingfield IL 62703

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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INSURANCE CLAIMS WITHIN THE LAST FIVE YEARS

Information on the types and amounts of insurance carried by Hanson, including General Liability, Auto Coverage, Workers Compensation, and Professional Liability Coverage is provided on the attached Certificate of Insurance. Professional Liability Insurance claims in the past 5 years (City of Alice, TX v. Marshall Company and Naismith Engineering; Kenneth McConnell v. United Contractors Midwest, Inc.) are included in the list attached to the Litigation Disclosure Form. One Workers Compensation claim was filed against Hanson by a former employee in the past 5 years. Hanson is a national firm that has been in business continuously for over 71 years. Such claims will not result in any significant loss to the company not covered by insurance or have an adverse impact on its ability to provide professional services to its clients.

PROFESSIONAL SERVICES AGREEMENT

Hanson has read the Professional Services Agreement and meets the prerequisite insurance requirements; however, Workers Compensation and Architectural/Engineering Professional Liability Insurance policies do not allow third parties, including clients, to be named as additional insureds. The RFQ at page 6 invites respondents to "attach to his/her RFQ a list of any exceptions to the specifications/requirements." If selected, Hanson would like the opportunity to discuss certain contract terms in the sections of Professional Services Agreement listed below. The City of Edinburg has agreed to these exceptions previously with Hanson.

- Section IV H. and J.
- Section V B. (f, g, h) and I.
- Section VI B. and E.
- Section VII F.
- Section X A. and B.
- Section XI

CONTACT INFORMATION



Name: Paolina Vega, PE, CFM
Title: Senior Project Manager / Vice President

Address: 401 N. Ed Carey Drive, Suite A1, Harlingen, TX 78550

Phone: (956) 541-1155
Mobile: (956) 541-1155
Email: pvega@hanson-inc.com



Name: Iris Cantu
Title: Associate Project Manager

Address: 401 N. Ed Carey Drive, Suite A1, Harlingen, TX 78550

Phone: (956) 541-1155
Mobile: (956) 541-1155
Email: icantu@hanson-inc.com

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REQUEST FOR QUALIFICATIONS

PROFESSIONAL SERVICE ENGINEERING POOL



City of Edinburg
RFQ NO.: 2026-7

2026



IZAGUIRRE
FIRM No. - 10214 Engineering Group LLC.

Phone: (956) 240-3246

2121 E. Griffin Parkway Suite 2 , Mission, TX 78574

Office: (956) 584-0554





IZAGUIRRE
Engineering Group LLC.





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June 24, 2026
Mardoqueo Hinojosa
City Engineer
mhinojosa@cityofedinburg
(956) 388-8211

IZAGUIRRE
Engineering Group LLC.

Re: Request for Qualifications - Professional Engineering Services
RFQ NO.: 2026-7

To Whom it May Concern;

We are delighted with the opportunity to present our firm's statement of qualifications and proposal to provide our services to the City of Edinburg.

.

Izaguirre Engineering Group, LLC, is one of the few 100% woman owned and managed company here in the lower Rio Grande Valley, headquartered at 2121 E. Griffin Parkway Suite 2, Mission, Texas. Izaguirre Engineering Group LLC has been providing professional engineering services since its establishment in 2007. During the past 17 years Izaguirre Engineering Group, has successfully performed projects for City, County, Federal, and private clients throughout the South Texas region. Our civil engineering, construction management, construction materials testing and quality control capabilities are at your service.

Izaguirre Engineering Group's Senior Project Manager/ Senior Project Engineer, Gilberto A. Gracia, PE.. has over 38 years of engineering and design experience. M.r Gilberto A. Gracia, PE. . has a comprehensive wide-ranging knowledge base of the regional characteristics of the Rio Grande Valley. We are a multi-disciplinary consulting firm in civil design engineering, construction quality control engineering, construction field engineering, GPS services & construction materials testing.

Within our spectrum of experience is expertise in: Drainage master plans, Hydraulic Design &Analysis, water and sanitary sewer designs, wastewater treatment facilities, planning and development, CCN Studies, lift stations, FEMA Flood Zone Studies &LOMRs, Storm Water Drainage Systems, Minor/Major Roadway Design, Minor/Major Roadway Development, TDOT Complex Highway Design, Traffic Engineering Studies, Traffic Control, Project Quality Control, Systems, & Inspections, & Earthwork Construction Management. Together with various other categories not outlined above. As such, Izaguirre Engineering Group has assembled a staff/ team knowledgeable and experienced in various areas of civil engineering.

Izaguirre Engineering Group's primary point of contact for any matters regarding our Statement of Proposals is Diana .L Izaguirre, President of Izaguirre Engineering Group, LLC. She can be reached by phone at (956) 240-3246 or email at diana.izaguirre@yahoo.com. Our current workload allows us to confidently provide Hidalgo County project deliverables in a timely and professional matter. Thank you for the opportunity to submit a Statement of Qualifications and for your time and consideration in this matter.

Regards,

Diana Izaguirre
President

Email
diana.izaguirre@yahoo.com

Phone
P: (956) 584-0554
C: (956) 240-3246

Address
2121 E. Griffin Parkway Suite 2
Mission, TX 78574

ABOUT OUR FIRM

IZAGUIRRE
Engineering Group LLC.

Izaguirre Engineering Group LLC has an office located at 2121 E. Griffin Parkway Suite 2, Mission TX 78574. We are licensed by the Texas Board of Professional Engineers Firm No. 10214.

Izaguirre Engineering Group LLC has carefully chosen experienced and knowledgeable key personnel to direct the projected services. We have had an excellent working relationship with the Texas Department of Transportation, International Boundary and Water Commission, Hidalgo County Right-of-Way Department, Hidalgo County Drainage District No.1, Hidalgo County Precinct 1, Precinct 2, & Precinct 3, City of Mission, City of McAllen, City of Edinburg, City of Pharr and several Hidalgo County Irrigation Districts.

OUR VISION

"Integrity, loyalty, and dedication."

MISSION

We take pride in the establishment of our team member within the company. United we are driven by a common goal of professional achievement and providing our clients with the best service and producsts.



Diana Izaguirre

President of Izaguirre Engineering Group, LLC



Civil Engineering

Our Team can undertake many specific civil engineering projects. Our collective years of expertise include:

- Land Planning/Engineering
- Hydrologic Studies
- Roadway Hydraulic Design
- Route Studies & Schematic Design
- Minor Roadways
- Major Roadways
- Complex Highways
- Bridge Layouts -
- Minor Bridges
- Major Bridges
- Roadway/Highway Design -
- Minor Roadways
- Major Roadways
- Complex Highways
- Freeway Interchanges
- Storm Water Systems Analysis & Design
- HEC-RAS and HEC-HMS
- Flood Zone Mapping
- Storm Water Detention Basin Design
- Traffic Engineering Studies
- Signing, Marking, & Channelization
- Signalization
- Roadway Construction -
- Management
- Inspection
- Civil Engineering
- Value Engineering
- Utility Engineering
- Construction Management

Scope of Services

Izaguirre Engineering Group, LLC., provides the following consulting services:

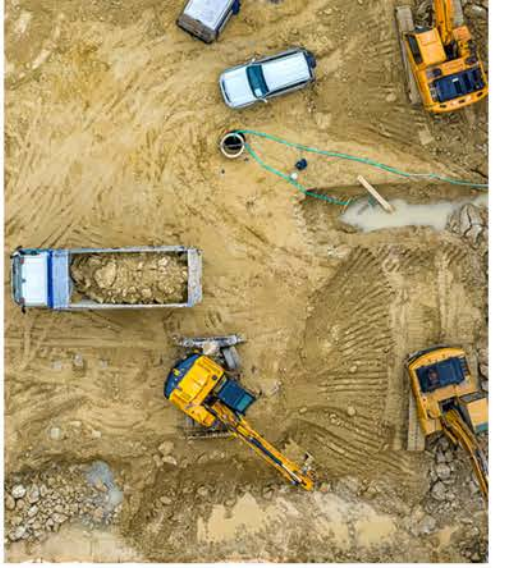
- Assist the City in developing and administering maintenance programs for roadways, bridges, and storm drainage facilities.
- Assist the Cityin TCEQ compliance and reporting for storm water infrastructure.
- Assist the City in preparation and administration of a Capital Improvements Plan.
- Identify necessary capital improvement projects, contract for associated engineering design services, bid & award projects, and administer construction contracts.
- Perform engineering inspection services for new residential and commercial development as requested by City staff.
- Prepare special studies and reports on a variety of subjects and activites for Mayor and City Council.
- Attend City Council, Planning & Zoning Commission, and other City Board and Commission meetings as requested by City staff.

Engineering services continued:

- Working with City, County and State officials to assure compliance with all laws, ordinances, codes and regulations, including permit process compliance.
- Development and review of solicitations for contractors to perform this scope of work.
- Production of construction documents.
- Providing Construction Administration for related aspects of the project.
  - Participation in the development of a punch list and reviewing resolution of these items.
  - Preparation of topographic map: including a field survey of the Project Site. Survey points to be collected shall include sidewalk cross sections, driveways, existing streets, site grid points, building corners, perimeter conforms, site high and low points and significant features such as light standards, utility boxes, utility poles, lines or wires crossing the site, and drainage features such as drop inlets and slope breaks.
  - Preparation of site grading and drainage plan, including the following: All topographic points to establish grade, including slope breaks, site high and low points, building corners, significant features, slopes and elevations to indicate positive flow direction. Notes and table identifying the estimated quantities and the type of material to be cut and to be filled, and all standard City of Fort Worth and City of Saginaw Grading and Drainage requirements for permitting and inspection.
- Site storm drain upgrades and re-grade of existing hardscapes shall be indicated on the plans.
- Zoning Services
- Surveying Services & Platting
- Critical Dimension Layout Plans
- Paving Plans, Specs and Details
- Existing Utility Locations, Sizes & Capacities
- Site Utility Design, Plans, Specs and Details to within 5' of Buildings
- Ability to Secure and Manage the following Services if not In-House: o Landscape Design & Documentation o Irrigation Design & Documentation
- Delivery of all documents at the end of the project
- Presentations to the City Council, administrators and the community related to construction programs when requested
- Coordinating with the sub-contractors in developing "as-builts" of the completed work.
- Coordinating with District vendors and consultants

Our project engineer Gilberto A. Gracia, P.E., and team have extensive knowledge in analyzing drainage problems and developing cost-effective solutions. Our team also includes experts in construction who bring wide-ranging construction methods and techniques that help develop more practical solutions to any construction design. Izaguirre Engineering Group, LLC employees are all local residents in an effort to continue contributing to the Rio Grande Valley economy.





CAPABILITY TO PERFORM WORK

I*zaguirre Engineering Group* has provided services to City, County, Federal, and private clients. We maintain CADD, GPS systems and Troxler Nuclear Gauges with dedicated long term team members. Our team has completed many projects that have served as building blocks to the growth of this company. Existing conditions research of any project is one of the most important considerations in development of future design. Standard operating procedure of our project manager is to visit each site before, during, and after design to ensure the best quality product and eliminate the possibilities of large change and costly orders. At Izaguirre Engineering Group we strive to assure that all reports, calculations, plans, specification, estimates and as-built's are prepared in accordance with accepted design and engineering practices. Should we require engaging a sub-consultant at any point of our projects we will consult with the HCDD1 prior to considering any engagement. Nevertheless, we are confident that our key personnel can carry out any and all work to be performed. The majority of our clients are returning clients through the years because we treat each and every single project like if it was one of our own. All of our projects have been on time and on-budget. We work very well with construction companies, given that we also offer Construction Problem Resolution Consulting. During the construction phases of many projects contractors often encounter unforeseen changes and challenges to which we have extensive experience in resolving all concerns in a productive and cost effective manner.

Our current workload allows us to focus on the needs of Hidalgo County and proved them with exceptional customer service. Diana L. Izaguirre the President of Izaguirre Engineering Group is very involved in coordinating any and all projects between municipalities, the county, clients, affected property owners, utility companies (AEP, Magic Valley, Spectrum, AT&T) and or TXDOT as she has an exceptional working relationship with the Rio Grande Valley working community. Our Company's President sits as Chairman of the Planning and Zoning Board for the City of Mission, Texas as well as the President for Hidalgo County Irrigation District No. 6. She has been building relationships with entities all over the Rio Grande Valley from Brownsville to Rio Grande City.

We take pride to announce that many of our team members have been with us since the establishment of this company. The *Integrity, loyalty, and dedication* of our team unites and drives us to a common goal of professional achievement and provide our clients with the best products.

IZAGUIRRE Engineering Group LLC.

OUR COMPLETED PROJECTS

PROJECTS

- Izaguirre Engineering Group, LLC – (Projects):
  - Project: PD Lateral Phase I – 2018 Bond Referendum Project #29 Location: Western Rd and FM 107
- Type: Drainage Improvements
  - Estimated Cost of Construction: $5,400,00.00
- Project: PD Lateral Phase II – 2018 Bond Referendum Project #29D Location: Western Rd and FM 107
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $475,000.00
- Project: Sunflower Drain – 2018 Bond Referendum Project #36 Location: Sunflower Rd
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $2,300,000.00
- Project: Western Rd & 9 Mile – 2018 Bond Referendum Project #37 Location: Western Rd and 9 Mile
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $1,300,000.00
- Project: 3 ½ Mile Rd & Bentsen Rd – 2018 Bond Referendum Project #1 Location: Bentsen Rd
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $985,000.00
- Project: 4 Mile Rd & Minnesota Rd – 2018 Bond Referendum Project #4 Location: Minnesota Rd
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $958,000.00
- Project: PD Lateral Phase 5 Drain Improvements– 2023 Bond Referendum Project # 15
  - Location: Texan Rd & 6 Mile (PCT 3)
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $ 1,500,00.00
- Project: West Main Drain Improvements – 2023 Bond Referendum Project #23
  - Location: Inspiration & 6 Mile to Conway Ave. (PCT 3)
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $ 2,300,000.00



OUR COMPLETED PROJECTS

PROJECTS CONTINUED

- Project: Mission- McAllen Drain Improvements – 2023 Bond Referendum Project #12
  - Location: Bentsen Rd & 6 ½ Mile West and East Drain (PCT 4)
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $2,600,000.00
- Project: Pharr –McAllen Drain Improvements – 2023 Bond Referendum Project #9
  - Location: Jackson & Cage Blvd between Sioux & El Dora. (PCT 2)
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $1,500,000.00
- La Villa Drain Improvements – 2023 Bond Referendum Project # 8.1
  - Location: Mile 14 ½ West and East Lateral Ditch (PCT 1)
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $1,800,000.00



- Project: Glasscock Drainage Project Location: Glasscock Rd & FM495 City of Mission Texas
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $2,500,000.00
- Project: Sullivan City – 1st & 2nd Street Improvements- Urban County
  - Location: 1st Street & 2nd Street Sullivan City
  - Type: Street Improvements
  - Estimated Cost of Construction: $280,000.00
- Project: Green Gate Grove Project – City of Palmview
  - Location: Green Gate Grove RV Park
  - Type: Drainage Improvements
  - Estimated Cost of Construction: $ 250,000.00
- Project: Street Improvements – City of Palmview
  - Palm Creek, Spring Glen, Stone Ridge, Diasy Ridge, Mesquite Lane, Jaime Lane
  - Type: Street Improvements
  - Estimated Cost of Construction: $750,000.00
- Project: Hidalgo County Border Colonia Access Projects
  - Type: Colonia Street Improvement and Drainage Projects
  - Location: Precinct 1 - Brenda Gay Subdivision: $74,200
  - Chapa No.2 Subdivision: $301,600
  - Los Castillos Subdivision: $52,100
  - Precinct 2 - Los Encinos No.1 Subdivision: $66,000
  - Los Encinos No.2 Subdivision: $158,800
  - Precinct 3 - La Homa Groves Subdivision: $131,000
  - Ramon Leal Subdivision: $101,500
  - Total $885,200

IZAGUIRRE Engineering Group LLC.

OUR COMPLETED PROJECTS

OTHER SIMILAR PROJECTS

Project: Pharr-McAllen South Drain

- Hydrologic Analysis for Pharr-McAllen South Drain
- Calculated Volume for Drainage Areas using TR-55
- Calculated runoff coefficient using Manning's Equation (Q= CIA)

Project: U.S. International Board of Water Commission

- Assist in the preparation of Final Design Technical Memorandums for Anzalduas Levee, Mission Levee, and Donna to Brownsville Levee, and Interior Levees for IBWC.
- Assist in the preparation of Final Design Technical Memorandums for Improvements to the Hidalgo Protective Levee Phase I.
- Coordination of Geotechnical and surveying for Improvements to the Hidalgo Protective Levee Phase II.

Project: Raymondville Drain

- Preliminary Design of new diversion ditch.
- Earthwork Calculations for new diversion channel
- Hydrologic Analysis for new diversion channel
- Proposal of new alternatives for Raymondville Drain improvements

Project: Main Canal Replacement

- Location: Bentsen Rd. & Nolana Rd McAllen TX.
- Type:Concrete Canal Construction
- Type: Concrete Canal
- Estimated Cost of Construction: $8,400,000.00

Project: I.B.W.C. Rehabilitation of the North Floodway and Arroyo Colorado Levee

- Location: Mercedes, TX
- Estimated Cost of Construction: $19,000,000.00
- Quality Control Systems Manager

Project: Hidalgo County Levee Improvement Projects

- Location: DHS-Segment 5, DHS Segment 6A, DHS Segment 4A, and DHS Segment 4C
- Type: Levee Improvements & Concrete Cantilever Wall (Floodway) Length: 7 miles
- Estimated Cost of Construction: $104,900,000.00

Project: Harris County US 290

- Location: Pinemount to west 34th street (segment 4)
- Type: Reconstruction of freeway facility, grading, inlets, storm sewer, culverts, detention ponds, retaining walls, ASB, cement, CRCP pavement, and traffic control.
- Estimated Cost of Construction: $120,000, 000.00

Project: Trenton Road Widening & Extension

- Location: From North 10th St. (S.H. 336) to ¼ mile West of McColl Road in McAllen, TX
- Type: New four lane Urban Arterial Roadway Length: 0.895 miles
- Estimated Cost of Construction: $1,400,000.00
- Preparation of Plans, Specifications, Estimate, Construction Inspection for Trenton Road Reconstruction (City of McAllen Project).

Project: Nolana Avenue

- Location: From Bentsen Road to ¼ mile East of North 29th Street
- Type: New four lane arterial roadway Length: 1.25 miles
- Estimated Cost of Construction: $1,400,000.00
- Preparation of Plans, Specifications Construction Inspection and Estimate for the extension of Nolana Avenue from Bentsen Road east to 1/4 mile east of North 29th Street.



SIMILAR PROJECTS CONTINUED

Project: C-921-26-005 in Starr County (Eisenhower Road Extension)

- Location: F.M. 3167 to the East to Fairgrounds Road in Rio Grande City, Texas
- Type: New two lane rural collector Length: 1.7 miles
- Estimated Cost of Construction: $1,100,000.00
- Preparation of Plans, Specifications and Estimates for Eisenhower Road Extension (TXDOT Project) for Rio Grande City.

Project: C-55-07-106 in Hidalgo County, (U.S. 281 Expressway)

- Location: From just North of Ramseyer Road to ½ mile North of F.M. 2812
- Type: Reconstruct Expressway Length: 1.9 miles
- Estimated Cost of Construction: $9,000,000.00
- Preparation of Plans, Specifications Construction Inspection and Estimate for U.S. 281

Project: C-621-01-057 in Hidalgo County (S.H. 336)

- Location: From Trenton Road to the North to S.H. 107 in McAllen, Texas
- Type: New four lane Urban Arterial Roadway Length: 2.75 miles
- Estimated Cost of Construction: $4,000,000.00
- Preparation of Plans, Specifications, Construction Inspection and Estimate for North 10th Street Reconstruction (TXDOT Project).

Project: South Texas International Airport

- Location: FM 493 in Edinburg Texas
- Type: Concrete Paving Construction Type: Concrete Apron
- Estimated Cost of Construction: $2,000,000.00

Project: Valley International Airport

- Location: Harlingen, TX
- Type: Concrete Paving Construction Type: Concrete Taxi-way
- Estimated Cost of Construction: $6,000,000.00

Project: McAllen Miller International Airport

- Location: McAllen, TX
- Type: Runway Rehabilitation Construction Type: Asphalt Taxi-way
- Estimated Cost of Construction: $8,000,000.00

Project: McAllen Reservoir (300 MG raw water reservoir)

- Location: McAllen, TX
- Estimated Cost of Construction: $2,700,000.00

Project: US 281

- Location: Falfurrias, TX
- Estimated Cost of Construction: $67,000,000.00

Project: IH 37

- Location: Corpus Christi, TX
- Estimated Cost of Construction: $5,000,000.00
- Temporary Special shoring Design. (soil nail design)

Project: FM 511

- Location: Brownsville, TX
- Estimated Cost of Construction: $44,200,000.00
- Temporary shoring Design and Traffic control plan redesign (10 mile stretch)

Project: SH 16

- Location: Duval County Freer, TX
- Estimated Cost of Construction: $2,000,000.00
- Structural Analysis for strength deficient concrete culvert boxes. Calculate shear and bending moments as well as punch out shear for TXDOT approval. Traffic Control Plan redesign and design temporary shoring for deficient concrete culvert boxes.

Project: SH 48

- Location: Brownsville, TX
- Estimated Cost of Construction: $4,000,000.00

Project: Brownsville/South Padre Island International Airport

- Location: Brownsville, TX
- Estimated Cost of Construction: $2,600,000.00



KEY PERSONNEL

IZAGUIRRE
Engineering Group LLC.



GILBERTO A. GRACIA, P.E.

CIVIL ENGINEER

SENIOR PROJECT ENGINEER/ PROJECT MANAGER

Mr. Gilberto A. Gracia, P.E., is the Vice-President at Izaguirre Engineering Group LLC. A Professional Engineer in Texas, Mr. Gracia has over thirty-six years of experience in Civil Engineering, of which approximately 7 1/2 years was with TXDOT in the Beaumont District, during which he designed and was in responsible charge of the preparation of plans, specifications and estimates and inspections for many projects. Mr. Gracia's extensive expertise include civil engineering design, site development, floodplain and drainage improvements, construction management, as well as storm water collection and detention systems. Through Mr. Gracia's years of experience he has also designed master development projects in which widespread drainage calculations have been executed in order to guarantee successful projects.

EDUCATION

1981
Bachelor of Science in Civil Engineering
Texas A & M University, Kingsville, Texas

LICENSES

Civil Engineering, TBPE License No. 62477

EXPERIENCE

Over 40 years

AREAS OF EXPERIENCE

- **Right- of-way Acquisition and Plan Work**
- **Highway PS&E Preparation**
- **Municipal Public Works**
- **Project Coordination**
- **Private Development**

PROFESSIONAL REGISTRATION & ORGANIZATIONS:

- Registered Professional Engineer, State of Texas, Registration Number 62477
- National Society of Professional Engineers
  Texas Society of Professional Engineers

PROJECT TYPE EXPERIENCE:

- Interstate Freeway Design
- Complex Interchange Design
- Urban Highway Design
- Rural Highway Design
- Minor Road Design
- Major Road Design
- Complex Interchange Design
- Drainage Studies and Design
- Retaining Wall Design
- Construction Management
- Construction Inspection
- Project Scheduling
- Site Planning and Design

KEY PERSONNEL

IZAGUIRRE
Engineering Group LLC.



DIANA L. IZAGUIRRE

PRESIDENT / GRADUATE ENGINEER

PROJECT MANAGER

Ms. Diana L. Izaguirre is the President of Izaguirre Engineering Group LLC and successful land developer of Las Diana's Land Development LLC. She graduated from Texas A & M University, Kingsville, Texas with a Bachelor's of Science in Civil Engineering in 2006. She had a passion for civil engineering since she was 17 years old. In the summers she began working for a local engineering firm named Quintanilla Headley and Associates out of Edinburg TX. Once she enrolled in college she began working the summers as an intern at the TXDOT Pharr District Office. It was then when she decided to move to Kingsville, TX and purse a civil engineering degree. After her graduation from Texas A & M University, Kingsville she was immediately hired by S & B Infrastructure because of her experience and past work background. It was at the end of 2007 when she met Mr. Gilberto A. Gracia when she decided to establish the engineering firm Izaguirre Engineering Group LLC. We firmly believe that our president's background and Mr. Gilberto Gracias experience along with the rest of the team that has strengthen the foundation of this engineering firm.

EDUCATION

2006
Bachelor of Science in Civil Engineering
Texas A & M University, Kingsville

EXPERIENCE

18 Years

AREAS OF EXPERIENCE

- **Right- of-way Acquisition and Plan Work**
- **Highway PS&E Preparation**
- **Municipal Public Works**
- **Project Coordination**
- **Private Development**

SUMMARY OF EXPERIENCE:

14 years of combined civil engineering experience in right-of-way acquisition and plan work, highway PS&E preparation, municipal public works, project coordination, and private development. Chairwoman of the PLANNING & ZONNING Board at the City of Mission, Texas. President of Board at the Hidalgo County Irrigation District # 6 and Comissioner at the Mission Housing Authority.

PROFESSIONAL REGISTRATION & ORGANIZATIONS:

- American Society of Civil Engineers (ASCE)
- National Ready Mix Concrete Association (NRMCA);
- National Inspector of Ready Mix Concrete Plants

PROJECT TYPE EXPERIENCE:

- Site Development
- Site Planning and Design
- Construction Management
- Concrete & Asphalt Design
- Quality Control/Quality Assurance
- Complex Interchange Design
- TXDOT Engineering Assistant
- Raymondville Drain- New Diversion Ditch
- Drainage Studies and Design
- Construction Inspection
- SWPPP
- Cost Estimates
- Project Scheduling

TEAM MEMBER

IZAGUIRRE Engineering Group LLC.



FERNANDO GALLEGOS

MEP PROJECT MANAGER

EDUCATION

2004
Bachelor of Science - Mechanical Engineering
University of Texas Pan American

LICENSES

Licensed Professional Engineer, Texas License No. 109882

EXPERIENCE

11 years

AREAS OF EXPERIENCE

- **Project Management**
- **Construction Administration**
- **Mechanical HVAC Design**
- **Plumbing Design**
- **BIM Design**

EXPERIENCE SUMMARY

Mr. Fernando Gallegos has worked with VME Engineering LLC. in Donna Texas. Mr. Gallegos was a Mechanical Designer for Trinity MEP Engineering, and DBR Engineering Inc.

Mr. Gallegos has 11 years of experience in the HVAC discipline. He began his experience doing test and balance of HVAC systems. There he was introduced to the all sorts of troubles encountered in the engineering designs. That experience helped him to understand the HVAC systems and design flaws. From test and balance he started working with DBR as a construction administrator. During this period Mr. Gallegos attended the job site to verify the installation of the MEP systems. He attended meetings with owners and contractors to solve any issues that arose. This experience also helped him do better designs. After construction administration Mr. Gallegos started his HVAC design career. He designed for three and a half years while at DBR.

WORK EXPERIENCE

Mr. Gallegos provided Mechanical Plumbing design for the follow city projects.

- La Feria Public Library (under MAROD Engineering)
- The project consisted of a 2 story library addition. I was responsible for the redesign of the HVAC system
- La Feria City Hall Addition (under MAROD Engineering)
- The project consisted of a 2400 sqft addition to the existing City Hall. The area consisted of mainly offices.
- La Feria Fire Station Addition (under MAROD Engineering)
- The project consisted of an addition of two truck bays with a small kitchen and sleeping quarters.
- La Feria Fire Sub-Station (Blue town) (under MAROD Engineering)
- The project consisted of a new substation with two truck bays, small kitchen and sleeping quarters.
- City of Seguin Lift Station.
- New Braunfels Lift Station
- US Border Port of Entry Pharr TX. Cold Storage addition (under SAMES) Elsa State Bank and USDA Office Roma (under SAMES)
- City Of Mission Warehouse - Provided Electrical Service design.

FERNANDO GALLEGOS: PAST PROJECTS

MUNICIPALITIES

- La Feria City Hall Addition
- La Feria Fire Station addition
- La Feria Library Addition HVAC Design
- La Feria Sub Station Blue town
- City of Brownsville Bus Station Dome
- Lighting Design.

EDUCATIONAL

- Vanguard Academy Beethoven Elementary School - Edinburg, TX
  - 36,000 sf educational facility on a future master planned campus. The project includes 32 classrooms in two wings surrounding a common core for the administration office suite and multi- purpose cafeteria for elementary grade levels
  - Full MEP engineering services provided
- Vanguard Academy Mozart Secondary School - Alamo, TX
  - 36,000 sf educational facility on an existing campus site. The project houses 32 classrooms configured with a common core for administration offices and a multi-purpose cafeteria for middle school grade levels
  - Full MEP engineering services provided
- Vanguard Academy Rembrandt Secondary Middle School Classroom Addition - Pharr, TX
  - 4,500 sf classroom addition to an existing multi-level middle school facility.
  - Full MEP engineering services provided
- Vanguard Academy Rembrandt Secondary Cafeteria Relocation and Canopy - Pharr, TX
  - Relocation of existing cafeteria for construction of new classroom addition with new site canopies for student/faculty use
  - Full MEP engineering services provided
- Contact Person for Vanguard Academy
  - Mr. Bill Baez, Vanguard Academy projects: Construction Facilitator 956.508.2239
- UTPA Temporary Band Hall HVAC Design.
- South West Key Classroom Renovation - El Paso TX
  -

COMMERCIAL PRIVATE

- Jrs Meat Market, Alton TX
- Amclo Home Center Roma TX
- Security First Credit Union
- HVAC Charlie Clark Nissan HVAC Analysis
- Renovation-Edinburg TX
- Elsa State Bank Roma TX

RELIGIOUS

- Church of the King - McAllen, TX
- Plain View First Assembly of God-TX
- Iglesia Bautista -Peñitas TX
- Apostolic Church Lubbock
- San Antonio Church - SA TX

RESIDENTIAL

- Mayorca Villas 180 Apartment complex
- Canon Creek Apartment Complex
- Colorado Creek Apartment Complex
- Elizondo Residence
- Ovidio Apartment Complex
- TX Major Apartment Complex
- Las Ventanas Apartment Complex
- Cantu Residence

CONSTRUCTION MANAGEMENT/ASSESSMENT

- La Joya ISD Natatorium Facility
- Chaves Middle School La Joya ISD
- Henry B Garza MEP Assessment
- La Joya High School Mech Assessment
- Howling Trails MEP Assessment
- La Joya HS Field House Assessment

IZAGUIRRE Engineering Group LLC.

TEAM MEMBER

IZAGUIRRE Engineering Group LLC.



NOEL CANTU JR.

SENIOR ENGINEERING DESIGNER/ PROJECT MANAGER

EXPERIENCE SUMMARY

Mr. Cantu has 16 years of combined civil engineering experience in transportation and drainage design plans, and survey work. He has served as a Design CADD Technician and Survey Crew Coordinator at various engineering firms and 3 years with the Hidalgo County Drainage District No. 1. During his time at the District, he specialized in drainage ditch design and plan production, while coordinating and managing the survey crew. He is experienced in the preparation of civil site plans, drainage ditch design, roadway design, surveying and coordination with utility companies to spot and probe lines. He is proficient in drafting software such as Civil 3D and AutoCAD. Mr. Cantu has prepared numerous final plan sets, exhibits and layouts throughout his professional career. Mr. Cantu's areas of civil engineering experience are listed below:

EDUCATION

AAS, Computer Drafting and Design Technology – GIS/GPS Specialty

Texas State Technical College, Harlingen, TX

EXPERIENCE

16 years

AREAS OF EXPERIENCE

- **Civil 3D**
- **AutoCAD**
- **Carlson Land Desktop**
- **Bentley Power**
- **Survey V8i 8 TopoDot for Lidar Point Clouds**

PROJECT EXPERIENCE

- Boundary Surveys
- Construction Staking
- County Road Design
- Digital Terrain Model (DTM's)
- Ditch & Canal Design
- Earthwork Calculations
- Easement Surveys
- Land Title Surveys
- Lidar Point Clouds
- Mortgage Surveys
- Parcel Plats
- Pipeline Crossing Permits
- Research Property Information
- Right of Way Base Maps
- RRC Permit Plats

DRAINAGE PROJECTS

Role: Design Technician

- HWY 107 Drainage Improvements
- Mercedes Lateral Widening
- Mile 3 Outfall to Bell RDF
- Trenton Drain Phase III

PRECINCT 4 PROJECTS

Role: Design Technician

- Hidalgo Surplus County – San Carlos
- Maintenance Shop Civil Plans
- Owassa Rd and Roosevelt Rd Connection

SURVEYS

- Agua Dental, Brownsville, TX
- Calli Village Townhomes, Brownsville, TX
- sunshine Village Apartments, Harlingen, TX
- -Whataburger, Port Isabel, TX

TEAM MEMBER

IZAGUIRRE Engineering Group LLC.



EXPERIENCE SUMMARY

Mr. Martinez has 2 years of experience. Mr. Martinez's areas of experience are listed below:

Project Experience

- Conducting professional project presentations for different cities in the Hidalgo County.
- Coordinating and meeting with cities and/or utility companies for subdivision processes.

LUIS ROBERTO MARTINEZ IBARRA

GRADUATE ENGINEER

EDUCATION

Bachelor of Science in Civil Engineering – GPA: 3.42
Education
The University of Texas Rio Grande Valley, Edinburg, TX

Mexicano Reynosa, Reynosa, TAMPS, MX
High School Diploma - GPA 4.0

EXPERIENCE

2 years

AREAS OF EXPERIENCE

- **Design of subdivision plats.**
- **Drainage and utility layout design for subdivisions.**
- **Design and draft drainage improvement projects for the Hidalgo County Drainage District No. 1**
- **Traffic control plans design.**
- **Drainage reports for subdivisions.**

ACADEMIC/PERSONAL PROJECTS

- Senior Design – Edinburg Arts and Cultural Center; Edinburg, TX
  August 2021 – May 2022
- As the Project Manager of a team of 5, we created and designed a proposed city capital improvement project for the school board.
  - Conducted and organized over 10 meetings with Engineers and Professors to properly address technical calculations and designs.
  - Completed a formal set of plans, request for qualifications, site assessment, environmental/geotechnical studies, drainage assessment/report, 3D Rendering, cost estimates, standard details and project schedules.

ORGANIZATIONS

- ASCE – American Society of Civil Engineers
- Member January 2019 – Present
- Member of the international Concrete Canoe Competition contributing with the canoe design and concrete mix.

SKILLS

- Public speaking, teamwork, adaptability, problem solving, leadership, listening. Language proficiency: Spanish, English, French (Basic). Software proficiency: AutoCAD, Civil 3D, MicroStation, Microsoft Office. 55+ WPM.

TEAM MEMBER

IZAGUIRRE Engineering Group LLC.



MARTHA GUAJARDO

GRADUATE ENGINEER

EXPERIENCE SUMMARY

Mrs. Guajardo has over 20 years experience. Mrs. Guajardo areas of experience are listed below.

Project Experience

· Subdivisions

· Mrs. Guajardo has designed and prepared plans, specifications and estimates for many subdivision developments. Mrs. Guajardo's extensive experience includes civil engineering design, floor plans and drainage improvements, as well as GIS Mapping.

EDUCATION

1999 Bachelor's & Science in Civil Engineerin

Facultad de Ingeniería

EXPERIENCE

Over 20 years

AREAS OF EXPERIENCE

- **Project Coordinator**
- **Hidalgo County Drainage Improvements**
- **PSCE Preparation**
- **Private Development**
- **Site Planning & Design**
- **GIS Mapping**
- **Construction Staking**
- **Eartwork Calculations**

MASTER PLANS

- Edwards Subdivision No. 18-22
- Bryan Landing
- Stuart Heights
- Elite Estates
- Ariss Estates

TEAM MEMBER

IZAGUIRRE Engineering Group LLC.



RAFAEL A. OCHOA

ENGINEERING ASSISTANT

EXPERIENCE SUMMARY

Motivated Civil Engineering student with strong academic knowledge and hands-on experience in , water resource engineering, construction management, and environmental engineering. Skilled in using engineering principles and software to design and analyze infrastructure projects. A proactive team player with excellent communication and problem-solving skills, eager to contribute to innovative engineering solutions.

EDUCATION

BA Civil Engineering
The University of Texas Rio Grande Valley, Edinburg, Tx

Associate of Science / Engineering
South Texas College, McAllen, Tx

High School Diploma
Veterans Memorial High School, Mission, Tx

EXPERIENCE

3 years

TECHNICAL SKILLS

- **Blueprint reading, Troubleshooting, Microsoft Office, Strong Work Ethic,**
- **Surveying Equipment, AutoCAD/ Civil 3D, Construction Equipment Operation, Survey Analysis,**
- **Team Collaboration, Aerial photography, Drone Operator**

WORK EXPERIENCE

- Hidalgo County Drainage District #1 - Student Engineering Assistant
  May 2024 - Aug 2024
  - Enhanced project efficiency by assisting in the preparation and review of civil engineering designs, plans, and specifications.
  - Participated in final project inspections and ongoing project inspections to ensure quality met HCDD#1 standards.
  - Improved team collaboration through active participation in interdisciplinary meetings with engineers, contractors, and clients.

- Hidalgo County Drainage District #1 - Student Engineering Assistant
  May 2023 - Aug 2023
  - Assisted in hydraulic modeling using HEC-HMS software, conducting research, and analyzing data from FEMA maps, geographic topo maps, and Lidar data.
  - Assisted in providing accurate cost estimates for construction projects by comparing past pricing and analyzing project plans.

- Izaguirre Engineering LLC - Civil Engineering Student Intern
  May 2022 - Mar 2023
  - Assisted in the development of effective storm water management plans for sustainable urban development projects.
  - Estimated materials costs and sourcing requirements for project feasibility.
  - Expedited the permitting process through precise preparation of technical reports detailing project specifications and impacts on surrounding environment.

- S2 Engineering PLLC - Surveyor Assistant. Oct 2021 - Mar 2022
  - Used Trimble and AutoCAD to create detailed maps from raw field data.
  - Assisted in preparing topographic maps, boundary surveys, and construction stakeouts.
  - Advised contractors and engineers on ideal structure placement given drainage patterns, hydrology and topographical factors.

MEET THE REST OF THE TEAM

HOMERO LUIS GUTIERREZ, P.E., R.P.L.S.

CIVIL ENGINEER - TXDOT ESN #8695

EDUCATION

Texas A&M University, Bachelor of Science in Civil Engineering, 1970

PROFESSIONAL REGISTRATION & ORGANIZATIONS:

Professional Engineer, State of Texas, 1974, #36639
Registered Public Land Surveyor, State of Texas, 1978, #2791

PROJECT TYPE EXPERIENCE

Mr. Gutierrez has TWENTY-NINE years experience with TXDOT procedures and design criteria. He performed advance planning project studies, prepared environmental assessment documents, feasibility and route studies, developed schematics, prepared roadway construction plans and roadway construction estimates, provided project specifications, prepared right-of-way maps and utility adjustment plans. He is familiar with FHWA and State Public involvement procedures. He coordinated and made presentations at Stakeholders and Public Meetings, and Public Hearings. Coordinated the development of the Brownsville – Matamoros Railroad Relocation Project. After retirement from TXDOT, continued to performed as a Senior Project Manager the same above mentioned tasks for projects such as the Laredo Outer Loop Study, the Hidalgo County RMA Toll Loop Study for Sections B, C2 and D, the Rio Grande City Street Improvement Projects under ORCA funding, US 83 & US 77 Expressway Reconstruction and Widening Projects, and the Hidalgo County Mile 2 West Road, Mile 6 West Road and Westgate projects, and the FM 509 New Location, Chester Park Road, Extension of Grimes Road, Cemetery Road and Morrison Road in Cameron County.

PROJECT TYPE EXPERIENCE:

- Interstate Freeway Design
- Complex Interchange Design
- Urban Highway Design
- Rural Highway Design
- Minor Road Design
- Major Road Design
- Drainage Studies and Design
- Retaining Wall Design
- Construction Management
- Construction Inspection
- Project Scheduling
- Site Planning and Design

JESUS ANTONIO FERNANDEZ

GRADUATE ENGINEER, EIT(ENGINEER IN TRAINING) - CIVIL ENGINEERING

EDUCATION

Texas A & M University, Kingsville, Texas: Bachelor of Science in Civil Engineering, 2012

ACCREDITATIONS

ACI Concrete Field Testing Technician – Grade I

- HAZMAT training
- Nuclear Gauge Safety training

IZAGUIRRE Engineering Group LLC.

MEET THE REST OF THE TEAM

GILBERTO S. FERNANDEZ

GRADUATE ENGINEER/ CONSTRUCTION INSPECTOR - MECHANICAL/ELECTRICAL ENGINEERING

EDUCATION

1996-2001, Bachelor of Science in Mechanial & Electrical Engineering, Facultad de Ingenieria Mecanica y Electrica, U.A.N.L., Mexico; degree from an engineering program accredited by the Accreditation Board for Engineering and Technology (A.B.E.T.)

ACCREDITATIONS

ACI Concrete Field Testing Technician – Grade I

CERTIFICATION

ACI Concrete Field Technician Grade I

GILBERTO A. GRACIA, JR.,

GPS/GNSS FIELD OPERATIONS & DATA COLLECTION - CIVIL ENGINEERING

EDUCATION

McAllen High School, McAllen, Texas - High School Diploma

ACCREDITATIONS

ACI Concrete Field Testing Technician – Grade I

- HAZMAT training
- Nuclear Gauge Safety training

CLASSIFICATION

GPS/GNSS FIELD DATA COLLECTION

IZAGUIRRE Engineering Group LLC.

MEET THE REST OF THE TEAM

ERNESTO IZAGUIRRE

GRADUATE ENGINEER - AGRICULTURAL ENGINEER

EDUCATION

1978, Bachelor of Science in Engineering, Universidad Autonoma de Tamaulipas- Facultad de Agronomia, Cd. Mante, Tamaulipas.

CLASSIFICATION

ENVIRONMENTAL INSPECTOR

MARISOL GARCIA

SENIOR CAD-OPERATOR - INDUSTRIAL ENGINEERING

EDUCATION

1990, Bachelor of Science in Industrial Engineering, Facultad de Arquitectura, U.A.N.L., Mexico.

EXPEREINCE

Over 18 yrs of combined drafting design and industrial engineering.

RENE GONZALES

CONSTRUCTION INSPECTOR

EDUCATION

High School Raymondville, TX

ACCREDITATIONS

ACI Concrete Field Testing Technician – Grade I

- HAZMAT training
- Nuclear Gauge Safety training

IZAGUIRRE Engineering Group LLC.

IZAGUIRRE
Engineering Group LLC.

INSURANCE

GENERAL LIABILITY INSURANCE FARMERS INSURANCE
McAllen
Mr. Irma Garza, Agent
2109 West Mile 3 Road #10, Mission, TX 78574 (956) 583-5011

PROFESSIONAL LIABILITY INSURANCE FARMERS INSURANCE
McAllen
Mr. Irma Garza, Agent
2109 West Mile 3 Road #10, Mission, TX 78574 (956) 583-5011

BANKING

Lone Star National Bank
Palmview Branch

Rio Bank
McAllen
RICK PEREZ, President
401 N Bentsen Palm Dr, Mission (956) 631-7890

TEXAS NATIONAL BANK
GLORIA RIO
(956) 997-0040

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1481832

Date Filed:
06/24/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Izaguirre Engineering Group LLC
Mission, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
RFQ 2026-7
Professional Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Forms provided by Texas Ethics Commission www.ethics.state.tx.us Version V4.1.0.477b1118

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/27/2026

PRODUCER			THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
Fax# 956-583-1414	Phone# 956-583-5011			
IRMA GARZA INSURANCE AGENCY FARMERS INSURANCE GROUP 1701 W MILE 3 RD STE A MISSION, TX 78573			INSURERS AFFORDING COVERAGE	NAIC #
INSURED	Fax#	Phone#	INSURER A: Truck Insurance Exchange	21709
IZAGUIRRE ENGINEERING GROUP, LLC 2121 E. Griffin Pkwy Ste 2 MISSION, TX 78572			INSURER B: Mid Century Insurance Company	21687
			INSURER C: Texas Mutual Insurance Company	22945
			INSURER D:	
			INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
B	✓	GENERAL LIABILITY ✓ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☑ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ✓ POLICY ☐ PRO-JECT ☐ LOC	607209422	11/23/25	11/23/26	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000. $ 75,000. $ 5,000. $ 2,000,000. $ 4,000,000. $ 2,000,000.
B	✓	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ✓ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS	606309692	11/23/25	11/23/26	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000. $ $ $
		GARAGE LIABILITY ☐ ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	$ $ $
A	✓	EXCESS / UMBRELLA LIABILITY ✓ OCCUR ☐ CLAIMS MADE ☐ DEDUCTIBLE ✓ RETENTION $ 10,000.	606971013	11/23/25	11/23/26	EACH OCCURRENCE AGGREGATE	$ 1,000,000. $
C		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N] (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below	0002054104	10/24/25	10/24/26	WC STATU-TORY LIMITS ✓ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000. $ 1,000,000. $ 1,000,000.
		OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Engineering and consulting services for sanitary sewer.

CERTIFICATE HOLDER Fax# Phone#	CANCELLATION
Agua SUD 3120 Abram Rd. Palmview, TX 78572	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE

ACORD 25 (2009/01)

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IZAGUIRRE Engineering Group LLC.

Texas Department of Transportation

CERTIFICATIONS

Gilberto A. Gracia, PE LICENSE #62477

AREAS OF CERTIFICATION	
1.4.1	LAND PLANNING
3.1.1	ROUTE STUDIES & SCHEMATIC DESIGN - MINOR ROADWAYS
3.2.1	ROUTE STUDIES & SCHEMATIC DESIGN - MINOR ROADWAYS
3.3.1	ROUTE STUDIES & SCHEMATIC DESIGN - COMPLEX HIGHWAYS
3.4.1	MINOR BRIDGE LAYOUTS
3.5.1	MAJOR BRIDGE LAYOUTS
4.1.1	MINOR ROAD DESIGN
4.2.1	MAJOR ROAD DESIGN
4.3.1	COMPLEX HIGHWAY DESIGN
7.1.1	TRAFFIC ENGINEERING STUDIES
8.1.1	SIGNING, PAVEMENT MARKING AND CHANNELIZATION
8.3.1	SIGNALIZATION
10.1.1	HYDROLOGIC STUDIES
10.2.1	BASIC HYDRAULIC DESIGN

CERTIFICATE OF REGISTRATION



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

IZAGUIRRE ENGINEERING GROUP LLC

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

Registration Number
F-10214

Expiration Date
2/28/2027

LIST OF REFRENCES

International Water & Boundary Commission United States Section
Ruben Pino, CO
Ph: (915) 832-4126

Ramon Navarro, P.E., COR
Ph: (956) 246-4212

Hector Delgado, COR
Ph: (915) 832-4777
4171 North Mesa, Ste. C100
El Paso, Texas 79902-1441
Ph: (956) 968-8733
Fx: (956) 969-1417

Mayor of City of Mission Norie Garza
1201 E. 8th Street Mission, TX 78572
(956) 580-8650 Fx: (956) 787-4683

Commissioner Precinct # 1
David Fuentes
1902 Joe Stephens Ave.
Weslaco, TX 78596

Commissioner Precinct # 2
Eduardo "Eddie" Cantu
301 E. State Ave.
Pharr, TX 78577
Ph: (956) 787-1891
Fx: (956) 787-4683

Commissioner Precinct # 3
Everardo Villarreal
724 North Breyfogle Rd.
Misson, TX 78572
Ph: (956) 585-4509
Fx: (956) 585-2375

Commissioner Precinct # 4 Ellie Torres
1102 N. Doolittle Rd.
Edinburg, TX 78539
Ph: (956) 383-3112
Fx: (956) 381-5905

IZAGUIRRE
Engineering Group LLC.



Phone: (956) 240-3246
2121 E. Griffin Parkway Suite 2, Mission, TX 78574
Office: (956) 584-0554

STATEMENT OF QUALIFICATIONS
FOR

CITY OF EDINBURG

RFQ NO. 2026-7
PROFESSIONAL ENGINEERING SERVICES

ORIGINAL

SUBMITTED BY:

JAVIER HINOJOSA ENGINEERING
416 E. DOVE AVENUE
McALLEN, TEXAS 78504
(956) 668-1588
javier@javierhinojosaeng.com
TBPE FIRM NO. F-1295

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6. **Professional Service Agreement**
7. **Contact Information**

TRANSMITTAL LETTER

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504
Tel: (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NO. F-1295

July 13, 2026

Mr. Mardoqueo Hinojosa, P.E., City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

Re: RFQ No. 2026-7 Professional Engineering Services

Dear Mr. Hinojosa,

Javier Hinojosa Engineering (JHE) thank you for the invitation to be considered for providing Engineering Services required by the City of Edinburg. This submittal responds to your request for proposals due July 14, 2026.

We have assembled a project team and approach that will bring the proper focus and sensitivity to the Engineering services you require. Our approach will:

Incorporate an "in-depth" look at the project with respect to the goals of achieving proper approaches in the project area.

Provided a project team whose experience genuinely affords the ability to develop innovative approaches to the project.

Provide the City with the type of coordination and personal services that allows for quick responses to requests and timely solutions to problems that might arise.

Provide the City with personnel who are dedicated to the assigned project. This will ensure a high level of project involvement and personal concern with the timely and successful completion of services.

Principals in our firms will be involved in every phase of the project. Follow-through is a particular element that characterizes Javier Hinojosa Engineering.

Provide the City with a project team that has successfully completed other similar projects and has worked well with your staff in previous matters.

Mr. Javier Hinojosa, P.E., will serve as Project Manager for this assignment. Mr. Hinojosa is extremely familiar with the City's needs for this project. Mr. Hinojosa has over 41 years of experience in Civil Engineering and will be responsible in the day to day activities of the Project to its completion. Mr. Hinojosa is authorized to bind the firm to contract. Mr. Hinojosa is extremely familiar with the City of Edinburg. The following is his contact information:

Javier Hinojosa, P.E., Owner
Javier Hinojosa Engineering
416 E. Dove Avenue
McAllen, Texas 78504
Ofc: 956-668-1588
Cell: 956-624-7006
E-mail: javier@javierhinojosaeng.com

JHE's basis for rating performance on a project begins with client satisfaction. If the client is satisfied at the completion of the job, then JHE has performed well. For the client to be satisfied we expect all aspects of the project to be completed on time, within the budget allocated and with a minimum of effort on the part of the client. We would welcome the opportunity to be considered for these challenging projects and look forward to talking with you in more detail about our proposal.

Sincerely,

JAVIER HINOJOSA ENGINEERNG

Javier Hinojosa, P.E.

FIRM QUALIFICATION AND EXPERIENCE

HISTORY OF FIRM

Name of Firm: Javier Hinojosa Engineering
416 E. Dove Avenue
McAllen, Texas 78504
Phone: (956) 668-1588
E-Mail: javier@javierhinojosaeng.com

Year Firm Established: 1996

Contact Person: Javier Hinojosa, P.E.

Principal: Javier Hinojosa, P.E., Owner

Texas Registration No.: 74808

Type of Organization: Sole Proprietorship

Background: Javier Hinojosa Engineering (JHE) is a Civil Engineering Company that specializes in infrastructure improvements. JHE provides clients design in water distribution systems, sanitary sewer systems, storm drainage systems, street designs, parking lot designs, surveys and land development. A further description of our services is included within this package.

History of Engineering Certification: Mr. Hinojosa received his Engineering Registration from the State of Texas on March 19, 1993. The firm of Javier Hinojosa Engineering (Registration No. F-001295) has been registered with the State of Texas since September 22, 2000.

Ability to commence services immediately after successfully negotiating a contract: Javier Hinojosa Engineering can begin work immediately.

Familiarity with geographical area: Javier Hinojosa Engineering is extremely familiar with the Edinburg area. Mr. Hinojosa has over 41 years of experience in this area.

Javier Hinojosa Engineering is an Equal Opportunity Employer.

MANAGEMENT AND ORGANIZATIONAL APPROACH

JAVIER HINOJOSA ENGINEERING (JHE) recognizes the need for economical, technically innovative and efficient facilities for construction projects. These needs can only be met by a team which provides the necessary Engineering experience, expertise, technology, planning, and understanding of the client's objectives. In addition, the team must have a project approach which effectively applies all available resources to satisfy the project requirements. JHE has the project team and project approach for the successful performance of this work. The JHE project approach outlined here combines experience and technical expertise in order to ensure the constructibility and cost effective construction of the project. The team assembled here possesses all of the necessary qualifications to achieve and integrated approach to your project. Mr. Javier Hinojosa, P.E. will provide the single point of accountability and project management control that will coordinate, direct, and focus the combined efforts of the project team. This organization of the project helps the Owner in several ways: it creates clear line of responsibilities; it establishes the best framework for communication between the team and the client; and it ensures the achievement of a rigorous schedule.

The experience represented and organized here is backed by dozens of successful Civil Engineering projects. In every organizational category, key individuals who have worked on these projects are committed to this project. No one on the Project Team will be "training" on your job; each member of the team has a background and experience in similar recent projects. Mr. Javier Hinojosa, P.E. will provide the single point of accountability and project management for the team but also will provide expertise in project administration and construction phase services for the entire assignment.

PROJECT ORGANIZATION

JHE proposed to use the principal project staff members of the firm. The duties and responsibilities of the key staff members are described in the resumes describing the related experience of each project team member. The principal staff members have been chosen to assure that this project benefits from the best staff capabilities and experience available within the firm. The individuals chosen have the technical capabilities and experience required by this project, the ability to produce responsive engineering designs within the budgetary and time requirements of the client, and the ability to effectively work with the client's staff. The Project Manager, Mr. Javier Hinojosa, is responsible for primary project execution, providing overall coordination with the client, supervising and directing the Project Team, and reviewing and approving work on the project. Mr. Hinojosa has more than 41 years of experience in Civil Engineering. He is experienced in planning, design, and construction phase services for projects similar in size and scope to the proposed projects. Mr. Hinojosa will provide technical direction and quality assurance on the project and will be responsible for ensuring that the design incorporates all current, appropriate technology, and is technically efficient, complete, and constructible.

During each phase of this work, JHE will meet with the client staff to review the project progress, discuss alternative approaches, receive and incorporate staff comments, and coordinate the Engineer design to produce the desired results. Presentations of the work will be made at appropriate points in the project schedule.

JHE's philosophy is to provide our clients with designs that are cost-effective in terms of engineering, construction, and operations and maintenance. The firm emphasizes complete analysis of design considerations, application of the most appropriate technology, comprehensive cost effectiveness assessments, and quality assurance. Mr. Hinojosa has accomplished numerous Civil Engineering Projects in Hidalgo County in recent years. In approaching this project, JHE will use a systematic development with each task serving as a building block for later stages of the project. The specific project tasks follow in this proposal for your review. These specific tasks include:

I. PROJECT ORIENTATION AND STARTUP

We propose that an initial project orientation meeting be scheduled so that both the Owner and our firm may have a clear understanding of the design and construction process, parameters to be used and the final product desired.

II. SURVEY

Topographic information will be developed by field survey. Record plans will be reviewed and confirmed. Soil boring information will be obtained during this task for use in design if necessary. Underground utilities will be located through contracts with the appropriate representatives.

III. PRELIMINARY DESIGN

Preliminary plans will be developed using the information secured from ongoing field surveys and review of record plans. A preliminary design will be accomplished. Preliminary cost estimates will be developed. During and at the completion of this task, we intend to meet with the Owner to obtain input and to provide guidance in developing recommended solutions.

IV. PRELIMINARY PLANS AND ESTIMATES

The preliminary set of plans which will result from Task IV along with cost estimates will be reviewed with the Owner for input and guidance.

VI. FINAL PLANS & SPECIFICATIONS

Final plans, specifications and estimates will be prepared. The output of this task will be the documents necessary for bidding and constructing this project. These documents will be developed to meet the Owner's requirements for the project.

VII. CONSTRUCTION

During this task we will observe ongoing work, coordinate construction with Owner and Contractor personnel and certify periodic payment requests from the Contractor. Upon completion, a final inspection will be scheduled with the Contractor and Owner. The outcome of this final inspection will be a Certificate of Completion or a punch list of items for the Contractor to complete. Upon final completion of the punch list, a Certificate of Completion will be issued.

JAVIER HINOJOSA ENGINEERING

PROJECT EXPERIENCE

1. **Project Name:** Hidalgo County Bond Referendum Project
   West Main Drain Phase 3
   Project Location: Hidalgo County Precinct No. 3
   Owner: Hidalgo County
   Contact: Mr. Raul Sesin, P.E., General Manager
   Hidalgo County Drainage District No. 1
   Address: 902 N. Doolittle Road
   Edinburg, Texas 78542
   Telephone: 956-292-7080
   Construction Cost: $1,443,414.75
   Completion Date: Ongoing
   Professional Services Provided: Provided construction design plans and specifications for construction upgrade of a drainage ditch facility.
   Name of Project Manager: Javier Hinojosa, P.E.

2. **Project Name:** Hidalgo County Bond Referendum Project 21
   Project Location: Weslaco, Texas
   Owner: Hidalgo County
   Contact: Mr. Raul Sesin, P.E., General Manager
   Hidalgo County Drainage District No. 1
   Address: 902 N. Doolittle Road
   Edinburg, Texas 78542
   Telephone: 956-292-7080
   Construction Cost: $1,936,603.00
   Completion Date: Ongoing
   Professional Services Provided: Provided construction design plans and specifications for construction upgrade of a drainage ditch facility.
   Name of Project Manager: Javier Hinojosa, P.E.

3. **Project Name:** Bryan Road Reconstruction and Drainage Improvements Project
   Project Location: Mission, Texas
   Owner: City of Mission
   Contact: Mr. JP Terrazas, P.E., Assistant City Manager
   Address: 1201 E. 8th Street
   Mission, Texas 78572
   Telephone: 956-585-3275
   Construction Cost: $6,205,710.00
   Completion Date: Ongoing

Professional Services Provided: Provided construction design plans and specifications for reconstruction of Bryan Road from Business 83 to FM 495 including drainage improvements.
Name of Project Manager: Javier Hinojosa, P.E.

4. **Project Name:** Sugar Road Area Detention
   Project Location: Edinburg, Texas
   Owner: City of Edinburg
   Contact: Mr. Mardoqueo Hinojosa, P.E., City Engineer
   Address: 415 W. University Drive
   Edinburg, Texas 78541
   Telephone: 956-388-8955
   Construction Cost: $
   Completion Date: August 25, 2022
   Professional Services Provided: Project Engineer for a drainage improvement project for a detention facility located in the Sugar Road area within the City of Edinburg.
   Name of Project Manager: Javier Hinojosa, P.E.

5. **Project Name:** City of Alton 2026 Street Improvements
   Project Location: Alton, Texas
   Owner: City of Alton
   Contact: Mr. Jeff Underwood, City Manager
   Address: City of Alton
   509 S. Alton Blvd.
   Alton, Texas 78573
   Telephone: (956) 432-0760
   Construction Cost: $969,630.00
   Completion Date: ongoing
   Professional Services Provided: Design of paving improvements for numerous streets within the City of Alton.
   Name of Project Manager: Javier Hinojosa, P.E.

TEAM MEMBER QUALIFICATIONS
AND
EXPERICENCE

KEY MEMBERS
PROJECT ASSIGNMENTS, LINES OF AUTHORITY
AND COMMUNICATION FOR PRINCIPALS

1. Javier Hinojosa, P.E., Owner: Mr. Hinojosa will be the Project Engineer for each assigned project. Mr. Hinojosa will be the primary point of contact for the City. Mr. Hinojosa will be involved with each assigned project from start of design services to completion of construction.

2. Gilbert Teegardin, Project Manager: Mr. Teegardin will be the Project Manager for each assigned project. Mr. Teegardin will coordinate day to day activities for Engineering services related to each assigned project. Mr. Teegardin will work closely with City staff to coordinate all activities within the City.

3. Daniel Lopez, Survey Technician/ Construction Inspector: Mr. Lopez will be providing services related to acquisition of field data for the preparation of the final Engineering construction documents. Mr. Lopez will also assist during the construction phase with periodic inspection of each assigned project .

4. Carlos Vasquez, RPLS (CVQ Land Surveyors, LLC): Mr. Vasquez will be responsible for boundary surveys and metes and bounds descriptions as needed or required by the City.

Javier Hinojosa, P.E.
Principal

Education	Bachelor of Science in Civil Engineering, 1985 Texas A & M University
Registration	Registered Professional Engineer No. 74808 State of Texas
Experience	Javier Hinojosa Engineering January 1996- Present L.L. Rodriguez and Associates, Inc. 1985 - 1995
Affiliations	Texas Society of Professional Engineers

Noteworthy projects reflecting experience include the following:

City of Mission Drainage Improvements
Client: City of Mission
Project Engineer for the preparation of construction plans and specifications for drainage improvements within the City of Mission including Stewart Road, 1st Street, Dunlap Avenue and Citriana Avenue

City of Mission Bryan Road (FM 396) Water and Sewer Relocations
Client: City of Mission
Project Engineer for the preparation of construction plans and specifications for water and sanitary sewer improvements along South Bryan Road in conjunction with the widening of this road by TxDOT.

City of Mission Stewart "A" Drainage Improvements
Client: City of Mission
Project Engineer for the preparation of construction plans and specifications for drainage improvements along Stewart Road within the City of Mission.

Agua Special Utility District Waterline Improvements
Client: Agua Special Utility District
Project Engineer for the preparation of construction plans and specifications for waterline improvements within South Minnesota Road Subdivision, El Flaco Chiquito Subdivision and along Tom Gill Road.

International Village Subdivision Drainage Outfall
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the drainage improvements of the International Village Subdivision.

Bentsen Palm Drive Drainage Outfall
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the drainage improvements of Bentsen Palm Drive from the County's Main Drain north to Mile 3.

Colonia Access Program Paving and Drainage Improvements
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the paving and drainage improvements of numerous subdivisions (colonias) within the Hidalgo County Precinct No. 3 areas.

City of Alton Street Improvements
Client: City of Alton
Project Engineer for the preparation of construction plans and specifications for street improvements along Los Ebanos Road and the Taurus Subdivisions within the City of Alton.

Mile 4 North Paving Improvements
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the Mile 4 North paving improvements from Tom Gill Road west to Jarachinas Road.

Schunior Road Paving Improvements
Client: City of Edinburg
Project Engineer for the preparation of construction plans and specifications for the paving improvements of Schunior Road from Mon Mack Road to Jackson Road.

Hidalgo County Precinct #3 Paving Improvements
Client: Hidalgo County Precinct #3
Project Engineer for the preparation of construction plans and specifications for numerous roadways within Hidalgo County Precinct #3.

City of Mission Shary Road (FM 494) Waterline Improvements
Client: City of Mission
Project Engineer for the preparation of construction plans and specifications for waterline improvements along Shary Road from FM 495to Mile 3 North.

City of Mission Business 83 Waterline Improvements
Client: City of Mission
Project Engineer for the preparation of construction plans and specifications for waterline improvements along U.S. Business 83 from Inspiration Road to Schuerbach Road.

Monica Acres Subdivision Drainage Outfall
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the drainage improvements of the Monica Acres Subdivision.

City of Palmhurst Street Improvements
Client: City of Palmhurst
Project Engineer for the preparation of construction plans and specifications for street improvements within the City of Palmhurst.

Paula Drive Paving Improvements
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the paving improvements of Paula Drive from Schuerbach Road To Moorefield Road.

City of San Juan Street Improvements
Client: City of San Juan
Project Engineer for the preparation of construction plans and specifications for street improvements within the City of San Juan.

Casa De Los Vecinos Subdivision Sanitary Sewer Improvements
Client: Hidalgo County Precinct No. 3
Project Engineer for the preparation of construction plans and specifications for the sanitary sewer improvements of the Casa De Los Vecinos Subdivision.

Residential Land Development
Client: Various
Project Engineer for design and construction of numerous residential developments in the Mission, McAllen, Edinburg, Weslaco, Harlingen and Pharr areas including the following:

-Altamura Subdivision – Weslaco, Texas
-Rio Stone Subdivision – Weslaco, Texas
-Monte Cielo Subdivision - Weslaco, Texas
-Agave Estates Subdivision – Harlingen, Texas
-Sonoma Ranch Subdivision – Mission, Texas
-Rosewood Estates Subdivision – McAllen, TX
-Las Esperanzas Subdivision – Mission, Texas
-Ebanos Estates Subdivision – Mission, Texas
-Warehouse Kingdom Subd. – McAllen, TX
-Silver Oak Subdivision – McAllen, Texas
-Sunset Valley Subdivision – Alton, Texas
-Trinity Oaks Subdivision – McAllen, Texas
-Cielo Vista Subdivision – McAllen, Texas
-The Estates at Sharyland - Palmhurst, Texas
-Summer Breeze Subdivision – Mission, Texas
-The Oaks at Cimarron – Mission, Texas
-The Legends at Cimarron – Mission, Texas
-Westover Park Subdivision – Mission, Texas
-Shary Crossing Subdivision – Mission, Texas
-Redstone Estates Subdivision – Mission, Texas
-Lakeview at Palmshores Subdivision,
- La Joya, Texas
-Heritage Park Subdivision - Mission, Texas
-Tower Landing Subdivision - Alamo, Texas
-Tiffaney Estates Subdivision
- McAllen, Texas
-Hunter's Cove Subdivision - McAllen, Texas
-Malmaison Luxe at Trinity Oaks Subdivision
-Mission, Texas
-Autumn Ridge Estates - Edinburg, Texas
-Schunior Village Subdivision – Edinburg, Texas
-Villa Cantera Subdivision – McAllen, Texas
-Bentley Estates Subdivision – Edinburg, Texas
-Meadow Ridge Subdivision – Edinburg,Texas
-Garden View Subdivision – Pharr, Texas
-Hacienda Palms Subdivision – Pharr, Texas
-Providence Subdivision – Pharr, Texas

Professional Memberships:

National Society of Professional Engineers
Texas Society of Professional Engineers

REFERENCES

REFERENCES

1) Mr. Raul Sesin, P.E. District General Manager
Hidalgo County Drainage District No. 1
902 N Doolittle Road
Edinburg, TX 78542
(956) 292-7080 ext. 5801
raul.sesin@hcdd1.org

2) Hidalgo County Precinct No. 3
Mr. Everardo Villarreal, Commissioner
724 N. Breyfogle
Mission, Texas 78572
956-585-4509
commissioner3@co.hidalgo.tx.us

3) City of Hidalgo
Mr. Julian J. Gonzalez, City Manager
704 E. Ramon Ayala Drive
Hidalgo, TX 78557
956-843-2286
hidcitymgr@cityofhidalgo.net

4) McAllen I.S.D.
Mr. Ruben Treviño, Executive Director for Facilities, Maintenance & Operations
4309 Warrior Drive, Suite B
McAllen, Texas 78501
956-632-3200
ruben.trevino@mcallenisd.net

5) City of Mission
Mr. J.P. Terrazas, P.E., Assistant City Manager
1201 E. 8th Street
Mission, Texas 78572
956-580-8650
jpterrazas@missiontexas.us

6) City of Alton
Mr. Jeff Underwood, City Manager
509 S. Alton Blvd.
Alton, TX 78573
(956) 432-0760
jeff.underwood@alton-tx.gov

CITY OF EDINBURG
PAST PROJECTS

1. Project Name: Northeast Original Townsite Drainage Improvements (Kuhn Street)
Location: Edinburg, Texas
Year Completed: 2019
Project Scope: Project Engineer for design and construction phase services for a drainage improvements for Kuhn Avenue within the City of Edinburg.
Owner: City of Edinburg
Contact Person: Mardoqueo Hinojosa, P.E., City Engineer
Address: 415 W. University Drive
Edinburg Texas 78541
Phone #: 956-388-8955
Project Construction Cost: $140,000.00
Contractor: Gonzalez Enterprises, LLC
Address: P.O. Box 808
Edinburg, Texas 78539
Phone #: 956-587-1971
Engineer: Javier Hinojosa, P.E.
Completed: On time

2. Project Name: Sugar Road Area Detention
Location: Edinburg, Texas
Year Completed: Ongoing design
Project Scope: Project Engineer for a drainage improvement project for a detention facility located in the Sugar Road area within the City of Edinburg.
Owner: City of Edinburg
Contact Person: Mardoqueo Hinojosa, P.E., City Engineer
Address: 415 W. University Drive
Edinburg Texas 78541
Phone #: 956-388-8955

3. Project Name: City of Edinburg Airport Sewer Project
Location: Edinburg, Texas
Year Completed: Ongoing design
Project Scope: Project Engineer for a sanitary sewer improvement project for the Edinburg Airport.
Owner: City of Edinburg
Contact Person: Mardoqueo Hinojosa, P.E., City Engineer
Address: 415 W. University Drive
Edinburg Texas 78541
Phone #: 956-388-8955

INSURANCE

INSURANCE INFORMATION

At this time Javier Hinojosa Engineering carries a General Liability insurance in the amount of $1,000,000.00, Automobile Liability in the amount of $1,000,000.00, Worker's Compensation in the amount of $1,000,000.00 and Professional Liability in the amount of $1,000,000.00. Any certifications required by the City will be addressed on a job specific basis. Javier Hinojosa Engineering is currently under litigation with a local School District regarding a school project of which JHE was a Subconsultant. This has no affect on any current or future projects performed by JHE.

PROFESSIONAL SERVICES AGREEMENT

PROFESSIONAL SERVICES AGREEMENT

Javier Hinojosa Engineering has read the Professional Services Agreement included in RFQ No. 2026-7 Professional Engineering Services. If selected Javier Hinojosa Engineering agrees to meet the prerequisite insurance requirements and enter into agreement with the City of Edinburg.

CONTACT INFORMATION

JAVIER HINOJOSA ENGINEERING
CONTACT INFORMATION

1. Javier Hinojosa, P.E., Owner
   Javier Hinojosa Engineering
   416 E. Dove Avenue
   McAllen, Texas 78504
   Ofc: 956-668-1588
   Cell: 956-624-7006
   E-mail: javier@javierhinojosaeng.com

2. Gilbert Teegardin, Project Manager
   Javier Hinojosa Engineering
   416 E. Dove Avenue
   McAllen, Texas 78504
   Ofc: 956-668-1588
   Cell: 956-778-3682
   E-mail: javier@javierhinojosaeng.com

Statement of Qualifications

City of Edinburg
Request For Qualifications - Professional
Engineering Services
RFQ #2026-7
July 14, 2026

JRH Engineering & Environmental Services, Inc.
6520 Masters Rd. Manvel, TX 77578
Texas Firm License No. 10385

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City of Edinburg Professional Engineering Services | RFSQ #2026-7

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July 14, 2026

Mardoqueo Hinojosa & Lorena Fuentes
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Re: Request For Qualifications - Professional Engineering Services, RFQ #2026-7

Dear Members of the Evaluation Committee,

The success of an on-call engineering contract depends on more than technical expertise—it requires a team that is responsive, adaptable, and ready to deliver solutions whenever the need arises. JRH Engineering & Environmental Services, Inc. brings nearly two decades of municipal engineering experience and a commitment to providing timely, high-quality support across a broad range of City projects. As a Texas-based civil engineering firm with extensive experience serving municipalities, public agencies, and private sector clients throughout the state, JRH Engineering is well-positioned to provide responsive, high-quality engineering services for the City's diverse capital improvement programs and infrastructure needs.

For nearly two decades, JRH Engineering has successfully delivered civil engineering solutions for roadway, drainage, utility, site development, water and wastewater, and public infrastructure projects. Our team understands the unique challenges associated with municipal projects, including coordinating with multiple stakeholders, navigating regulatory and permitting requirements, managing project schedules and budgets, and providing practical, cost-effective design solutions. As a certified Women-Owned Business Enterprise (WBE) and Women-Owned Small Business (WOSB), JRH Engineering is committed to delivering exceptional service while supporting the City's goals for diversity and community investment.

Our firm is structured to respond quickly to on-call assignments of varying size and complexity. Whether assisting with a discrete engineering task, supporting a capital improvement project, preparing plans and specifications, providing construction phase services, or assisting with long-range planning initiatives, JRH Engineering offers the technical expertise, project management experience, and responsiveness necessary to successfully support the City of Edinburg throughout the contract term.

We appreciate your consideration of our qualifications and welcome the opportunity to partner with the City of Edinburg as a trusted engineering resource. We look forward to supporting the City's continued growth by delivering timely, innovative, and reliable engineering services that enhance the quality of life for the Edinburg community.

Sincerely,

To JRH Engineering's knowledge, no addendums have been issued pertaining to this RFQ.

Jennifer Henrichs

Jennifer Henrichs
President | JRH Engineering & Environmental Services
JRH Engineering & Environmental Services, Inc., 6520 Masters Rd. Manvel, TX 77578
jlhenrichs@jrhengineering.net
Texas Firm License No. 10385

JRH Engineering & Environmental Services, Inc.

Founded in 2008, JRH Engineering & Environmental Services, Inc. is a full-service civil and structural engineering firm providing responsive, client-focused engineering services to municipalities, counties, school districts, utility districts, and private-sector clients throughout Texas. Headquartered in Manvel, Texas, the firm is licensed to practice engineering in Texas (Firm No. F-10385) and maintains a staff of nine civil engineers, three structural engineers, and an in-house licensed architect, allowing JRH to provide comprehensive engineering solutions under a single point of responsibility. **The Manvel, Texas office will be providing services for this contract.**

During the past two years, JRH has successfully delivered engineering services for numerous public-sector clients, providing planning, design, permitting, construction documents, bid support, and construction administration for infrastructure, drainage, utility, roadway, site development, and municipal facility projects. The firm's experience includes managing multiple concurrent assignments while consistently meeting client schedules, maintaining budget expectations, and responding quickly to changing project priorities. This ability to efficiently manage a diverse workload makes JRH particularly well suited for the City's on-call engineering services program.

JRH's approach is centered on responsiveness, collaboration, and practical engineering solutions. Unlike larger firms where smaller assignments may compete for resources, JRH intentionally structures its project teams to provide prompt attention regardless of project size. The firm's principals remain actively involved throughout project delivery, allowing decisions to be made quickly while maintaining consistent communication with clients. This hands-on management approach enables JRH to serve as a reliable extension of municipal engineering staff, providing timely support for both routine assignments and complex capital improvement projects.

JRH Engineering is also a certified Women-Owned Business Enterprise (WBE) and Women-Owned Small Business (WOSB), reflecting the firm's commitment to diversity and providing public agencies with opportunities to meet supplier diversity objectives.

Services under this contract will be managed from JRH Engineering's headquarters in Manvel, Texas, with additional field support provided as necessary to efficiently serve the City of Edinburg. The firm's organizational structure provides the flexibility to respond to assignments of varying size and complexity by scaling project teams based on workload. Smaller assignments are staffed with lean, experienced teams led by a licensed professional engineer, ensuring responsive service and efficient delivery without unnecessary overhead. For larger or concurrent assignments, JRH leverages its multidisciplinary staff and established consultant network to maintain schedules, preserve quality, and provide uninterrupted service throughout the duration of the contract.

JRH understands that the success of an on-call engineering contract depends not only on technical expertise but also on accessibility, responsiveness, and consistent execution. The firm's experience delivering municipal engineering services, combined with its collaborative approach and scalable staffing model, positions JRH to provide the City of Edinburg with dependable engineering support throughout the two-year contract term.

PROJECT EXPERIENCE

1. Southwest Refractory Industrial Expansion: This is a 29-acre industrial park. This project consists of expanding four buildings, extending the private development roadway with a cul-de-sac, extending the City of Alvin water main, extending the City of Alvin sanitary sewer, site building pavement, and site paving, grading, and drainage.

2. Westlake High School Building Facilities: The Westlake Lutheran High School building facilities consist of an expansion of the high school building, parking lot, utilities, grading and drainage for the building.

3. BCMU 81 c/o Sullivan Builders Brothers, Ltd. -141 Acre Subdivision, FM 2403, Alvin, Texas: This project consists of three sub projects to serve 350 residential home sites. The first part of the development currently under construction involves mass grading and drainage systems to support the neighborhoods. This portion also consists of managing the FEMA LOMR-F to bring the residential lots out of the flood plain. The second phase consists of extending the water line by 13,100 linear feet and the sanitary sewer line by 4,530 linear feet within the City of Alvin to serve the development. The final phase consists of water installation, roadway paving, sanitary, and drainage systems for the 101 homes in Section 1. This last phase also includes a four-lane major collector roadway to serve the development.

BCMUD 81 on behalf of Sullivan Builders Brothers, Ltd.- Projects-
1. BCMUD 81 / City of Alvin Utility Water and Sanitary Sewer Extension - $3,086,834.20
2. BCMUD 81 / City of Alvin- Mass Grading & Drainage Systems Contract- $2,289,338
3. BCMUD 81/ City of Alvin- Paving Contract- $2,465,500
4. BCMUD 81/ City of Alvin- Section 1 - Water, Sanitary & Drainage Section 1 Magnolia Trails- $3,485,719.62

4. Metal Building Foundations for Southwest Refractory: This project consists of the design of two 15,000-square-foot metal building foundations and two 7,500-square-foot metal building foundations. The project is currently entering the construction phase.
JRH will also provide Texas Windstorm Certification inspection services. Jason Henrichs, PE, is a Certified Windstorm Engineer with the State of Texas and will oversee the project to ensure the buildings meet all applicable windstorm certification requirements.

5. 132 Lakeside Drive, Conroe Texas: 11,000 square foot home framing and foundation design

6. Brookside Village: 12722 Wellborn Road, Brookside Village, Texas: The project consists of a 3,360-square-foot metal building expansion for the public works department.

7. Volusia County Rebuild Florida Project: JRH will serve as the Design Principal Engineer for the Volusia County Rebuild Florida Project. JRH will provide the residential architectural layouts, as well as the site drainage, mechanical, electrical, and plumbing (MEP) designs.

In addition, JRH will provide foundation design options, which may include either pier-and-beam systems or wood pilings, depending on FEMA floodplain requirements and the established Base Flood Elevation (BFE).

8. Oleander at Broadway — Galveston, Texas

Large-scale federal public housing redevelopment including resilient infrastructure, stormwater management systems, and sustainable site design for a 348-unit multifamily community. Development of a public housing community involving construction of new residential buildings, installation of public roadways, and expansion of water and sanitary sewer infrastructure. The project also included full construction management services to ensure quality control, schedule adherence, and successful project delivery.

Owner: Baron McCormack
Public Sponsor: Galveston Housing Authority
Architect of Record: RPA - Dustin Higgins
Civil Engineer: JRH Engineering & Environmental Services, Inc.
Approx. Construction Value: $111,000,000

9. Fire Station No. 7 — City of Pasadena, Harris County, Texas

Abilio Garcia, P.E. provided complete civil engineering design for a new 15,000 SF fire station on a 12-acre site. Civil scope included two access driveways, parking paving, underground utilities, detention pond, 100-year floodplain mitigation, and a required left-turn lane per traffic analysis. This project required TDLR coordination, floodplain permitting, and close collaboration with the City of Pasadena.

Owner: City of Pasadena, Texas
Architect of Record: Helm Design Group
Civil Engineer: Abilio Garcia, P.E.
Approx. Construction Value: $15,000,000
**Project performed by now JRH employee, Abilio Garcia, P.E. under his previous employer*

10. Westlake Lutheran Highschool Buiding & Parking Lot- — Fort Bend County, TX

Development of a new high school campus consisting of construction of the primary educational facility, student and faculty parking areas, site grading and drainage improvements, and utility infrastructure required to support the campus. Improvements included water distribution, sanitary sewer, storm drainage, paving, and associated site development designed to accommodate operational needs and future expansion.

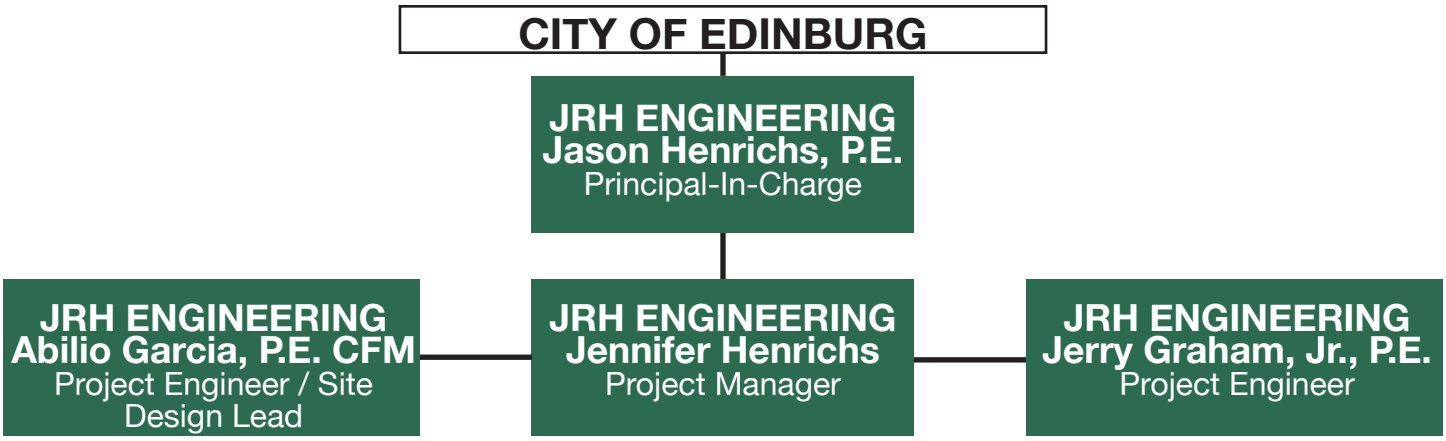
Owner: Lutheran Education Association of Houston
Architect of Record: Helm Design Group
Civil Engineer: JRH Engineering & Environmental Services, Inc.
Approx. Construction Value: $5,597,551.00

11. Parkside Trails Subdivision – Water, Sewer, and Drainage Improvements. - Brazoria County, TX

4672 linear feet of water, 3219 of sanitary sewer. Storm sewer facilities 1808 in a chanel bridge crossing. Construction of water, sanitary sewer, and drainage improvements for Parkside Trails Subdivision, including site preparation, fill and grading, waterlines and hydrants, sanitary sewer mains and manholes, storm sewer system, storm water quality measures, utility testing, and related subdivision infrastructure.

Owner: Brazoria County, TX
Architect of Record: Helm Design Group
Civil Engineer: JRH Engineering & Environmental Services, Inc.
Approx. Construction Value: $3,149,068.29

ORGANIZATIONAL CHART



FIRM CONTACT INFORMATION

JRH Engineering & Environmental Services, Inc.
6520 Masters Rd, Manvel, TX 77578
(800) 227-9635 | admin@jrhengineering.net

Resumes for key staff members begin on the next page.

PROJECT TEAM EXPERIENCE

JRH Engineering has assembled a highly qualified team of professionals with extensive experience delivering civil engineering, structural engineering, environmental, and site development services for municipal, county, and public-sector clients throughout Texas. Since its founding in 2008, the firm has built a reputation for providing responsive service, practical engineering solutions, and consistent project delivery across projects of varying size and complexity.

The firm's multidisciplinary staff includes licensed professional engineers, structural engineers, environmental specialists, and an in-house architect who work collaboratively to provide integrated engineering solutions. This internal collaboration allows JRH to efficiently manage projects from planning and preliminary engineering through design, permitting, bidding, and construction administration while maintaining a single point of responsibility and clear communication with the client.

JRH's organizational structure is designed to support the demands of an on-call engineering contract. Project teams are assembled based on the specific scope and complexity of each assignment, allowing the firm to respond quickly to routine task orders while maintaining the capacity to manage larger capital improvement projects. Senior leadership remains actively involved throughout project delivery to provide quality assurance, expedite decision-making, and ensure each assignment is completed on schedule and within budget.

Through established quality control procedures, proactive communication, and a commitment to client service, JRH Engineering consistently delivers technically sound, cost-effective solutions that meet the needs of public agencies. This combination of technical expertise, responsiveness, and scalable staffing positions JRH to serve as a dependable engineering partner for the City of Edinburg throughout the duration of the on-call contract.

Jason Henrichs, P.E.
Principal-In-Charge

Years of Experience: 25+ yrs
Years with JRH: 18 yrs



Education:
B.S. Civil Engineering
Texas A&M University, 2001

Registration:
P.E. Texas Registration # 97420

Other Licenses:
Florida P.E. | North Carolina P.E. | Idaho P.E.
TWIA Windstorm Engineer (All Coastal Counties TX)
Licensed RME-G Fire Protection

Location:
Manvel, TX

Memberships & Leadership:
ACEC of Texas | ITE — Transportation Community

Jason R. Henrichs, P.E. is a founding principal of JRH Engineering & Environmental Services, Inc. with over 25 years of experience in civil, structural, and infrastructure engineering. His work encompasses public and private site development, roadway and drainage design, water and sanitary sewer infrastructure, structural engineering, and construction management. Jason's projects routinely involve public agency coordination, design to city and county standards, and execution within public rights-of-way and grant-funded programs.

Project Experience:

- Oleander at Broadway, Galveston — Civil Engineer of Record, $111M federal public housing redevelopment, WBE certified
- Parkside Trails Subdivision, Brazoria County — Civil Engineer of Record, public MUD infrastructure, $3.1M
- Lutheran South Academy, Houston — Civil Engineer of Record, outdoor site development, parking, drainage, ADA
- Metal Building Foundations for Southwest Refractory – Structural Engineer of Record and Texas Windstorm Certification inspection services
- 11,000 square foot home framing and foundation design - Structural Engineer of Record
- Brookside Village, 3,360-square-foot metal building expansion for the public works department - Structural Engineer of Record
- Volusia County Rebuild Florida Project- JRH will serve as the Design Principal Engineer for the Volusia County Rebuild Florida Project. JRH will provide the residential architectural layouts, as well as the site drainage, mechanical, electrical, and plumbing (MEP) designs.
In addition, JRH will provide foundation design options, which may include either pier-and-beam systems or wood pilings, depending on FEMA floodplain requirements and the established Base Flood Elevation (BFE).

Jennifer Henrichs

President | Project Manager

Years of Experience: 18 yrs
Years with JRH: 18 yrs



Education:
M.S. Civil & Environmental Engineering
Lamar University, 2024

B.S.
Texas A&M University, 2016 (Cum Laude)

Registration:
P.E. Texas
Registration #

Location:
Manvel, TX

Certifications:

USACE Regulatory Compliance Program

30-Hour Wetland Training Certificate Phase I Environmental Site Assessment

ASTM/AAI Rule Certified

Jennifer Henrichs serves as President of JRH Engineering & Environmental Services, Inc., leading firm operations, project delivery, and public agency coordination. She has extensive experience managing civil engineering projects from design through construction, including regulatory permitting, environmental documentation, plan review compliance, and construction administration. Her environmental certifications make her the lead for all Phase I ESA, USACE coordination, and federal grant compliance documentation on this project.

Lead environmental coordinator and USACE regulatory compliance manager on all active JRH projects.

Project Experience:

- Project Manager — Oleander at Broadway, Galveston Housing Authority ($111M WBE certified federal project)
- Project Manager — Parkside Trails Subdivision, Brazoria County MUD No. 73
- Project Manager — City of Alvin Utility Infrastructure, Brazoria County
- Project Manager — Lutheran South Academy, Houston
- Project Manager - Southwest Refractory Industrial Expansion - extending the City of Alvin water main, extending the City of Alvin sanitary sewer, site building pavement, and site paving, grading, and drainage.
- Project Manager - Westlake High School Building Facilities
- Project Manager - BCMU 81 c/o Sullivan Builders Brothers, Ltd. -141 Acre Subdivision, FM 2403, Alvin, Texas

Abilio Garcia, P.E., CFM

Project Engineer / Site Design Lead

Years of Experience: 8+ yrs
Years with JRH: 1 yr



Education:
B.S. Civil Engineering
University of Houston

Registration:
P.E. Texas Registration # 144126

Location:
Manvel, TX

Certifications:
Certified Floodplain Manager (CFM)

Abilio Garcia, P.E., CFM is a licensed Professional Engineer and Certified Floodplain Manager with experience delivering civil engineering design for public and private sector projects throughout the Houston metropolitan area. His expertise includes site grading, drainage design, stormwater detention, floodplain analysis and mitigation, paving design, utility systems, SWPPP preparation, and construction phase services.

Project Experience:

- Scholes International Airport Runway Rehabilitation, Galveston — Civil design, paving, grading, traffic control. Construction value: $5.5M

- Law Enforcement & Criminal Justice High School, Houston ISD — 59,300 SF public facility, detention, paving, TDLR. Construction value: $29M

- Spring ISD High School, Houston — 125-acre public campus, detention, floodplain mitigation, drainage, SWPPP, HC/HCFCD/MUD permits

- Elementary School Royal #2, Brookshire ISD — New elementary school, site grading, drainage, utilities, detention, construction phase services

- Elementary School ES #35, Lamar ISD, Fort Bend County — 15.5-acre school development, grading, drainage, stormwater quality

- Houston Airport System PMO Building — 52,000 SF civil design, drainage, grading, pavement, floodplain mitigation

JERROLD "JERRY" GRAHAM, JR., P.E.

Project Engineer / Site Design Lead

Years of Experience: 40+ yrs



Education:
1983, Bachelor of Science,
Civil Engineering, University of Houston College of Engineering

Registration:
P.E. Texas Registration # 66480

Location:
Houston, TX

Certifications:
Employee Sequence No. 8365
Categories: 1.4.1, 3.1.1, 3.2.1, 4.1.1, 4.2.1, 8.1.1, 9.1.1, 10.2.1, 11.1.1

Jerry has over 40 years of experience as a civil engineer serving both public and private clients as a project manager. He has performed or supervised engineering design and construction phase management for over 60 roadway, drainage, water, and wastewater projects. He has managed the design and construction of projects for TxDOT, HCTRA, Harris County, City of Houston, Metropolitan Transit Authority, developers, and municipal utility districts in Brazoria, Fort Bend, Galveston, Harris, and Montgomery Counties.

Project Experience:

SH-6, Fort Bend County, Texas. A change order redesign of 3,000 LF of six-lane roadway (with a continuous left turn lane) from Flat Bank Creek to Peninsula Drive. Project included geometric, paving, and drainage design; all designs were performed to TxDOT Standards.

SH 249 & FM 2920 Widening, Tomball, Texas. Design Engineer for reconstruction of two lane rural roadway to seven lane urban roadway including paving, minor structures, storm sewers, signing, striping and traffic control (TxDOT).

Northside Vehicle Maintenance Facility, Houston, Texas. Project Manager for 20,000 square foot vehicle maintenance facility (COH Public Works).

Cavalcade Drive Rehabilitation, Houston, Texas. Construction Manager for roadway and utility rehabilitation project which provided for the reconstruction of the roadway from a two-lane ditch section to a five-lane curb and gutter section including paving, storm sewers, water lines, sanitary sewers, signing, striping and traffic control (Metropolitan Transit Authority).

Hirsch Road Rehabilitation, Houston, Texas. Construction Manager for roadway, bridge and utility rehabilitation project which provided for the widening of the roadway from a two-lane ditch section to a four-lane boulevard including paving, storm sewers, water lines, sanitary sewers, bridge structures, signing, striping and traffic control (Metropolitan Transit Authority).

CLIENT REFERENCES & ASSOCIATED PROJECTS

1. Sideline Investments
Chad Thumann
Phone: (281) 914-5202
Email: Chad@rwestdevelopment.com

Project: Parkside Trails Subdivision — Alvin, Brazoria County, TX. Full civil engineering design for a 42-acre, 82-lot residential subdivision, including floodplain mitigation, drainage/detention, utility tie-in, MUD coordination, paving, and structural retaining wall design. Construction value: $3,100,000.

2. Zabco Construction, LLC
Johnny Zabrowski
Phone: 713-632-5135
Email: jz@zabconstruction.com

Project: 11007 W. Fairmont Parkway (C.M. Milstid Properties) — Structural engineering for an 80’ x 160’ metal building, including wind and roof bracing design.

3. OMG Builders
George Harrison
Phone: (832) 433-5531
Email: george@omgbuilders.com

Projects: 139 Wade Circle N, Conroe, TX — Civil engineering plan
13396 Scotts Ridge Rd, Montgomery, TX — Civil engineering plan
13521 Forest Lane, Montgomery, TX — Civil engineering plan
103 Summer Place, Huntsville, TX — Civil engineering plan
AmeriCenter, 13620 Hwy 105, Conroe, TX — Civil engineering plan

Insurance Information

Workers Compensation & Employers Liability
Insurer: Travelers Casualty and Surety Company (NAIC 19038)
Policy Number: UB-C3736841-26-42
E.L. Each Accident: $1,000,000
E.L. Disease per Employee: $1,000,000
E.L. Disease Policy Limit: $1,000,000
Policy Period: January 2, 2026 – January 2, 2027

Professional Liability (E&O)
JRH Engineering does not currently carry a standalone Professional Liability policy. We are actively reviewing this coverage requirement and are prepared to discuss this further with the City of Edinburg should we be selected. We are committed to meeting all insurance requirements prior to contract execution.

Insurance Claims — Past 5 Years
JRH Engineering has no insurance claims to report against the firm within the past five years.



THE HARTFORD
BUSINESS SERVICE CENTER
3600 WISEMAN BLVD
SAN ANTONIO TX 78251

July 14, 2026

For Informational Purposes
6520 MASTERS RD
MANVEL TX 77578-4750

Account Information:

Policy Holder Details :	**JRH Engineering and Environmental Services Inc**

Contact Us

Need Help?
Chat online or call us at
(866) 467-8730.
We're here Monday - Friday.

Enclosed please find a Certificate Of Insurance for the above referenced Policyholder. Please contact us if you have any questions or concerns.

Sincerely,
Your Hartford Service Team

WLTR005

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
CRAVENS WARREN & COMPANY/PHS 61612265 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	PHONE (A/C, No, Ext): (866) 467-8730	FAX (A/C, No):
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC#
JRH Engineering and Environmental Services Inc 6520 MASTERS RD MANVEL TX 77578-4750	INSURER A : Property and Casualty Insurance Company of Hartford	34690
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. * LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			61 SBA BR9YKC	11/04/2025	11/04/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ $1,000,000 $ $1,000,000 $ $10,000 $ $1,000,000 $ $2,000,000 $ $2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			61 SBA BR9YKC	11/04/2025	11/04/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ $1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $ 10,000			61 SBA BR9YKC	11/04/2025	11/04/2026	EACH OCCURRENCE AGGREGATE 	$ $5,000,000 $ $5,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Employment Practices Liability Insurance			61 SBA BR9YKC	11/04/2025	11/04/2026	Each Claim Limit Annual Aggregate Limit	$25,000 $25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

For Informational Purposes
6520 MASTERS RD
MANVEL TX 77578-4750

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

ACORD 25 (2025/12)

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Professional Services Agreement & Insurance Requirements

JRH Engineering & Environmental Services, Inc. has reviewed the City's Professional Services Agreement and understands the terms and conditions associated with providing on-call engineering services. The firm confirms that it will meet or exceed the insurance requirements specified in the Agreement and, if selected, is prepared to enter into the Professional Services Agreement with the City of Edinburg without reservation. JRH Engineering is committed to fulfilling all contractual obligations and maintaining the professional standards necessary to successfully perform the requested services throughout the contract term.

Contact Information

Jennifer Henrichs
President / Project Manager
6520 Masters Rd. Manvel, TX 77578
800-227-9635
281.743.7199
Jlhenrichs@jrhengineering.net

Jason Henrichs, P.E.
Principal-In-Charge
6520 Masters Rd. Manvel, TX 77578
800-227-9635
281.889.9634
jhenrichs@jrhengineering.net

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF ~~HIDALGO~~ Cameron

Jennifer Henrichs, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of JRH Engineering & Environmental Services, Inc., the Bidder that has submitted the attached Bid; JRH Engineering & Environmental Services, Inc. (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign Jennifer Henrichs

Title President

Subscribed and sworn to me this 14 day of July 20 26.

By:

Notary Public

BRITTANY ROBINSON
Notary Public, State of Texas
My Comm. Exp. 12-18-2028
ID No. 13283297-9

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: JRH Engineering & Environmental Services, Inc.
(Full, correct legal name)

- Address: 6520 Masters Rd. Manvel, TX 77578
- Telephone/Fax: 800-227-9635
- Email address: jlhenrichs@jrhengineering.net

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? Manvel, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Jennifer Henrichs
Address: 6520 Masters Rd. Manvel, TX 77578
Telephone: 800-227-9635
Fax: N/A
Email: jlhenrichs@jrhengineering.net

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture.

HOUSE BILL 89 VERIFICATION

I, Jennifer Henrichs, the undersigned representative of JRH Engineering & Environmental Services, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Jennifer Henrichs

SIGNATURE OF COMPANY REPRESENTATIVE:

Jennifer Henrichs, President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES ✓ NO

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES ✓ NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES ✓ NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

SENATE BILL 13 VERIFICATION

I, Jennifer Henrichs, the undersigned representative of JRH Engineering & Environmental Services, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

Jennifer Henrichs

SIGNATURE OF COMPANY REPRESENTATIVE:

Jennifer Henrichs, President

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 19 VERIFICATION

I, Jennifer Henrichs, the undersigned representative of JRH Engineering & Environmental Services, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

Statement of Qualifications

City of Edinburg
Request For Qualifications - Professional
Engineering Services
RFQ #2026-7
July 14, 2026

JRH Engineering & Environmental Services, Inc.
6520 Masters Rd. Manvel, TX 77578
Texas Firm License No. 10385

City of Edinburg

PROFESSIONAL ENGINEERING SERVICES

RFQ 2026-7

JULY 14, 2026, 3:00 PM

KCI Technologies, Inc.
2610 N Shary Road
Mission, TX 78574

CONTACT
Grant Martinez, PE
E: grant.martinez@kci.com
O: 956.271.6698
M: 956.457.6704

KCI

www.kci.com

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1. TRANSMITTAL/LETTER OF INTEREST

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Submitted electronically to https://secure.procurenow.com/portal/cityofedinburg

Re: RFQ #2026-7 | Professional Engineering Services

Dear Mr. Hinojosa and Members of the Selection Committee:

KCI Technologies, Inc. (KCI) understands the City of Edinburg (City) is seeking a rotation of qualified engineering firms capable of supporting a wide range of capital improvement projects and programs, from discrete assignments and feasibility evaluations to design, permitting, grant support, and construction-phase services. Our multidisciplinary team is well positioned to provide these services efficiently and effectively while meeting the City's schedules, budget requirements, and quality expectations. With more than 43 years of experience supporting Texas municipalities, KCI is well positioned to deliver accurate, reliable, and timely surveying services that support the City's continued growth.

PRIMARY CONTACT

Grant Martinez, PE
2610 North Shary Road
Mission, TX 78574
Telephone: 956.271.6698
Fax: N/A
Cell phone: 956.457.6704
Email: grant.martinez@kci.com

KCI's team is structured to meet aggressive schedules while maintaining a high standard of quality. Our proven QA/QC processes reduce review comments and minimize rework, allowing projects to advance efficiently. With dedicated field crews and experienced project managers available to respond quickly to City requests, we provide the flexibility and reliability required for on-call municipal contracts.

KCI has a strong history supporting the City of Edinburg with roadway, drainage, utility, SUE, and surveying services. Recent work included Brennaaleen Drainage Improvements, Veterans Boulevard, Alberta Road, and Sprague Road Bridge Replacement

Our team's experience with the Texas Department of Transportation (TxDOT) and joint-bid projects strengthens our ability to navigate right-of-way (ROW) coordination, utility conflicts, and multi-agency requirements—key considerations for urban surveying projects. Additionally, our familiarity with the City's standards, procedures, and staff enables us to deliver efficient, coordinated services with minimal ramp-up time.

KCI wishes to be considered for the following categories:

- Street Infrastructure Evaluation and Improvements
- Pavement Management and Improvements
- Utility Infrastructure Evaluation and Improvements
- Erosion and Sediment Control Design
- Water and Wastewater Evaluation and Improvements
- Hydrology and Hydraulics (H&H)
- Transportation Evaluation
- Traffic Engineering Services
- Traffic Signal Design
- Environmental Engineering Services
- Civil Engineering
- Mechanical, Electrical and Plumbing (MEP) Engineering Services

KCI is committed to providing the City with responsive, high-quality engineering services and has the personnel, technical capabilities, and resources necessary to immediately support this contract. Our team's proven ability to meet schedules, deliver innovative solutions, and maintain strong client relationships has resulted in successful project outcomes for communities across Texas.

KCI acknowledges there has not been any issued addendums for this RFQ.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to the possibility of continuing our partnership with the City.

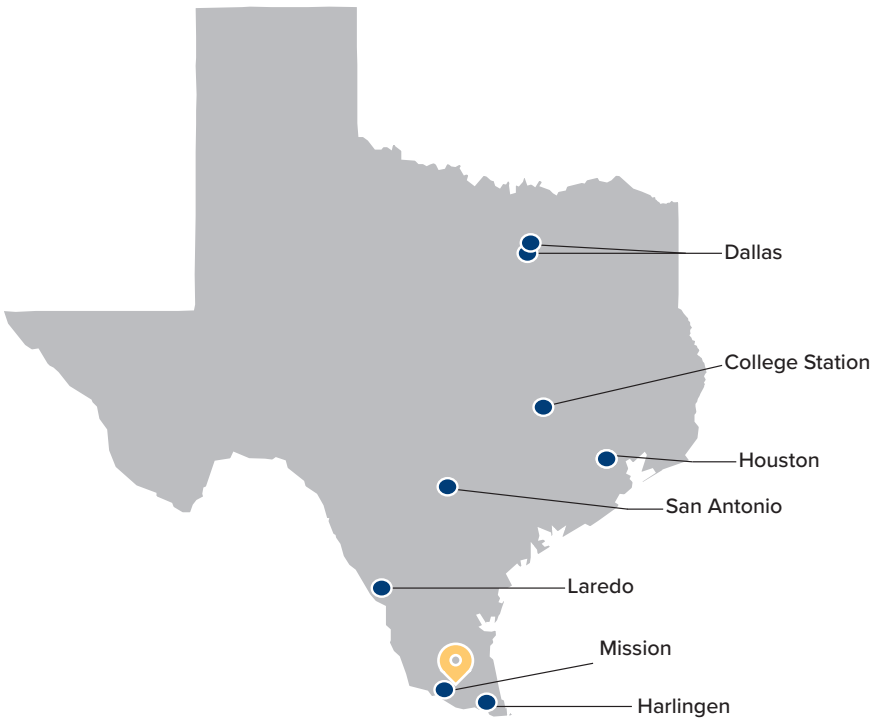
Sincerely,

Garland Galm, PE*
Vice President // 210.798.9239 // garland.galm@kci.com
*Officer of the firm authorized to bind KCI to contract

2. FIRM QUALIFICATIONS & EXPERIENCE

Engineering Disciplines

KCI has eight offices in Texas and over 200 employee-owners strategically located in Mission, Harlingen, Houston, San Antonio, College Station, Laredo, Wylie, and Dallas. KCI's Mission and Harlingen offices will be primarily responsible for engineering, surveying, and construction engineering inspection services. Our commitment stems from the firm's guiding principles that are the basis for our client interaction, project management, and employee mentorship. **KCI commits to creating value for the projects; delivering a diverse, high-quality range of services; and working to deliver a product on time and within budget.**



Our firm places the highest value on teamwork and mutual respect among our employees and with our clients. KCI's success is the result of working diligently as a team to perform each job with excellence, maintaining a long-term perspective and absolute integrity in the face of daily pressures. The value of our services is derived from our commitment to consistently produce high-quality work within the constraints of our clients' schedules and budgets.

The KCI team was formed based on our longstanding working relationships and knowledge of the area, as well as the team's expertise and knowledge of engineering in the Edinburg area, establishing a team with the capacity to provide on-call services.

Our commitment to excellence lies in the importance we place on utilizing the skills of our team to meet the unique needs of the City, and our adaptability to the City's unique requirements. We pride ourselves on the knowledge we bring to the table for each client. As demonstrated in this statement of qualifications (SOQ), we have the proven capability to provide on-call professional engineering and construction inspection services in the city of Edinburg and the surrounding area.

KCI's Mission and Harlingen offices will have primary responsibility for the engineering and construction engineering inspection services with support from our Houston and San Antonio offices. KCI's offices in the Rio Grande Valley (RGV) have significant experience working for the city of Edinburg, and applicable local experience working with Texas Department of Transportation (TxDOT), Hidalgo and Cameron counties; the cities of Brownsville, Mercedes, McAllen, Pharr, San Benito, and Weslaco; San Benito ISD; South Texas College; and San Juan EDC.

Vendor History

For more than 43 years, KCI has served municipalities across Texas to help improve the safety, maintenance, and efficiency of their roadways, drainage facilities, utilities and develop new and maintain existing buildings and HVAC equipment. KCI staff have completed more than 100 projects in Hidalgo County including several projects in the City, some of which are detailed within this SOQ. We will build on the lessons learned from this experience to successfully deliver projects under this City contract.

Firm Background Information

KCI was founded in 1955 and is headquartered in Sparks, Maryland. We are a 100-percent employee-owned engineering, consulting, and construction firm serving clients throughout the United States. Our roughly 2,500 employee-owners operate out of more than 70 offices in 19 states - as well as the District of Columbia. With revenues of approximately $603 million in 2025, the *Engineering News-Record* has consistently placed KCI among the top consulting engineering firms in the country. Our professional staff of engineers, planners, scientists, surveyors, and construction managers offer a broad range of engineering services, civil, structural, transportation, environmental, mechanical, electrical, subsurface utility engineering (SUE), survey, and construction management.

STREET INFRASTRUCTURE EVALUATION & IMPROVEMENTS & TRANSPORTATION EVALUATION
- Access studies
- Alternative analysis
- Bicycle facility design
- Constructability reviews
- Evaluation of alternatives
- Feasibility studies
- Roadway capacity analysis
- Roadway improvement studies & design
- Interstate guide sign design
- Plans, Specifications, & Estimates
- Parking studies & facility design
- Public involvement
- Railroad-highway grade crossing
- Roadway alignment studies & design
- Roadway lighting design
- Schematic design

PAVEMENT MANAGEMENT & IMPROVEMENTS
- Pavement inventory & condition assessment
- Visual & automated inspections
- Maintenance & rehabilitation optimization
- Pavement management system implementation
- Capital improvement planning
- Pavement image viewer dashboard
- ROW assets inventory & condition assessment
- Pavement condition data integration
- GIS-based dashboards/web platforms
- Data collection & processing

UTILITY INFRASTRUCTURE EVALUATION & IMPROVEMENTS
- Utility design
- Feasibility & strategic studies
- Plans, specifications & estimates
- SUE
- Permitting
- ROW determination & negotiations
- Utility coordination (UC)
- Manhole inspections
- Structural assessments
- As-built documentation

ENVIRONMENTAL ENGINEERING & EROSION & SEDIMENT CONTROL DESIGN
- Environmental impact statements
- Environmental documents
- Wetland delineation
- Traffic noise analysis
- Air quality analysis
- GIS mapping
- Watershed & ecological assessments
- Water quality & aquatic resource analyses
- TMDL analysis & management
- Erosion & sediment control
- NPDES permitting & regulatory compliance
- Closed storm drain design & inspection
- Stormwater management/erosion & sediment control review services
- Environmental & post-construction monitoring

WATER & WASTEWATER EVALUATION & IMPROVEMENTS
- Feasibility studies
- Asset management
- Rehabilitation of water & sewer conveyance system
- Design of water & wastewater pumping facilities
- Design of water storage facilities
- Diver inspection of underwater structures
- Evaluation & design of reclaimed water system
- Federal & state permitting

HYDROLOGY & HYDRAULICS
- FEMA/floodplain studies
- Watershed assessments
- Wetlands analysis, creation, restoration & enhancement design
- TMDL analysis & management
- H&H analysis
- Stormwater management, best management practices (BMPs)
- Bridge scour analysis

TRAFFIC ENGINEERING SERVICES
- Traffic impact studies
- Corridor studies
- Capacity analyses
- Route & interstate signing
- Roadway & pedestrian lighting
- Intelligent transportation systems (ITS)
- Transportation system management
- Traffic comm& & control systems
- Pavement markings

TRAFFIC SIGNAL DESIGN
- Operational control of traffic
- Signal system surveys
- Signal timing optimization
- Traffic command & control systems
- Traffic surveillance & control systems

CIVIL ENGINEERING
- Feasibility studies & site assessments
- Master planning & concept plans
- Playground & recreation design
- Grading plans
- Permit processing
- Special exceptions & variance requests
- Due diligence & ADA upgrades
- Athletic field design
- Irrigation design
- Value engineering
- Specification development
- As-built plans
- Sustainability design (LEED, Envision)

MECHANICAL ENGINEERING
- Heating, ventilating, & air conditioning
- Plumbing & process piping
- Commissioning & retro-commissioning
- Refrigeration
- Energy management & conservation
- Utility analysis & design
- Building management & system controls
- Material handling & process control
- Smoke control systems
- Facility assessments
- Code compliance
- Green build design

ELECTRICAL ENGINEERING SERVICES
- Normal/emergency/standby/critical power distribution systems
- Automation, control & instrumentation
- Sidewalk & pedestrian safety lighting
- Highway, street & tunnel lighting
- Interior & exterior building lighting
- Specialty lighting
- Low/medium voltage substations
- Security, access control & intrusion detection
- Renewable energy systems
- Data, audio/visual & wireless networking systems
- Communications & telecommunication systems
- Grounding systems
- Lightning protection systems
- Power studies: short circuit, protective device coordination, Arc Flash, load flow, & harmonic studies

CONSTRUCTION ADMINISTRATION
- Construction oversight & inspection
- Construction scheduling
- Document control
- Change order/RFIs/pay application oversight
- Project closeout

SURVEYING & MAPPING SERVICES
- Construction Layout & Stakeout
- Reality Capture (LiDAR, Mobile Mapping, Photogrammetry)
- 3D Modeling & Existing Conditions Documentation
- ALTA/NSPS, Environmental & Hydrographic Surveys
- Utility Locating & SUE Services
- ROW, Easement & Legal Surveying
- Subdivision & Platting Services
- Elevation Certifications & Survey Deliverables

Categories



Street Infrastructure Evaluation and Improvements

KCI's innovative roadway designs will be a benefit to the City. We provide roadway engineering to take projects from feasibility study through final design. Our transportation engineers partner with our in-house utility and traffic engineers, landscape architects, drainage engineers, and environmental scientists to manage each project's unique requirements, address stakeholder concerns, and minimize impacts to environmental and cultural resources. KCI has designed improvements for local roadways, including widening and realignment, intersection reconfiguration, streetscape and context sensitive upgrades, and green streets. Our state-of-the-art data collection and analysis uses cutting-edge modeling and design software which allows us to develop cost effective solutions that keep people, goods, and freight moving efficiently. The City cannot afford, nor should you expect, a "one size fits all" approach to infrastructure design.



Pavement Management and Improvements

KCI has been instrumental in the development, customization, and implementation of the Pavement Management System (PMS) using Micro Paver 7.0.11, working closely with clients to gather the business and system requirements for the pavement management system throughout its implementation. In addition, we assist our clients in developing the network-level pavement management optimization process. The KCI team is well-experienced in developing performance models for the various condition measures collected, including IRI, rutting, cracking, and friction for each group or family of pavement. The KCI team has also been involved in budget optimization and prioritization and developing a treatment decision matrix, including identifying the feasibility and consequences of each treatment. KCI's pavement asset management, engineering, and planning capabilities can be summarized as

- Data Collection Services
  - Pavement condition assessment (surface distress, ride quality, and structural)
  - Asset inventory and assessment on a GIS platform (trees, signs, traffic signals, curb, gutter, lighting, and any other linear/point asset that can be tied to a GPS coordinate)
  - Multiple camera high-resolution video-logging of ROW
- Customized Asset Management Software
  - Central management system implementation for all assets (CMMS, CityWorks, Maximo, Cartegraph OMS, etc.)
  - Decision support policies and analysis
  - Mobile applications for field support (asset inventory, condition surveys, and maintenance activities)
  - Signs, markings, guardrails, light poles, traffic signals, signal switch boxes
  - Geographic Information System (GIS) integration
  - Web-portal and cloud data visualization tools
  - GIS/Database Management
  - Arc/GIS 8, Avenue scripting, Map Guide Internet Server, Arc IMS, SPANS, Idrisi, MGE, and Map Info GIS software, PenMap, Field Pack Mobile, Terrasync, and ArcPad
- Engineering and Planning Services
  - Multi-year maintenance and capital improvement plan (CIP) development
  - Maintenance quality assurance review
  - Governmental policy compliance (GASB 34, retroreflectivity)
  - Non-Destructive Testing of Pavements
  - Ground Penetrating Radar (GPR)
  - Falling weight deflectometer (FWD)
- Pavement Design
  - AASHTOWare ME Pavement Design
  - Life-cycle-cost analysis (LCCA)



Utility Infrastructure Evaluation and Improvements

KCI has a proven track record providing similar SUE and locating services to municipalities to support infrastructure improvements across the state since expanding its utility business into Texas more than a decade ago. Our team designates over one million LF of utilities and completes more than 7,000 test holes annually.

KCI's SUE professionals deliver quality accurate mapping of existing underground utilities, helping clients avoid costly utility conflicts or construction delays caused by unknown or misrepresented utilities. Services include:

- Subsurface utility designating and locating
- Vacuum excavation
- Repair and maintenance
- Subsurface utility mapping
- GPR
- Underground utility locating

KCI SUE professionals bridge the gap between owners, designers, and contractors by providing pin-point accuracy and identification of underground and above ground utilities. KCI has NULCA/UTA Certified Professional Utility Locators whose experience and training ensure accuracy in their deliverable. In addition, we own and maintain the most up-to-date utility designating and location equipment on the market. Our capabilities include designating existing utilities using geophysical prospecting techniques that utilize

electromagnetic and acoustic methods and equipment, as well as GPR.

We have the in-house capability to obtain exact vertical position of subsurface utilities by excavating non-destructive test holes using our vacuum evacuation equipment and vehicles. KCI owns a fleet of VacMaster and RamVac Vacuum Excavation trucks.



Utility Coordination

KCI delivers responsive design, inspection and ROW services for electric, gas, water, sewer, steam, telephone, fiber optic and cable utility lines. The benefits of quality and efficient utility coordination can mean the difference of eliminating millions of dollars' worth of utility impacts, missed construction schedules or the delay of getting power and communication services to your new project site.

Using new technologies and innovative approaches to problem solving, we find practical, cost-effective solutions to project challenges in the rapidly advancing utilities environment. Our extensive service offerings, client base and geographic reach enable us to serve as a liaison to state and local governments, effectively coordinating multi-utility projects in complex infrastructure and changing regulatory environments.



Erosion and Sediment Control Design

KCI's engineers and scientists create innovative solutions with sustainability in mind to develop our water/wastewater and solid waste infrastructure, identify and remedy hazardous risks, restore damaged ecosystems, and preserve natural habitats. KCI's erosion and sediment control design involves planning and implementing strategies to prevent soil erosion and manage sediment runoff during construction and land-disturbing activities. The primary goal is to protect water quality and preserve soil stability by minimizing soil displacement and capturing sediment before it leaves the site. This process includes assessing the site's topography, soil type, and drainage patterns; implementing surface stabilization techniques such as mulch and erosion control blankets; constructing structural measures like sediment basins, silt fences, and check dams; and establishing vegetation through seeding and planting. Regular maintenance, monitoring, and compliance with regulatory standards are essential components to ensure the effectiveness of erosion and sediment control measures.

In addition to investigating, sampling, assessing and monitoring surface water facilities, we conduct planning studies and guide our clients through environmental permitting programs including National Pollutant Discharge Elimination System (NPDES), Municipal Separate Storm Sewer System (MS4), and Total Maximum Daily Load (TMDL) programs administered by the Environmental Protection Agency. We strive to implement cutting-edge solutions to sustainably manage and treat surface water, including bioretention facilities, floating treatment wetlands, and rain gardens. When water resources management efforts require design services, KCI offers the professional expertise of civil, structural, environmental, and geotechnical engineers.



Water and Wastewater Evaluation and Improvements

KCI recognizes that a delicate balance exists between a technologically progressive society and an ecologically secure environment. In today's environment, many government, commercial, and private utilities face challenges of high density development, aging infrastructure, limited facility capacity, and more stringent environmental regulations. We understand the issues associated with the demand for safe drinking water and the safeguarding of ground and surface waters.

Through the years, we have teamed with public and private sector clients on projects that meet ever-increasing demands for a clean water supply, adequate sewerage systems, and environmental monitoring and mitigation measures that safeguard groundwater and soils. We have achieved success in the industry because our professional staff of civil, chemical, and process engineers, environmental engineers, scientists, and other specialists work as a team.



Hydrology & Hydraulics

Provisions for adequate drainage is extremely important in the design of roadways. KCI has conducted several drainage studies for roadways, flood control projects, and commercial developments. Our technical abilities, familiarity with drainage software, and extensive experience with hydrologic and hydraulic modeling contributes to our delivery of efficient and accurate results.



Transportation Evaluation

Transportation networks contribute to the health and wealth of our communities, and we bring this understanding to bear on every project. KCI brings the relationships and industry understanding of leaders from some of the top transportation agencies in the nation to help resolve their greatest challenges. From maximizing available capital to performing long-range regional thoroughfare studies; or from planning a complete transit-oriented development to shared use of a single driveway, we provide solutions that address the increasing demand for connectivity, commuting and efficient movement of people and goods.

We take a comprehensive approach to planning by combining our team's collective insight and expertise in land use, environmental and transportation planning, as well as engineering and construction feasibility. KCI's planners are well versed in zoning, development, compliance and preservation requirements, and can guide any project through the planning process into design and construction. Using cutting-edge tools to evaluate and manage geographic, resource and traffic information, we analyze

alternatives and generate strategies to maximize benefit, streamline development, and minimize impacts and cost. Our team develops grounded plans to turn vision into reality.

Traffic Engineering

KCI provides innovative traffic engineering solutions for private- and public-sector clients in support of building new roadways, improving highway safety and operational capacity, maintaining traffic through construction sites, and evaluating the impact of proposed developments. We conduct safety studies, develop detailed traffic forecasts, prepare transportation management plans, and create effective signalization, signing, and lighting strategies. Services include:

- Traffic impact studies
- Corridor studies
- Capacity analyses
- Maintenance of traffic
- Route and interstate signing
- Highway and pedestrian lighting
- Signalization
- ITS
- Transportation system management
- Traffic command and control systems
- Pavement markings

Our staff employs the latest traffic analysis and simulation software and works closely with our planners to develop effective public involvement materials that convey project information to elected officials, the community and the public at large. Drawing from a seamless integration of engineering, planning, and environmental expertise, KCI offers all the necessary resources for meeting the traffic needs of projects ranging from small community developments to major highway interchange systems.

Traffic Signal Design

KCI has significant experience in the design of traffic signal systems, signal timing projects, traffic signal operations, and communication plans. Our traffic signal design projects often include design provisions for turn lane improvements, pedestrian crosswalks, pedestrian signals, ADA ramps and landings, and other pedestrian accommodations. Many of these projects include the need to analyze current and future traffic operations of the corridor to determine the proper communication technology to improve mobility. KCI has also developed signal system relocation plans for major arterial improvement projects.

Environmental Engineering Services

KCI has produced numerous environmentally sensitive designs for stormwater management facilities. The firm's experience with low impact development (LID) and sustainable site design includes preparation of plans that minimize pollutants in stormwater runoff, prevent soil erosion, and optimize conservation of natural features. KCI incorporates environmental site design (ESD) to the maximum extent practicable to protect streams and waterways from the impact of land development activities.

Faced with site constraints and challenging stormwater management regulations, KCI embraces ESD practices and techniques.

Civil Engineering

KCI provides efficient, cost-effective planning and engineering services to develop sites that meet our client's specific functional, aesthetic and environmental goals. Our experienced civil/site engineers work closely with landscape architects, geotechnical and environmental engineers, environmental scientists, traffic engineers, and surveyors to meet the needs of owners, architects, contractors, and institutional and government agencies.

From a small building addition to a major expansion, KCI conducts feasibility studies, prepares conceptual and final designs, and produces construction documents as we shepherd each project through the local permitting and regulatory processes. Our LEED- and ISI Envision-accredited engineers and planners prepare sustainable site plans that incorporate water-efficient landscaping, water use reduction, innovative stormwater management, reduced site disturbance, and construction waste management to maximize green building potential.

MEP Engineering Services

KCI understands that engineered systems are crucial design elements in the functionality of buildings and facilities. The firm has extensive experience designing new building engineering systems for both public and private sector clients. KCI has design experience involving systems such as HVAC ductwork, air handler units, lighting, power, fire alarm, plumbing water and sanitary, sprinkler risers and sprinkler heads, site drainage, site grading, and structural to name a few.

Unlike many other MEP firms, KCI maintains dedicated fire protection engineering staff who specialize in the planning, design, and analysis of new fire protection systems. Having specialized staff to focus on these systems allows KCI the ability to provide an exceptional level of service and design solutions to its customers.

Our team also can perform building analyses that promote energy savings as well as maintainability. KCI approaches each project with a proven step-by-step strategy aimed at best occupant amenities, with the lowest energy consumption, cost, and pollutant generation while informing integrated design processes with energy implications made by various design options. For each of our projects, we customize the design to fit the unique needs of the building based on the building program, the site's climate, and the energy utilities' billing regimes. KCI also strives

to ensure buildings are easily maintainable by the future owners and their users. We work with stakeholders and building maintenance personnel to understand their preferred method of working and maintaining consistency of equipment and manufacturers across the Owner's building portfolio.

KCI has been providing MEP engineering services to local municipal and public works clients for more than 40 years.

Local Support

KCI has established a relationship with SCIVLE, PLLC, a locally based firm founded by Oscar Garza, a former KCI employee, whose decades of experience delivering transportation and infrastructure projects throughout Texas provide valuable regional knowledge, stakeholder familiarity, and practical insights that enhance our service to clients in South Texas.

SCIVLE, which stands for Serving Communities through Innovation, Value-Driven Leadership, and Execution, is a locally rooted firm that brings immense project experience through its principals who have successfully delivered large scale public infrastructure projects from initial planning, programming, grant administration to design, and construction management. They bring broad perspective and innovation from their successes and lessons learned of delivering projects all over Texas and for out-of-state DOT's over the past 15+ years in their tenure working directly for TxDOT and as consultants focused on state and federally funded traffic and transportation projects.

Performing professional engineering services in a timely manner

Our hands-on approach equips KCI with the appropriate resources to meet project schedules. We understand that delivering on-time projects to the City is of the utmost importance and the key to achieving this success is preparation and adherence to all established milestones. We understand that schedules are "lost" a day at a time; our monitoring program will prevent that from occurring. KCI will prepare a detailed Critical Path Method (CPM) schedule for projects issued under this contract and will address schedule issues during the scoping meeting. Preparing a detailed CPM schedule helps to confirm all tasks are defined and their interdependence is understood. We will work closely with the designated primary point of contact from the City while developing and maintaining your project's schedule. Adherence to the schedule is critical to evaluating performance and will be a main topic at KCI's internal production meetings. We understand that delays are to be expected; however, we believe that building a project delivery schedule that accounts for the unforeseen is imperative to keeping a project on schedule and meeting milestone dates.

Our highly qualified Project Manager, Mr. Martinez, can anticipate potential design delay issues and proactively adjust resources to maintain project schedules. He will use project controls to shift resources, respond to schedule changes, and respond early to tasks that threaten the schedule. Should schedule delays occur, he will redirect the necessary resources to maintain the agreed upon schedule. Any delays will be immediately communicated to the City's representative. KCI is committed to maintaining the project's schedule including working extended hours and/or on weekends as needed.

When it comes to maintaining the project budget, we understand that the success of this begins with developing an accurate budget. We will perform a site visit, verify we have a complete understanding of the project scope, and confirm all parties have a clear understanding of the project budget. The goal is to avoid project overruns and the need for supplementals.

As illustrated in the table below, KCI has a long history of implementing the above approach to meet project schedules and budgets.

PROJECT	ORIGINAL SCHEDULE	FINAL SCHEDULE	ORIGINAL BUDGET	FINAL BUDGET
Brennaaleen Drainage Edinburg, TX	03/2023 to 08/2023	03/2023 to 12/2023*	$56,033	$67,082*
Stagecoach Trail Brownsville, TX	07/2022 to 02/2023	07/2022 to 06/2023**	$166,707	$166,707**
Alley Rehab McAllen, TX	08/2023 to 8/2024	08/2023 to 07/2024	$179,620	$179,620
Traffic Signal Improvements Brownsville, TX	9/2022 to 2/2023	9/2022 to 2/2023*	$63,764	$78,164*

*Additional scope required of project
**Additional scope added by the client

Uniqueness to Perform these Services

KCI brings a unique combination of local expertise, multidisciplinary resources, and proven delivery capabilities that position our team to successfully support the City's engineering program. Serving from our South Texas offices, KCI provides responsive, locally focused service backed by the resources of a statewide organization with more than 200 Texas-based professionals, including civil, transportation, water/wastewater, drainage, traffic, structural, utility, environmental, MEP, and construction management specialists.

Our team possesses extensive experience delivering roadway, drainage, utility, traffic, and infrastructure improvement projects for municipalities, counties, regional mobility authorities, drainage districts, and state agencies throughout the RGV. This experience directly aligns with the City's anticipated needs for street infrastructure, utility improvements, drainage and hydraulic analysis, transportation engineering, traffic engineering, environmental services, and capital improvement program support.

Our organizational structure allows us to efficiently support both large-scale capital improvement projects and smaller, task-specific assignments using scalable project teams tailored to each effort. Dedicated local staff are supplemented by specialized technical experts throughout Texas, ensuring the City has immediate access to qualified professionals while maintaining continuity, responsiveness, and quality control. This approach enables KCI to consistently meet schedules, quickly respond to City requests, and efficiently deliver projects ranging from feasibility studies and design services to construction support, utility coordination, grant-funded initiatives, and ongoing engineering consulting services.

Our team has successfully collaborated with the International Boundary and Water Commission, Hidalgo County Drainage District No. 1, Hidalgo County Regional Mobility Authority, TxDOT Pharr District, local irrigation districts, municipalities, counties, and school districts throughout South Texas. These long-standing relationships, coupled with our understanding of federal, state, and local regulations and permitting processes, allow us to effectively coordinate with stakeholders and advance projects from concept through completion. Through our technical expertise, regional presence, proven project delivery record, and commitment to responsive client service, KCI offers the City a reliable, long-term engineering partner capable of supporting its infrastructure goals and future growth.

Office location that will be providing the services

Our Mission Office, located at 2610 North Shary Road, will be responsible for the services provided under this contract with support from staff in Harlingen, Laredo, San Antonio, Dallas, and Houston. We are confident that our intimate knowledge of the region and community will be an asset to the City.

Approach to handling part-time staffing needs for smaller assignments

KCI has the resources to adequately staff both large and smaller assignments. Staffing needs are addressed during our weekly scheduling meetings. Mr. Martinez will meet with his team every Monday to discuss project schedules and staffing needs. During this meeting a two-week staffing plan is discussed and coordinated based on fluctuating project needs. Mr. Martinez and his staff use P6 and Microsoft Project to track and monitor project schedules, budgets, and staffing. All project managers and project engineers are required to keep up-to-date individual project schedules for each of their assigned projects. During the staffing meeting projects are discussed and schedules are updated individually. During the meetings, projects are prioritized and those projects requiring the most attention or with a rapidly approaching deadline will be staffed first. Essentially, these are working meetings where discussions are constantly flowing and evolving until a solid work plan is set in place and a framework developed for the two-week workload projection schedule.

During these meetings particular attention is also paid to individual staff utilization. With input from Mr. Martinez, annual targets are established for each staff member's utilization percentage (project chargeable time vs. non-chargeable time). These target percentages are compared with actual efforts on a weekly basis and also discussed during the scheduling meetings. This is important because it ensures that staff members aren't being under- or over-utilized and also provides a solid foundation for determining future staffing needs within the group. Having the ability to review and compare targets that have been established using historical group data along with the actual workload and staffing usage provides the opportunity to react to staffing needs in a quicker and more proactive way.

Should one or more key personnel not be available to complete the assigned project, we will re-allocate project responsibilities immediately to the design team or pull from additional personnel within KCI. Many of our project engineers and technicians have overlapping skill sets that can be allocated based on project requirements. Each dedicated employee can work overtime as necessary to maintain the project's schedule.

We are confident we have the staff available to respond to any size project assignment avoiding potential conflicts with current workloads. In the unlikely event we do not have the staff required, we will also hire additional part-time and/or full-time employees as needed to satisfy the project's goals.

ALBERTA ROAD

Edinburg, TX

KCI is providing plans, specifications, and estimates (PS&E) to reconstruct and widen a two-lane rural roadway segment to an urban boulevard curb and gutter section that includes four through lanes with a raised median, pedestrian and bicycle facilities, and a closed system storm sewer. Plans include typical sections, earthwork, general notes, roadway and storm sewer plan and profile sheets, outfall plan and profile, traffic control layouts and details, intersection improvements, traffic signal design, signing, and pavement markings and details, environmental permits, and storm water pollution prevention plan (SWPPP) layouts.

This project is fiscally constrained under the City of Edinburg bond program, requiring a considerable value engineering effort pre-bid and post-award in partnership with the successful contractor. Value engineering measures incorporated into this project have resulted in decreased lane width, which lowered roadway costs by avoiding the removal and replacement of eight traffic signal poles and a signal controller. Consolidation of pedestrian and bicycle facilities have decreased the roadway width (on-street bicycle facilities) to minimize conflict with compensable utilities and reduce impervious area. This reduced the design peak flow to our storm drain system and outfall structure, reducing pipe sizes and the number of curb inlets.

Relevance:

- Drainage Design
- Stormwater Detention
- Coordination with Union Pacific Railroad (UPRR)
- Surveying
- Construction Administration

BRENNAALEEN DRAINAGE IMPROVEMENTS

Edinburg, TX

KCI provided design and construction administration for this drainage project alleviated flooding in Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions by creating additional detention volume. Phase I constructed a 120-LF bore and a 36-inch storm sewer connection leading to a detention pond. The pond discharges into the drainage canal near Freddy Gonzalez Drive. To adequately convey stormwater from the Greenbriar Subdivision and mitigate flooding, a 15-foot drainage easement was obtained. During Phase II, the paving on Cedar Street, extended from Freddy Gonzalez north to the cul-de-sac, and Cynthia Drive, from Freddy Gonzalez Drive to north to Cedar Street, was reclaimed.

Additionally, the drainage infrastructure in Cedar Heights and Greenbriar subdivisions will be replaced with new infrastructure. These improvements will enhance the drainage system's capacity, thereby reducing the risk of flooding. Another firm conducted a survey; however, some of the data required verification, thus necessitating field visits. These visits proved to be pivotal in redesigning the drainage system. The residents' property was considered throughout the process, and the design was modified accordingly while maintaining efficiency. Coordination with the City of Edinburg was imperative to meet design criteria and help ensure timely completion.

Throughout the project, KCI maintained regular communication with Union Pacific Railroad (UPRR) as the drainage system crossed UPRR property. KCI submitted multiple design options for approval, and after careful consideration, UPRR gave the green light to the selected design. This was a significant achievement, as the design used an alternative epoxy, which eliminated the need for the usual mechanical restraints and steel casing for the pipe crossing joints. This new approach resulted in considerable cost savings.

Relevance:

- Drainage Design
- Stormwater Detention
- Coordination with Union Pacific Railroad (UPRR)
- Surveying
- Construction Administration

FAYSVILLE DRAIN

Hidalgo County, TX

This project, which was part of the 2018 Hidalgo County Drainage District Bond Program, will alleviate flooding in Faysville and the surrounding areas west of US 83. We performed hydrologic analysis and hydraulic design, authored a drainage report, performed preliminary and final design, and produced final PS&E. In addition, we will also provide construction-phase services.

The existing hydraulics and hydrology condition was analyzed using WMS, HEC-HMS, and the Rain on 2D Mesh component within HEC-RAS. The final design of the Faysville Drain segment was determined iteratively by producing proposed hydraulic models in HECRAS and comparing the hydraulic performance under 2D-unsteady state conditions.

Relevance:

- Drainage Design
- Stormwater Detention
- Surveying

HIGHWAY SAFETY IMPROVEMENT PROGRAM

Hidalgo County, TX

Under an on-call contract with the Hidalgo County, KCI provided traffic and safety studies in support of the submission of 13 project locations within Precinct 3. KCI identified the projects for consideration of funding via applicable programs and submit existing and proposed safety performance measures, preliminary proposed layouts, and preliminary construction cost estimates.

Relevance:

- Traffic Engineering
- Traffic Safety Studies
- Transportation Planning

MCDAVITT BOULEVARD & OAK/ROOSEVELT STREETS

Brownsville, TX

Two offset three-leg signalized intersections were reconfigured and combined to function as a single four-leg signalized intersection. KCI's scope for the project included utility coordination, identifying existing traffic signal inventory, assessing existing pedestrian facilities, designing new pedestrian facilities, pavement markings, and designing the new signalized intersection, which included new electrical service, a TS-2 signal controller, and pedestrian poles and signal heads.

The project location posed a challenge as it was along an urbanized corridor with minimal border width and a dense utility corridor, as well as construction cost and adverse impact to existing traffic needed to be minimized. KCI's proposed design aimed to salvage as much of the existing traffic signal inventory as possible to optimize project value (keeping construction cost to a minimum) and minimize or eliminate construction activities requiring lane shifts and/or lane closures. The final design utilized the existing traffic signal poles and existing mast arms. It only needed one new clamp on the mast arm, which allowed KCI to reduce the construction cost estimate by approximately 40%. Further, by utilizing the existing poles, KCI was able to avoid drilled shaft construction and lane closures for construction staging, which reduced the impact on the operation of the corridor and existing intersection.

Relevance:

- Traffic Signal Timing
- Intersection Safety
- Traffic Engineering
- Utility Coordination

US 281 SEGMENT 1: SH 186 TO FM 490

Edinburg, TX

KCI is managing a team of subconsultants to complete the roadway and bridge design, H&H design, traffic signal design, survey, and geotechnical data collection.

KCI performed data collection and field reconnaissance, including reviewing schematics, row maps, and SUE maps. We also provided technical assistance for social, economic, and environmental studies and public involvement.

KCI used Bentleys OpenRoads 3D to prepare the roadway design including typical sections, mainlane and frontage roads, interchange, cross streets, cut and fill quantities, pavement design, and pedestrian and bicycle facilities. KCI conducted field inspections to observe current drainage conditions at the outfall channels, cross drainage structures, drainage easements, the tributary channel, and adjoining land development. KCI conducted a hydrologic study including the calculation of discharges and a comparison of calculated discharges to the effective FEMA flows.

KCI performed a hydraulic design and analysis using HEC-RAS to quantify impacts, beneficial or adverse, in terms of increases in peak flow rates and water surface elevations. KCI designed and analyzed storm drains, cross-drainage structures, and temporary drainage facilities. Additional scope included signing, pavement markings, signalization, utility engineering, retaining walls, and traffic control plans.

Relevance:

- Project Management and Coordination
- Roadway and Bridge Design
- H&H Analysis
- Traffic Signal Design
- Utility Engineering
- Environmental and Public Involvement

STAGECOACH TRAIL

Hidalgo County, TX

Renovated using funds from the Capital Improvements Project, this initiative involved long-term investments in the City's infrastructure and facilities to improve residents' quality of life. KCI provided professional design services and construction administration for various upgrades.

KCI designed the roadway and drainage upgrades to Morrison Road, at the junction of Stagecoach Trail. These improvements included installing new drainage structures and new pavement. During construction, KCI responded to Requests for Information (RFIs), reviewed shop drawings to ensure compliance with design specifications, conducted site inspections, and prepared a final inspection report. The enhancements to Morrison Road further enhanced trail safety and accessibility.

Relevance:

- Agency Coordination
- Drainage Design
- Construction Administration

3. TEAM QUALIFICATIONS & EXPERIENCE

Project Manager and Key Staff Qualifications

KCI has assembled a highly qualified team with the professional licenses, technical expertise, resources, and availability necessary to successfully deliver the full range of engineering services required by the City. Our team's extensive experience supporting municipalities, counties, drainage districts, and transportation agencies throughout the RGV will be highly beneficial to this contract.

The services for this contract will be supported by experienced engineering and technical professionals located in KCI's Mission and Harlingen offices, providing a strong local presence and familiarity with regional conditions, stakeholders, and regulatory requirements. In addition, our local staff is supported by a statewide network of engineering professionals across Texas, allowing KCI to rapidly scale resources and provide specialized expertise as project needs evolve.

KCI utilizes industry-leading project management, document control, and collaboration technologies to ensure efficient communication, timely project delivery, and seamless coordination among team members and City staff. Our approach combines local responsiveness with the depth of resources necessary to support assignments of varying size and complexity.

The KCI team is committed to delivering quality, responsive engineering services tailored to the City's needs. We measure success through client satisfaction, consistent project delivery, and long-term relationships built on trust and performance. Our references demonstrate KCI's ability to provide reliable service, meet project schedules, and deliver successful outcomes for public-sector clients throughout Texas.

KCI BY THE NUMBERS

Mission Office:	
CADD Technician:	2
Transportation Engineer:	13
Land Surveyor:	3
Harlingen Office:	
CADD Technician:	1
Land Surveyor:	1
Transportation Engineer:	8
Construction Manager/Inspector:	1
Laredo Office:	
Civil Engineer:	9
Other:	3
Dallas Office:	
Utilities Engineer:	5
Transportation:	1
Survey:	5
Other:	9
Houston Office:	
Construction Manager/Inspector:	4
Transportation:	8
Survey:	5
Other:	29
San Antonio Office:	
Civil Engineer:	12
Construction Manager/Inspector:	7
Transportation:	12
Survey:	9
Other:	35



Garland Galm, PE

Project Principal

29 Years with KCI **40%** Availability

42 Total Years of Experience

Overview

Mr. Galm has more than 42 years of experience in the transportation industry. He coordinates design assignments, ensures client services are performed effectively, regularly monitors design schedules and budgets, facilitates client communication, and strives for quality in all that KCI produces. After nearly 14 years with TxDOT overseeing highway design, construction, and maintenance, he has spent 28 years managing professional services for various clients in the transportation, utilities, municipal, government, energy, and private sectors.

Education

- BS / Civil Engineering / Texas A&M University

Certifications and Registrations

- RPLS / TX / 6788

Project Experience

Brennaaleen Drainage Improvements, City of Edinburg. The drainage project aims to alleviate flooding in Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions by creating additional detention volume. The project included multiple phases. The drainage infrastructure in Cedar Heights and Greenbriar subdivisions will be replaced with new infrastructure. These improvements will enhance the drainage system's capacity, thereby reducing the risk of flooding.

SH 123, TxDOT San Antonio District. KCI provided preliminary engineering services for the development of the design schematic, and the environmental documents/studies for SH 123. Services under this work authorization included schematic work, public involvement, permit procurement, data collection analysis, mitigation and remediation, monitoring, drainage, conceptual traffic control, traffic projections, traffic engineering, and operations, including traffic simulations and 3D modeling, surveying and mapping, SUE, and utility coordination (UC). The project limits were from Cordova Lane to IH 10 in Guadalupe County.

2020 Civil Engineering and Program Management, City of San Antonio. KCI provided full-time on-call civil engineering and program management services to expedite the delivery of capital projects and provided cost savings. This included street and roadway design, drainage design, site layouts, surveying, staff augmentation for project delivery, construction management, and inspection services.



Grant Martinez, PE, LGPP

Project Manager

8 Years with KCI **60%** Availability

8 Total Years of Experience

Overview

Mr. Martinez has over eight years of experience in managing a diverse array of infrastructure projects, demonstrating a commitment to delivering high-quality results. He is well-versed in designing stormwater management systems and detention facilities, contributing to environmentally sustainable practices in infrastructure development. He has conducted detailed hydrologic analyses, which are critical for understanding water flow and managing stormwater effectively. Additionally, Mr. Martinez's expertise encompasses extensive coordination in roadway design and the supervision of utility coordination and design, facilitating the seamless integration of utilities within infrastructure projects.

Education

- BS / Civil Engineering / University of Texas at Rio Grande Valley

Certifications and Registrations

- PE / TX / 146525

Project Experience

Alley Rehab, City of McAllen. Project Engineer. The primary objective of this project was the rehabilitation of alleys in subpar conditions while prioritizing the mitigation of utility conflicts and enhancing drainage efficiency. To improve drainage, KCI used an inverted crown typical section and kept cross slopes minimal to ensure steady water flow across all alleys.

Mile 1 East Improvements, City of Mercedes. Project Engineer. This 1.4-mle project included S&E review and PS&E services for the reconstruction of Mile 1 East for the City of Mercedes. This project is a local let project in Hidalgo County funded by federal, state, and city monies. KCI is involved in developing the Advanced Funding Agreement between the RGV MPO, TxDOT, City of Mercedes, and Hidalgo County.

Faysville Drain, Hidalgo County Drainage District No. 1. Project Engineer. The project aimed to alleviate flooding by intercepting runoff from a 12 square-mile watershed and providing the improved hydraulic performance of an existing system. Mr. Martinez performed a hydrologic analysis of the hydraulic design, authored a drainage report, performed the final preliminary and final design, produced the final PS&E, and provided construction services.



Carlos Juarez, PE, LGPP
Street Infrastructure Evaluation and Improvements

9 Years with KCI **50%** Availability

14 Total Years of Experience

Overview

Mr. Juarez has 14 years of experience in the industry and has completed schematic and PS&E for many transportation design projects. He has an expertise in completing complicated roadway design for PS&E projects. Mr. Juarez has comprehensive experience in transportation and drainage engineering including developing complete PS&E. He has comprehensive experience in transportation and drainage engineering including developing complete PS&E. He has completed drainage studies and designs for rural and complex roadway systems. He has used Watershed Modeling System software to delineate watersheds and perform hydraulic analysis. He is also experienced in HY-8 to design and analyze culverts.

Education

- BS / Civil Engineering / Texas A&M University Kingsville

Certifications and Registrations

- PE / TX / 122006

Project Experience

SH 107, TxDOT Pharr District. Project Engineer. Mr. Juarez is managing the PS&E for the reconstruction of SH 107 from a two-lane rural roadway with eight-foot shoulders from FM 1425 to the IBWC Floodway East Levee. The project included 10 existing culverts, which were analyzed using HY-8 to determine discharge, headwater, and velocity. The culvert layouts were developed for the project.

SH 27, TxDOT San Antonio District. Project Engineer. Mr. Juarez provided preliminary engineering services for 14.42 miles of SH 27 for improvements between Spur 100 and Pankratz Road. The drainage elements included preliminary ditch layouts and cross-section development. Mr. Juarez ensured sidewalk and ditch sections fit within existing ROW and looked at potential new ROW areas for proper sidewalk and ditch placement.

Faysville Drain, Hidalgo County Drainage District No. 1. Project Engineer. Mr. Juarez used HEC-RAS to develop the drainage model for project. LiDAR and field survey data was analyzed to create new ditch cross-sections. He also developed PS&E for drainage ditch widening project.



Frank Jaster, PE
Pavement Management and Improvements

45 Years with KCI **50%** Availability

19 Total Years of Experience

Overview

Mr. Jaster has extensive pavement forensic investigation and design experience across Texas, including parking lots, highways, city streets, private drives, racetracks, runways, and military airfields. His work includes service on the City of San Antonio Pavement Failure Task Force, runway designs for Los Cuerños Ranch and 74-Ranch, City of San Antonio specification amendments, and civil specifications for U.S. Army Corps of Engineers projects.

Education

- BS / Civil Engineering / Texas A&M University

Certifications and Registrations

- PE / TX / 60985

Project Experience

2015 Pavement Evaluation & Assessment, City of Kyle. Pavement Design Engineer. Mr. Jaster provided a comprehensive street condition assessment for the City's 124-lane miles of asphalt streets. The team conducted a semi-automated pavement distress survey focusing on existing pavement conditions and documenting all existing cracking, pavement undulations, and minor failures. The team processed the data and downloaded the PCI and IRI scores into Street Saver®, which was utilized to prepare report charts and maps. This report included a summary of all findings, color-coded maps based upon PCI and IRI scores, and a ranking of the lowest scores, including corrective measures (i.e., total reconstruction, rehabilitation, resurfacing, crack sealing, etc.), and a detailed cost estimate for diverse options for correction. KCI also joined City staff in presenting the report to their City Council and Mayor.

2023 Pavement Evaluation & Assessment, City of Kyle. Pavement Design Engineer. Mr. Jaster used automated LCMS technology to survey the city's pavement conditions and ROW assets, documenting pavement distresses and providing an Overall Condition Index (OCI) for future planning and rehabilitation efforts. Asset inventory and conditions data was stored in the PAVER™ and Cartegraph OMS database and provided to the City in shape file format. The team also configured the Asset Condition Manager and Scenario Builder for conditions analysis, deterioration curves development, and maintenance and rehabilitation planning.



David Russell, PE
Water and Wastewater Evaluation and Improvements

10 Years with KCI **50%** Availability

15 Total Years of Experience

Overview

Mr. Russell is a project manager with 15 years of experience. His passion for the work, ability to collaboratively partner with his clients, and desire to lead a team has propelled his career forward in just a few short years. He offers diverse expertise in all phases of the project lifecycle from inception to completion including design, planning, assessing utility conflicts, and construction oversight. Mr. Russell has provided consulting services on various general civil and utility infrastructure projects for state, county, and city agencies across the state of Texas.

Education

- BS / Civil Engineering / University of Texas at San Antonio

Certifications and Registrations

- PE / TX / 123318

Project Experience

Roosevelt Avenue: South St. Mary's Street/UPRR Underpass to Steves Avenue, San Antonio Water System (SAWS). Project Manager. Mr. Russell is the design lead for water and sanitary sewer adjustments and utility relocations. The project replaces 1,600 LF of 12-, 8-, and 6-inch water mains. The work also includes replacement of fire hydrants, water valves, and service connections. KCI is also evaluating the impact against the sanitary sewer main alignment and minimizing the work to only adjust cleanouts to final elevation of the proposed sidewalk improvements

Judson Road Water Infrastructure Improvements, SAWS. Project Manager. Mr. Russell managed the planning, design, and bidding phase services for a new 2,000 LF of 16-inch HDPE water main for the SAWS Northeast Service Center. A duplex lift station with grinder pumps was also designed and 4,500 LF of 3-inch HDPE sanitary sewer force main along CoSA and TxDOT's ROW. Design included HDPE to ductile iron pipe connections, new fire hydrants, and service connections. The force main construction was completed using open trench and trenchless methods. Subsurface utility exploration located two 12-inch steel high pressure gas mains adjacent to the proposed water main alignment. Coordination and permitting with the CoSA and TxDOT was required. Mr. Russell provided oversight construction phase services.



Glenn Graham, PE
Transportation Evaluation

17 Years with KCI **50%** Availability

39 Total Years of Experience

Overview

Mr. Graham's background includes planning, design, and management of a wide range of transportation projects. His experience includes program management, feasibility studies, route location studies, environmental studies, traffic engineering, transportation planning, travel demand modeling, schematic design, final design, and preparation of PS&E for major roadway projects throughout Texas. He has managed and supported several significant program management projects. He has also led many workshops and public meetings requiring him to present the technical findings of transportation studies. Mr. Graham has experience managing indefinite delivery contracts for multiple TxDOT districts, and was responsible for managing over 25 work authorizations for the Lufkin District that ranged in scope from traffic and feasibility studies, to schematic design and plans, specifications, and estimates of urban streets and rural highways. He has also managed two indefinite delivery environmental planning contracts for the TxDOT Houston District. In recent years, his focus has been on program management for toll road and county-wide bond programs.

Education

- BS / Civil Engineering / Texas A&M University

Certifications and Registrations

- PE / TX / 72761

Project Experience

SH 302, TxDOT Odessa District. Project Manager. Schematic design for widening of an urban corridor along SH 302 for existing rural two-lane highway in Winkler County. Mr. Graham managed the team responsible for conceptual designs and executing the evaluation of alternatives (transportation evaluation) against the purposed and need of the project.

FM 2920 from North Willow Street to IH 45, TxDOT Houston District. Project Manager. Mr. Graham managed the schematic and environmental design and alternatives analysis for the project. He assembled and managed the team of subproviders and developed the WA scope and fee and proposed schedule. He prepared the Project Management Plan (PMP) including the QA/QC plan. His team prepared the schematic design using OpenRoads in a 3D design environment.



Robb Fishman, AICP, REM
Water and Wastewater Evaluation and Improvements

2 Years with KCI **50%** Availability

40 Total Years of Experience

Overview

Mr. Fishman has an extensive background in the National Environmental Policy Act (NEPA) and environmental studies supporting NEPA. He has experience in diverse settings involving a wide range of concurrent environmental issues at multiple sites. His responsibilities include management and supervision in the preparation and review of environmental documents, coordination with federal, state, and local regulatory agencies, appearances at public forums, environmental documentation support and regulatory compliance efforts. Mr. Fishman has utilized his training, field experience, and knowledge of NEPA and Council on Environmental Quality (CEQ) regulations to implement the procedural provisions of NEPA, as well as, the environmental guidelines and procedures established by federal agencies which have included the Federal Highway Administration (FHWA)/ including TxDOT, Federal Aviation Administration (FAA), Federal Transit Administration (FTA), Federal Railroad Administration (FRA), etc.

Education

- MA / Project Management / University of Houston
- BA / Civil Geology / Humboldt State University

Certifications and Registrations

- AICP / 015190; REM / 9967

Project Experience

Statewide IDIQ Environmental Services (2004-2023), TxDOT. Project Manager. Mr. Fishman's responsibilities included environmental documentation; permit preparation, data collection, analysis, mitigation, monitoring, and public involvement for highway projects located throughout the state of Texas. The environmental documentation included preparing EISs, EAs, or CEs; community impact assessments; noise analysis; air quality analysis; water quality impacts; permitting issues; wetland determinations/delineations; water body modifications; wildlife resources and endangered/threatened species; floodplain impacts; coastal resource issues; historic and archeological preservation; hazardous materials; secondary and cumulative impacts; and section 4(f) issues.



Edward Ochoa, PE, SIT, CFM
Civil Engineering

11 Years with KCI **50%** Availability

27 Total Years of Experience

Overview

Mr. Ochoa has experience in land development, municipal, and transportation projects, including master planning, feasibility studies, platting, roadway design, drainage, utilities, grading, SWPPP, and civil site improvements. His work includes highway, overpass, airport runway, urban roadway, widening, and sidewalk projects, along with survey/easement coordination. As a CFM, he is also experienced with FEMA elevation certificates and floodplain development permits.

Education

- BS / Agricultural Engineering / Texas A&M University

Certifications and Registrations

- PE / TX / 92596, SIT / TX / 6741; CFM / 3133-16N

Project Experience

World Trade Bridge FAST Lanes Relocation, City of Laredo. Project Manager. Mr. Ochoa provided the surveying, civil engineering design, and plan development for the relocated FAST Lanes on the bridge property. Civil engineering consisted of roadway design, storm drainage, traffic control, complex construction phasing, dry utilities design,utility coordination and surveying. A hydrologic analysis was conducted using the TR-55 method and the use of alternative detention concepts while following the guidelines of EPA's EISA Section 438 Technical Manual.

The New Trade Center Master Plan, City of Laredo. Project Manager. KCI provided the engineering services for over 150 acres of master-planned industrial development. Included was a hydrologic analysis of four drainage areas in pre- and post-development conditions, along with channel, detention basin and storm drainage system designs. The project also included platting, surveying, roadway, water, sanitary sewer, dry utilities design, bidding and awarding, construction staking, construction oversight, and project closeout.

Various CDBG Street Improvements Projects, Jim Hogg County. Project Manager. Mr. Ochoa provided assistance with the planning of street rehabilitation work, along with assistance for three CDBG grant applications. This was followed by the engineering, construction plans, and specifications for eight city blocks in Hebbronville, including roadway design, storm drainage, survey coordination, project bidding and awarding, construction oversight, and project closeout.



Chris Clements, PE, LEED AP

Water and Wastewater Evaluation and Improvements

19 Years with KCI **50%** Availability

20 Total Years of Experience

Overview

Mr. Clements is the regional practice leader for the MEP practice where he is responsible for the management and senior project oversight of all projects from the conceptual phase through construction and commissioning. He has performed extensive field surveys, system analyses, energy studies, and cost estimating services for a variety of public and municipal entities.

Education

- BS / Electrical Engineering / University of Texas at Austin

Certifications and Registrations

- PE / TX / 111339; LEED AP / 10372399

Project Experience

HVAC Upgrades, TxDOT Pharr District. Principal-in-Charge. KCI provided oversight for this project, which involved replacing the aging HVAC equipment at the Pharr Headquarters to improve energy efficiency and reliability, restore desired building pressurizations, and align owner changes to the use of the space.

McAllen Data Center, Bud Griffin & Associates, Inc. Project Manager. KCI provided MEP engineering design services for this addition, which included a new data center in an existing space with associated UPS, CRAC units, and distribution serving a newly-formed IT room. KCI worked with the client on specifications and engineering needed to serve an A and B side at 400kW per side.

Youth Village MEP Renovation, Harris County. Principal-in-Charge. This project renovated multiple buildings on their campus, including the central plant, gym building, trades building, administrative building, classroom building, and girls dormitory. KCI provided MEP, civil, and structural engineering services for the replacement of HVAC systems and relocation and replacement of electrical systems.

Gardener Betts/ISC Building MEP Renovation, Travis County. Principal-in-Charge. Following the completion of a physical assessment, KCI coordinated with a subconsultant to design replacement of various roofing and envelope items.



Kyle Jones, PE

Utility Infrastructure Evaluation and Improvements

10 Years with KCI **50%** Availability

23 Total Years of Experience

Overview

Mr. Jones has experience in utility coordination and verification, SUE, municipal infrastructure design, transportation engineering design, and residential site civil design. This experience includes extensive utility coordination, utility engineering, and management of SUE projects, utility construction management and verification, and design of waterlines, wastewater lines, residential land developments, drainage systems, and transportation projects. He is experienced in producing detailed construction plans and specifications, utility agreements, and providing assistance to clients in the bidding and construction phase of projects.

Education

- BS / Civil Engineering / Texas Tech University

Certifications and Registrations

- PE / TX / 101126

Project Experience

Mile 1 East, City of Mercedes. Utility Manager. This project included the reconstruction of Mile 1 East. Survey activities included ROW mapping to determine precise property boundaries, detailed topographic surveys to capture the existing terrain and infrastructure, aerial mapping for an extensive overhead perspective, and locating all utilities within the project corridor.

Veterans Boulevard, City of Edinburg. SUE Manager. The Veterans Detention Pond Phase II project supports Edinburg's flood management program by improving stormwater storage and conveyance while adding a 0.5-mile ADA-accessible trail with parking, lighting, benches, fencing, bike racks, and signage. KCI provided Quality Level (QL-A) SUE services and utility adjustment coordination with the City of Edinburg, Hidalgo County Drainage District, LPAs, utility companies, the design engineer, and maintenance staff, including utility conflict exhibits, easement research, work plan coordination, contact management, and coordination meetings.

FM 1426 - Hildago County, TX. Utility Manager. KCI developed conceptual planning options to upgrade pedestrian mobility and add quality-of-life improvements on South Nebraska Avenue (FM 1426) from BU 83 to IH 2. The survey services included verifying established control and supporting underground utility locations. KCI utilized GPS and conventional survey equipment for verifying and mapping QL-A, -B, and -C SUE.

4. REFERENCES

References

The KCI team is dedicated to providing quality, responsive services to the City. At KCI, we feel that the best measure of our performance is client satisfaction and our relationship with our clients. The client references below can attest to the performance of KCI and our key personnel. We encourage the City to discuss with these clients the capabilities of our firm and proposed staff members.

Mayor Oscar Montoya

City of Mercedes

956.565.3114 // mayor.montoya@cityofmercedes.com

Project name and brief description: *Mile 1 East Improvements* - This project included S&E review and PS&E services for the reconstruction of Mile 1 East for the City of Mercedes. This 1.40 mile corridor runs from BUS 83 (south end) to the Mile 8 North (north end) and consists of urban and rural roadways.

KCI Staff/Role: Carlos Juarez - Project Engineer; Kyle Jones - Utilities Engineer; Grant Martinez - Project Engineer

Pete Alvarez

TxDOT Pharr District

956.702.6100 // pedro.alvarez@txdot.gov

Project name and brief description: *US 281 Rural Expressway Facility* - KCI is assisting with the PS&E and related documents for the Rural Expressway Facility on US 281 from 0.69 miles south of SH 186 to 0.34 miles north of FM 470 in Hidalgo County. We are managing a team of subconsultants to complete the roadway and bridge design, H&H design, traffic signal design, survey, and geotechnical data collection.

KCI Staff/Role: Carlos Juarez - Project Engineer

Commissioner Everardo "Ever" Villarreal

Hidalgo County Commissioner Precinct 3

956.585.4509 // everardo.villarreal@co.hidalgo.tx.us

Project name and brief description: *Highway Safety Improvement Program* - KCI provided traffic and safety studies in support of the submission of 13 project locations within Precinct 3. KCI identified the projects for consideration of funding via applicable programs and submit existing and proposed safety performance measures, preliminary proposed layouts, and preliminary construction cost estimates.

KCI Staff/Role: Carlos Juarez - Project Engineer

Commissioner Ellie Torres

Hidalgo County Commissioner Precinct 4

956.381.0981 // ellie.torres@co.hidalgo.tx.us

Project name and brief description: *Faysville Drain* - This project, part of the 2018 Hidalgo County Drainage District Bond Program, specifically aims at elevating flooding in Faysville and the surrounding residential areas West of US 83. We are performing hydrologic analysis and hydraulic design, authoring a Drainage Report, performing final preliminary and final design, producing final PS&E, and providing construction phase services.

KCI Staff/Role: Carlos Juarez - Project Engineer; Grant Martinez - Project Engineer; Glenn Graham - Quality Control Manager

Experience with the City of Edinburg

KCI has a strong history supporting the City of Edinburg with roadway, drainage, utility, SUE, and surveying services. Recent work is listed below.

City of Edinburg Project	Staff Involved
Brennaaleen Drainage Improvements	Carlos Juarez
Veterans Boulevard	Kyle Jones
Alberta Road	Carlos Juarez, Grant Martinez
Sprague Road Bridge Replacement	Jose Galvan III

5. INSURANCE

Insurance Summary

KCI certifies it carries the following insurance at the noted limits:

General Liability: $2M each occurrence / $4M aggregate;

Automobile Liability: $2M combined single limit for bodily injury and property damage;

Workers' Compensation: An amount not less than that required by State law and to include Employer's Liability of $1M;

Umbrella: $15M each occurrence / $15M aggregate over General Liability, Auto Liability, and Workers' Compensation; and

Professional Liability: $10M per claim / $15M aggregate.

Litigation Summary

Jennifer Nicole Moon, Individually and as Administrator of the Estate of Gregory Moon, Deceased, et al vs. Pittman Construction Company / Middle Georgia Paving, Inc / KCI Technologies, Inc. / Georgia Department of Transportation

Case No: 20CV0399

Jurisdiction: Superior Court of Jackson County, Georgia

Opened: June 2020

Closed: November 2021 – Settled

The claim alleged wrongful death of Gregory Moon who was driving his motorcycle through a construction zone in the early morning of June 7, 2018. When attempting to change lanes, Mr. Moon's motorcycle allegedly hit steep uneven pavement causing him to lose control. Mr. Moon later succumbed to his injuries. KCI was hired by GDOT to perform inspection and supervisory work on this paving project.

George Powell vs. City of San Marcos / 2202 Hunter Road Inv. LP / Don Durden, Inc., DBA Civil Engineering Consultants (CEC)

Case No: 19-3078

Jurisdiction: San Marcos, Texas

Opened: April 2020

Closed: December 2022 – Settled

This claim alleged negligence on the part of CEC as well as the other defendants. Plaintiff claimed the design of a detention pond caused flooding and damage to his property.

Susan Galloway, Personal Representative of the Estate of William Andrew Galloway, Deceased vs. Blythe Construction, Inc. / Stay Alert Safety Services, Inc. / South Carolina Department of Transportation / KCI Technologies, Inc. / Infrastructure Consulting & Engineering

Case No: 2019-CP-42-04336

Jurisdiction: State of South Carolina, County of Spartanburg

Opened: December 2020

Closed: January 2023 – Dismissed

The claim was based on a fatal car accident that occurred on December 14, 2017, whereby Mr. Galloway was allegedly unaware that traffic was stopped ahead and unable to avoid colliding with a vehicle stopped directly ahead of him. KCI was performing inspection services under a contract with South Carolina Department of Transportation. *KCI acquired (i) Don Durden, Inc., DBA Civil Engineering Consultants in November 2021, and (ii) McLaren Engineering Group in October 2024.

Richard A. Brinkley v. Sheldon Miner / KCI Technologies, Inc.

Case No: N21C-11-115 VLM

Jurisdiction: In the Superior Court of the State of Delaware

Opened: April 2022

Closed: June 2023 – Dismissed

Plaintiff was an employee of Mumford and Miller Concrete, Inc., working at a project site when he was allegedly struck by a vehicle driven by Sheldon Miner on December 17, 2019. KCI was hired by DelDOT to perform inspection services.

Shelton Powell v. Sheldon Miner / Mumford and Miller Concrete, Inc. / KCI Technologies, Inc.

Case No: N20C-12-149 MMJ

Jurisdiction: In the Superior Court of the State of Delaware

Opened: November 2021

Closed: July 2023 – Motion for Summary Judgment granted

Plaintiff was a passenger in a vehicle traveling through a construction zone on December 17, 2019. The vehicle allegedly drove through mud on the road causing the vehicle to crash, thereby, injuring the passenger. KCI was hired by DelDOT to perform inspection services.

Edward Zambito and Linda Zambito, both Individually and as the Co-Executors of the Estate of Allie Rose Zambito, Deceased vs. A-Del Construction Co, Inc. / Jonas Stoltzfus t/a Stoltzfus Meats & Deli / Neal Toros / KCI Technologies, Inc.

Case No: 210600429

Jurisdiction: Court of Common Pleas Philadelphia County

Opened: November 2021

Closed: August 2023 – Dismissed

The claim was based on a fatal accident that occurred when a pedestrian was attempting to cross at an intersection under construction in the evening on June 21, 2019. The intersection did not have a sidewalk and construction barriers were in place. KCI was hired by DelDOT to perform inspection services.

1000 Avenue at Port Imperial Condominium Association, Inc. v. UST Lennar PIS 10 / McLaren Engineering Group / et al. (over 60 defendants)

Case No: HUD-L-002206-18

Jurisdiction: New Jersey Superior Court, Hudson County

Opened: November 2018

Closed: November 2023 – Stipulated Dismissal

Plaintiff alleged the defendants were negligent in the planning, design, construction, ownership, and maintenance of a newly constructed residential building, which resulted in settlement and cracks throughout the building.

Michael Wilz and Lorraine Wilz v. Stadium Casino RE, LLC / Bower Lewis Thrower Architects, Ltd. / Gilbane Building Company / JPC Group, Inc. / McLaren Technical Services, Inc. / Synterra Ltd. / Stadium Casino, LLC

Case No: 21-CV-4663

Jurisdiction: U.S. District Court, Eastern District of Pennsylvania

Opened: September 2022

Closed: November 2023 - Settled

Plaintiff alleged that the sidewalk curb at Stadium Casino was improperly designed, constructed and maintained by the various defendants, which caused Mr. Wilz to trip and fall.

Victor Hans Santillana v. State of Florida Department of Transportation / Asphalt Group, Inc. / KCI Technologies, Inc.

Case No: 2023-CA-000688-0001-XX

Jurisdiction: Circuit Court of the 20th Judicial Circuit, Collier County, Florida

Opened: September 2023

Closed: March 2024 – Settled

Plaintiff crashed his motorcycle as he changed lanes from one lane that had been milled for repaving and the other lane that had not yet been milled. KCI was performing inspection services on behalf of the Florida Department of Transportation for the repaving project.

Jennifer Ferrante v. Live Hotel Casino Philadelphia / McLaren Technical Services, Inc. / et al. (over 25 defendants)

Case No: 220602221

Jurisdiction: Court of Common Pleas, Philadelphia County

Opened: June 2022

Closed: April 2024 - Settled

Plaintiff alleged that she slipped and fell on a sidewalk curb which was caused by the various defendants' failure to design, construct and maintain the subject sidewalk curb.

Arthur Lee Adams, Jr. as Personal Representative of the Estate of Pamela Adams Powell v. SC DOT / Zachary Construction Corp. / Michael Baker International, Inc. / KCI / et al.

Case No: C.A. No: 2022-CP-32-00121

Jurisdiction: State of South Carolina, County of Lexington

Opened: February 2023

Closed: April 2024 - Settled

This litigation involves a fatality on I-20 when a car was traveling on the shoulder of the highway as part of the maintenance of traffic pattern and a tree fell on the car during a high wind event. The accident occurred within the limits of the I-20 widening project and KCI was providing construction engineering and inspection services.

Alexander D. Kunkel vs. Alexander D. Kunkel vs. J.D. Eckman, Inc. / Ford Motor Company / Meaghan Peltier / Robert Talia / Established Traffic Control, Inc. / KCI Technologies, Inc. / Brian Leslie Watkins, PE / Pennsylvania Department of Transportation (PENNDOT) / Bridgestone Americas, Inc.

Case No: 2020-00200

Jurisdiction: Court of Common of Bucks County, Pennsylvania

Opened: November 2018

Closed: July 2024 – Settled

Plaintiff was a passenger in a car with six other occupants and half of the passengers were not wearing seatbelts. The driver wrecked the vehicle within a construction zone and the vehicle overturned and landed on the roof. KCI designed the maintenance of traffic for the work zone. In the criminal case, the driver plead guilty to recklessly endangering another person in addition to other related offenses.

17-25 North Main Street, LLC v. G&S Port Chester Unit 2B, LLC / RMC Development Company, LLC / Kings Capital Construction Group, Inc. / D.S. Meyer Enterprises, LLC / Sullivan Architectural Group, P.C. / Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C / M.G. McLaren, P.C. d/b/a McLaren Engineering Group / Boswell Engineering, Inc.

Case No: 72055/2023

Jurisdiction: Supreme Court of the State of New York, Westchester County

Opened: January 2024

Closed: February 2025 – Settled

Plaintiff alleged that its building sustained damage as a result of the negligent design, oversight, and construction on the lot adjacent to Plaintiff's building.

Crystal City Independent School District ("School District") v. Pfluger Architects, Inc. d/b/a Pfluger Associates, L.P. / Persyn Engineering, Inc., d/b/a Persyn Engineering / Don Durden, Inc. d/b/a Civil Engineering Consultants ("CEC") / Bartlett Cocke General Contractors, LLC d/b/a Bartlett Cocke General Contractors

Case No: 24-12-15531-ZCV

Jurisdiction: State of Texas, District Court, 365th Judicial District

Opened: December 2024

Closed: February 2025 – Settled

The defendants are the construction and design teams contracted by the School District to design and then construct additions to Crystal City High School, Sterling Fly Junior High School, and Benito Juarez Middle School, located in Crystal City, Texas. CEC was contracted to prepare civil engineering drawings and specifications and to perform construction administration services for site grading and site drainage. The School District alleges the CEC is responsible for water seepage and draining water flowing into buildings and resulting damage to the interior finishes and contents of the buildings.

Richard Gleason and Mary Gleason v. The County of Putnam / McLaren Engineering Group / Town of Carmel / John & Jane Does 1-20

Case No: 7:23-cv-04464-NSR-VR

Jurisdiction: U.S. District Court, Southern District of New York

Opened: May 2023

Closed: March 2025 – Voluntary Dismissal

A temporary detour was required as part of a bridge replacement project and the detour went through Plaintiffs' neighborhood. Plaintiffs allege that as octogenarians their rights were violated under the Americans with Disabilities Act by the County of Putnam and McLaren Engineering Group, because the increased traffic caused by the temporary detour through their street restricted their ability to enter/exit their driveway. In addition, Plaintiffs are claiming they could not walk on their street, because they could have been injured by the increased traffic.

UC Athletic, LLC v. McMillan Pazdan Smith, LLC / KCI Associates of North Carolina, P.A.

Case No: 2021-CP-46-02683

Jurisdiction: State of South Carolina, County of York

Opened: September 2022

Closed: July 2025 - Settled

Plaintiff is a developer who hired the architect to design a new a multipurpose building and athletic center. The architect contracted with KCI for certain structural design services. Plaintiff alleges a breach of duty of care and implied warranty against KCI.

Matthew P. Pinckney v. Tommy W. Welch dba Tommy Welch Livestock / Tommy Bradley Welch dba TBW Cattle / Cary A. Fields / South Carolina Department of Transportation / Blythe Construction, Inc. / Zachry Construction Corporation / Blythe Construction Inc. - Zachry Construction Corporation, a Joint Venture / KCI Technologies, Inc. / Infrastructure, Consulting & Engineering, PLLC / Johnson, Mirmiran and Thompson, Inc.

Case No: 2023-CP-11-00031

Jurisdiction: State of South Carolina, Court of Common Pleas for the Seventh Judicial Circuit

Opened: February 2024

Closed: July 2025 – Settled

The litigation is based on a car crash that occurred on March 3, 2021, whereby Plaintiff was stopped in traffic and struck from behind by a tractor trailer within the construction zone of the I-85 widening project. KCI was performing inspection services under a contract with South Carolina Department of Transportation.

Barbara Foley v. The City of New York / The New York City department of Parks and Recreation / Site Specialists Ltd. / M.G. McLaren Engineering and Land Surveying, P.C.

Case No: 704065/2022

Jurisdiction: Supreme Court of the State of New York, Queens County

Opened: February 2022

Closed: October 2025 – Stipulated Dismissal

Plaintiff alleges she was injured at a NYC public park located at 107-10 Shore Front Parkway, Queens, NY as a result of the failure to design, construct and maintain the park.

Estate of Widmann, Jr. and David J. Widmann, Sr. v. Rondell Bradley / PennDOT / Bristol Township / URS Corporation / AECOM Technical Services, Inc. / KCI Technologies, Inc.

Case No: 2022-05562

Jurisdiction: Court of Common Pleas of Buck County, Pennsylvania

Opened: December 2023

Closed: March 2026 - Settled

This litigation involves a 2022 motorcycle crash on Bristol Pike in Bristol, PA. The crash occurred when the driver of an SUV turned left and struck the motorcycle traveling toward him. Bristol Pike underwent reconstruction in the vicinity of the accident between 2013 and 2016, and KCI was a subconsultant to URS Corporation (now AECOM) as part of the design of the project.

City of Tampa v. Vasi & Associates, Inc. / KCI Technologies, Inc.

Case No: 23-CA-013513

Jurisdiction: Circuit Court of the Thirteenth Judicial Circuit

Opened: August 2025

Closed: May 2026 - Settled

On or about February 24, 2022, during horizontal directional drilling, Vasi & Associates, Inc. is reported to have struck and penetrated a 4-inch reclaimed water main and an 8-inch City sewer line. KCI had a contract with the City of Tampa for the location and marking of underground reclaimed water facilities, and the City asserts KCI did not adequately perform these services.

KCI Technologies, Inc. v. Townsend Acres, LLC / Raymond Petkevis / Michael Seidenburg

Case No: N23C-01-083 JRJ

Jurisdiction: Superior Court of the State of Delaware

Opened: April 2024

Closed: Ongoing

KCI provided professional design services for Townsend Acres, LLC in connection with the development of a proposed subdivision. As a counterclaim to a payment dispute, Defendants allege that KCI failed to identify significant cost issues related to sewer service, rendering the subdivision plans commercially unviable.

Avora at Port Imperial Condominium Association, Inc. v. LS-NJ Port Imperial, LLC / McLaren Engineering Group / et al. (over 30 defendants)

Case No: HUD-L-2172-23

Jurisdiction: New Jersey Superior Court, Hudson County

Opened: June 2023

Closed: Ongoing

Plaintiff alleges defects in design and construction of the condominium complex in New Jersey.

Novanetto, LLC dba Prose Nails Riverwalk / Dolores Novak / Andrea Fascinetto v. R Jordan Design Group, LLC dba The Jordan Group / KCI Technologies, Inc. / Jack Laurence Corporation

Case No: 2023CI21293

Jurisdiction: 57th District Court, Bexar County, Texas

Opened: October 2023

Closed: Ongoing

Plaintiff is a tenant of a building and hired an interior design firm for the design of the leased space where a nail salon was to be located. The interior design firm subcontracted with KCI for certain mechanical engineering and design services. Plaintiff alleges negligence in the provision of mechanical engineering duties.

Steven Pisani v. The City of New York / South Street Seaport Limited Partnership / The Howard Hughes Corporation / Hunter Roberts Construction Group, LLC / M.G. McLaren Engineering and Land Surveying, P.C.

Case No: 156735/2022

Jurisdiction: Supreme Court of the State of New York, County of New York

Opened: March 2024

Closed: Ongoing

Plaintiff alleges that he was injured descending an interior staircase in the building located in New York, New York ("Building"). Plaintiff alleges that while he was performing work on behalf of New York City Economic Development the subject staircase gave way and Plaintiff stepped through a tread of the staircase and fell. The Building was condemned, not habitable and in the process of being demolished. McLaren had surveyed the Building and had identified that the building was not habitable and was in a hazardous condition and in danger of collapsing. Both Pisani and his employer were aware of the condition.

Kyle Rabon / Aleah Rabon v. Blythe Construction Inc. / Zachry Construction Corporation /South Carolina Department of Transportation / Parrish and Partners, LLC / Johnson, Mirmiran and Thompson, Inc. / Stay Alert Safety Services, LLC / Sloan Construction Company, Inc. / Reeves Construction Company / KCI Technologies, Inc. / Infrastructure, Consulting & Engineering, LLC

Case No: 2025-CP-42-04019

Jurisdiction: State of South Carolina, Court of Common Pleas for the Seventh Judicial Circuit

Opened: September 2025

Closed: Ongoing

The litigation is based on a motorcycle crash that occurred on January 31, 2024 within the construction zone of the I-85 widening project. KCI was performing inspection services under a contract with South Carolina Department of Transportation.

Luis Garcia v. KCI Technologies, Inc. et al.

Case No: 11-2025-Ca-002858-0001-01

Jurisdiction: State of Florida, Circuit Court Of The 20Th Judicial Circuit In And For Collier County

Opened: December 2025

Closed: Ongoing

This litigation is based on a vehicle accident on or around January 2024 resulting from an unspecified negligent condition on I-75, in the vicinity of mile marker 7. KCI performed various inspection services under a contract with Florida Department of Transportation.

Eric Coles v. Ian Kelly Enterprises LLC / Ian Kelly / The Live Dept. / Jean Paul Firmin / Ross Zapin / Roger Vennewald / M.G. Mclaren Engineering and Land Surveying, P.C. / Guardian Barrier Services, LLC

Case No: 150852/2026

Jurisdiction: Supreme Court of the State of New York, County of New York

Opened: January 2026

Closed: Ongoing

Plaintiff alleges that defendants caused a theater to “go dark,” and caused Plaintiff to fall off the stage from a height and sustaining alleged serious and permanent injuries.

Varo Villalobos v. Brandywine Construction Co., Inc. / Delaware Transportation Authority / State of Delaware / Delaware Department of Transportation / KCI Technologies, Inc.

Case No: Jurisdiction:

Opened: March 2026

Closed: Ongoing

Plaintiff was partially trapped at a worksite when a trench wall collapsed, resulting in multiple injuries. KCI provided construction inspection services on the project.

6. PROFESSIONAL SERVICES AGREEMENT

Professional Services Agreement

KCI has reviewed the Professional Engineering Services Agreement included with the RFQ. KCI confirms that it will meet the prerequisite insurance requirements and, if selected, agrees to enter into the Professional Engineering Services Agreement with the City of Edinburg.

7. CONTACT INFORMATION

Contact Information

Contact information for our Project Principal and Project Manager is provided below.

CONTACT INFORMATION

Name: Garland Galm, PE

Title: Senior Vice President

Address: 2806 W. Bitters Road, Suite 218
San Antonio, TX 78248

Phone Number: 210.798.9239

Mobile Number: 210.413.0537

Email Address: garland.galm@kci.com

CONTACT INFORMATION

Name: Grant Martinez, PE

Title: Project Manager

Address: 2610 N Shary Road,
Mission, TX 78574

Phone Number: 956.271.6698

Mobile Number: 956.457.6704

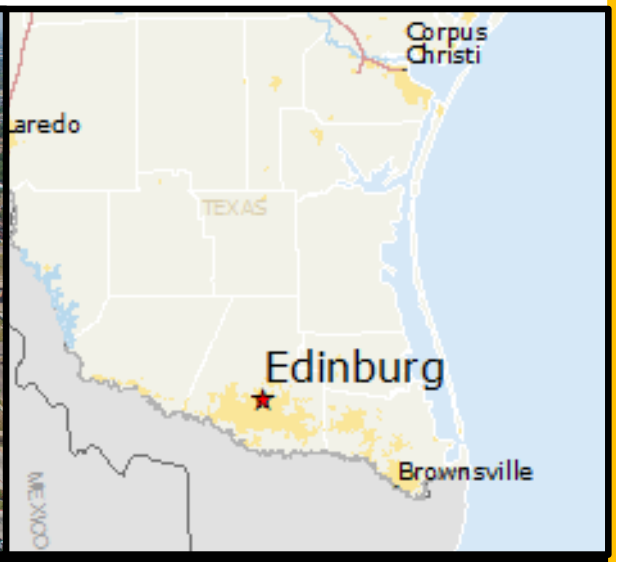
Email Address: grant.martinez@kci.com





THE CITY OF Edinburg





RFQ No. 2026-7
Professional Engineering Services for the City of Edinburg

Due Date & Time: Tuesday, July 14, 2026 at 3:00 p.m.

ELECTRONIC COPY

Prepared By:

GPJ Engineering

2805 Fountain Plaza Blvd., Ste. B
Edinburg, TX 78539
(956) 603-2025

TRANSPORTATION UTILITIES DRAINAGE ENVIRONMENTAL STRUCTU
PROJECT MANAGEMENT ENGINEERING DESIGN CIVIL CONSTRUCTION
BRIDGE DESIGN ROADWAY DESIGN TRAFFIC DESIGN MPO COORDINAT
WATER & WASTEWATER DESIGN PROJECT MANAGEMENT CONSTRUC

GDJ Engineering
www.GDJEng.com
2805 Fountain Plaza Blvd.,
Suite B, Edinburg, TX 78539
(956) 603-2025

July 14, 2026

Mr. Mardoqueo Hinojosa – City Engineer
City of Edinburg
C/o City Secretary Department (1st Floor)
415 W. University Dr.
Edinburg, Texas 78539

Re: Request for Qualifications – "Professional Engineering Services for the City of Edinburg" RFQ No. 2026-7

Dear Mr. Hinojosa,

On behalf of the GDJ Team and as Legal Representative of GDJ Engineering LLC, who will be the prime consultant (executor of the contract), we enthusiastically submit this Statement of Qualifications to provide ***Professional Engineering Services*** to the City of Edinburg.

As you are aware, the City of Edinburg is a major retail and educational hub of the Rio Grande Valley connected to I-69C. Along with the commercial aspects of your infrastructure needs, the retail and residential aspects of the City of Edinburg are rapidly growing. All growth trends in the city indicate that there will be a need for transportation and drainage infrastructure upgrades to efficiently move heavy commercial traffic to stimulate the local economy and expand local roads to ensure the safety of the traveling public.

GDJ has been in in existence since 2017 with three (3) principals consisting of Mrs. Lydia Macheska as President, Mr. Robert Macheska as Executive VP/COO and Mr. Christopher Rodriguez as Vice President. GDJ staff have been involved in project development, civil engineering, design, utility coordination, environmental analysis, and construction management in the Rio Grande Valley for over 20 years and has a combined experience of over 85 years. Key staff are native to the region, are completely familiar with the challenges posed by regional transportation and drainage issues and have developed comparable projects in the region and the state. Additionally, key staff have been intimately involved with all individual MPO's in the region, as well as the merging of the three MPO's into the current RGVMPO. In addition, we are headquartered in the City of Edinburg so we are completely invested in the City's economic growth and transportation needs.

For more than thirteen years, GDJ staff has served in an advisory position providing coordination services for various governmental entities at the local MPOs, including the City of Edinburg, the City of Mission, Hidalgo County, Hidalgo County RMA, Cameron County, and CCRMA. Duties included developing strategic plans, cost estimates, project concepts, and coordinating with staff and elected officials to prioritize local resources and ensure projects were properly programmed on the MPO planning documents.

The team understands local, state, and federal guidelines and requirements to expedite the project development. This includes the process of partnering with TxDOT to develop projects to a "Ready to Let" status where TxDOT will allow a project to utilize state and federal funds for design, Right-of-Way,

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construction, and construction engineering and Inspection. GDJ staff is also proficient with the coordination of Economically Disadvantaged County or Advanced Funding Agreements with TxDOT to ensure the maximum reimbursement for project related expenses.

The GDJ Team is committed to providing excellent service to the City of Edinburg by providing accurate estimates to ensure expeditious and efficient project development. The team would use all available resources to ensure the project is shovel ready, constructed on time, within budget, and of the highest quality to maximize the benefit to the local taxpayer.

The GDJ Team also commits that all contents of this Statement of Qualifications (SOQ) are valid for at least 90 days beyond the July 14, 2026 deadline for submission. GDJ has read the sample Professional Services Agreement and the firm will meet the prerequisite insurance requirements, and, if selected, the firm agrees to enter into such agreement.

On behalf of the GDJ Team, I would again like to thank you for the opportunity to be of service to the citizens of the City of Edinburg and to help you meet our community's infrastructure needs. As legal representative of the GDJ Team, I am able execute any necessary contract documents with the City of Edinburg and serve as the authorized person to legally bind the GDJ Engineering Team to the representations put forth in this SOQ. Should you have any questions or require additional information, please do not hesitate to contact me, Robert Macheska, P.E. at (956) 603-2025.

Sincerely Yours,

Lydia Macheska
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Hidalgo County
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GDJ Engineering, LLC
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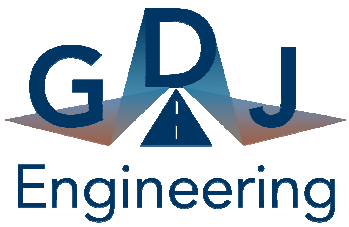
- Conflict of Interest
- General Questionnaire
- Litigation Disclosure Form
- House Bill 89 Verification
- Senate Bill 13 Verification
- Senate Bill 19 Verification
- NonCollusion Affidavit of Prime Bidder
- Professional Licenses and Certificates

Firm Qualifications & Experience



Experience & History

GDJ Engineering, LLC (GDJ) is a diverse, multi-discipline engineering firm based in Edinburg, Texas at 2805 Fountain Plaza Blvd, Suite B. GDJ was formed in 2017 and currently consists of seventeen (17) full time employees that possess experience and knowledge in a wide variety of fields including street infrastructure evaluation and improvements, pavement management and improvements, erosion and sediment control design, hydrologic analysis and design, transportation planning/evaluation, traffic engineering services, traffic signal design, highway/civil, structural/bridge, environmental engineering services, and construction management.



GDJ personnel have a combined experience of over 85 years. Our engineers, designers, and environmental scientists possess the knowledge for planning, design, environmental analysis, construction, and management of the transportation infrastructure critical to the growth of our region and the state. The GDJ team is equipped to work individually or in a team environment to establish concepts, set project goals, and deliver measurable results to every assignment. As project constraints and challenges arise, our staff thrives in bringing innovative ideas to the table for creating an opportunistic solution. We believe in a balanced design concept which meets the operational objectives, produces sustainability for tomorrow, context sensitive solutions and adherence to a time-sensitive budget. Achieving these results require empowering our staff to develop unique ideas which add value for our clients and maximize their investment. GDJ staff has developed projects with a variety of public entities including local cities, counties, Regional Mobility Authorities (RMAs), Metropolitan Planning Organizations (MPOs), and the Texas Department of Transportation (TxDOT). GDJ's managerial staff is pre-certified by TxDOT in a multitude of categories, brings over 45 years of development, design, environmental and construction experience, and has completed numerous transportation infrastructure projects.

For more than 13 years, GDJ staff has served in an advisory position providing coordination services for various governmental entities at the local MPOs, including the City of Mission, Hidalgo County, Hidalgo County RMA, Cameron County, Cameron County RMA, the City of Laredo, and Webb County. Duties included coordinating with staff and elected officials to prioritize local resources and assure projects were properly programmed on the MPO planning documents. In addition to preparing project fact (budget) sheets and project planning, GDJ staff is proficient in the coordination of Advanced Funding Agreements with TxDOT. These agreements are critical to ensure TxDOT review of engineering and environmental documents. Proper coordination by firm staff of advanced planning ensured local reimbursement for locally administered projects with state and federal funding. Additionally, an analysis of existing projects sometimes allowed for projects experiencing delays to be adjusted to allow "shovel ready" projects to be constructed. Expediting the letting of projects often results in a savings in construction cost due to avoidance of escalation. The GDJ team will strive to provide the City of Edinburg with the quality of service the tax payers deserve.

Mr. Robert Macheska P.E., C.F.M., is GDJ's Program Manager and COO of the company. Mr. Macheska has over 23 years of experience with nine years working directly with TxDOT and 14 years of private sector experience. He has worked on all aspects of project development, from planning and PS&E preparation, Hydrology & Hydraulics Design to construction phase services. His project management

and design experience include contract administration, supervision of production staff, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, design/PS&E preparation, and public involvement. Mr. Macheska's private sector engineering consulting work has primarily consisted of managing TxDOT Local Government Project Procedures (LGPP) governed projects that have used funds from the Rio Grande Valley Metropolitan Planning Organization (RGVMPO) for Preliminary Engineering (PE), Right-of-Way (ROW), Utilities, PS&E, Construction Engineering, and Construction. He is also TxDOT LGPP Certified. Based on his current workload, Mr. Macheska will be able to assign approximately 40% of his time to these projects.

Mr. Christopher Rodriguez P.E., C.F.M. will serve as the TxDOT LGPP Certified Design Services and PS&E Manager and provide Hydrology & Hydraulic (H&H) support. Having previously worked for TxDOT and currently in the consulting engineering sector, this wide-range of experience has provided Mr. Rodriguez with excellent firsthand knowledge of the functionality of multiple government entities. He has experience on various aspects of transportation and drainage projects, from planning and PS&E preparation, H&H Design to construction phase services. His project management and design experience include supervision of production staff, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, design/PS&E preparation, and public involvement. Mr. Rodriguez has managed multiple concurrent design projects and production staff with numerous design groups under his direction. Mr. Rodriguez will be able to assign approximately 60% of his time to these projects.

Mr. Anthony Garza will serve as the MPO coordinator and project planning manager to assist with any needed coordination at the RGVMPO to accelerate the construction of the projects and source any additional state and or federal funds that may be needed for ROW, Construction Engineering, or Construction. Mr. Garza has over 16 years of experience and three years of construction management experience. He has served as the MPO representative for the City of Mission, Hidalgo County, Webb County, and Cameron County. Mr. Garza understands local, state, and federal guidelines and requirements to expedite the project development. This includes developing strategies to expedite the execution of Advanced Funding Agreements (AFA) with TxDOT to ensure review of environmental documents in a timely manner. Mr. Garza possesses a multi-disciplined approach and the necessary skills in project planning and development to successfully bring projects to a shovel ready status, leading to construction. Mr. Garza will be able to assign approximately 60% of his time to these projects.

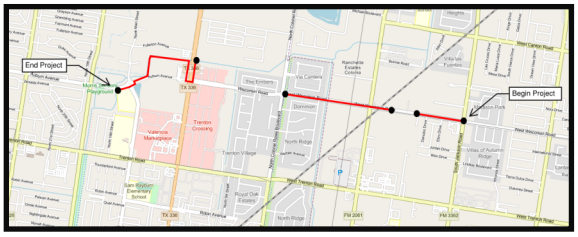
Ms. Corina Argullin will serve as the Environmental Manager. Ms. Argullin has over 15 years of experience, with extensive knowledge of the NEPA process from planning through construction. She has completed over 30 NEPA clearances under the purview of TxDOT, 13 of which were FONSIs. She has experience in a variety of projects including maintenance/ drainage, local/state road expansions, new location roadways, and pedestrian/shared use facilities. Ms. Argullin is proficient in all aspects of public involvement, NEPA documentation, agency coordination, and environmental permitting. Her management experience includes supervision of staff and sub-consultants, QA/QC, scheduling, and document review and preparation. She is LGPP and wetland delineation certified. Ms. Argullin understands that the environmental process is the critical path to project construction; therefore, it needs to be completed in a diligent and expeditious manner. Ms. Argullin will be able to assign approximately 65% of her time to these projects.



Engineering Services in the Past Two Years

PROJECT: Jackson Hike & Bike Trail Phase II
LIMITS: Jackson Rd. to Morris Trail
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: City of McAllen
CLIENT REFERENCE: Eduardo Mendoza, P.E. City Engineer, (956) 681-1150
PROJECT DESCRIPTION:

The GDJ team is working with the City of McAllen to provide design, environmental, PS&E and construction management for phase II of the Jackson Hike and Bike Trail. The scope of the improvements include providing a 10-foot-wide shared use path and sidewalk. The purpose of the project is to improve multimodal connectivity and access in the project area. Due to the urbanization and presence of utilities along the existing route, care was taken in the design process to minimize impacts to the properties and utilities. This project includes a pedestrian railroad crossing; therefore, engineers coordinated with the railroad companies to ensure their design standards were met. The project was allocated TASA funds that was set to expire; therefore, the team worked expeditiously with TxDOT to ensure the funding was not lost. Construction was completed in 2025.



PROJECT: Dana Ave.
LIMITS: From FM 3248 to FM 802
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: CCRMA, (956) 621-5571
CLIENT REFERENCE: Eric Davila, P.E., Chief Development Eng.
PROJECT DESCRIPTION:



The GDJ Team completed schematics, environmental, & traffic impact studies for the widening of an existing roadway in Brownsville, TX. The traffic feasibility study assessed traffic impacts including corridor/ Intersections LOS determination and provided recommendations for safe and efficient traffic operations. The project required a drainage analysis utilizing the HecRas model at the two water crossings, one existing bridge over a drainage ditch and one proposed bridge at a resaca crossing. Completed a hydrologic map and hydraulic analysis for the project. Completed coordination with irrigation and drainage districts. The GDJ Team completed a traffic project methodology memo and traffic projections that were approved by TxDOT TP&P. Completed all environmental technical reports, public involvement, and received NEPA clearance. The project is currently in the ROW acquisition phase.

PROJECT: Moore Road
LIMITS: From Jackson Rd. to I Rd.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: City of Pharr
CLIENT REFERENCE: Patrizia Longoria, P.E., City Engineer (956) 402-4000



PROJECT DESCRIPTION:

GDJ staff worked on the project development, funding analysis, MPO coordination, schematic completion, environmental document preparation, utility coordination, drainage design and PS&E development. The project included a continuous left turn lane, shoulders, a sidewalk, and a shared-used path for pedestrians and bicyclists. A key challenge to this project was coordinating with the historic irrigation district and the Texas Historical Commission. The GDJ team successfully completed public involvement and obtained NEPA clearance. The project is currently in the PS&E and ROW acquisition phase.

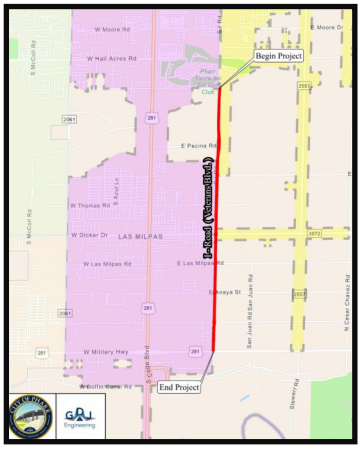
PROJECT: FM 1847
LIMITS: From Resaca Retreat Dr. to First St.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: CCRMA
CLIENT REFERENCE: Eric Davila, P.E., CFM (956) 621-5571



PROJECT DESCRIPTION:

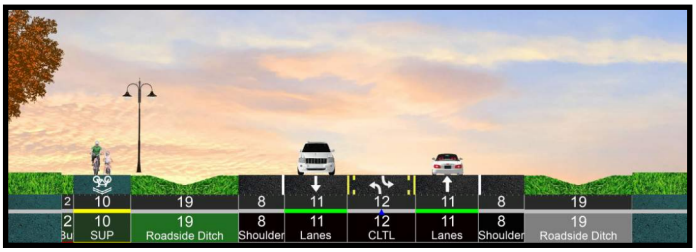
GDJ staff worked on the project development, funding analysis, MPO coordination, schematic completion, environmental document preparation, utility coordination, and PS&E development. The scope of the project included a new five-foot-wide sidewalk on the west side of the existing roadway. This project completed construction in 2025.

PROJECT: I Road
LIMITS: From Rancho Blanco Rd. to US 281
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: City of Pharr
CLIENT REFERENCE: Patrizia Longoria, City of Pharr Mayor (956) 402-4000



PROJECT DESCRIPTION:

GDJ staff worked on the project development, funding analysis, MPO coordination, schematic completion, environmental document preparation, utility coordination, drainage design and PS&E development. The project included a new shared-used path for pedestrians and bicyclists. A key challenge to this project was the crossing of the IBWC main floodway and Arroyo Colorado River. This required coordination with both the IBWC and USACE.



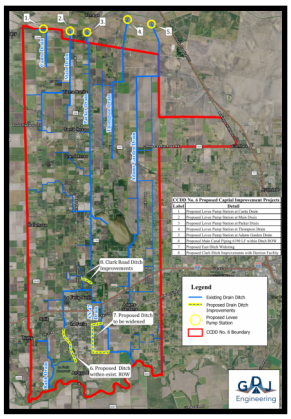
PROJECT: Lopezville Park
LIMITS: 507 W. Minnesota Rd., San Juan, TX
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County Pct. #2
CLIENT REFERENCE: Erika Zamora, Hidalgo County Pct. #2 Administrator, (956) 784-3510

PROJECT DESCRIPTION:

GDJ staff completed the schematic, environmental, utility coordination and PS&E on this project. The scope of the project involved providing improvements to an existing park. As part of the project, a new walking trail, a stock pond for fishing, repaved parking lot, lighting, benches, native landscape development, and other user amenities were included. The key challenges to this project was the existing historic irrigation district, TPWD pond stipulations, and transmission lines traversing the parkland. This project is currently under construction.



PROJECT: Capital Improvement Projects
LIMITS: CCDD #6, Santa Rosa & La Feria, TX
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Cameron County Drainage District #6
CLIENT REFERENCE: Josh Ruiz, President (956) 748-2102



PROJECT DESCRIPTION:

The GDJ team is working with the CCDD #6 to provide design, PS&E, environmental analysis/permitting, and construction management for several capital improvement projects. The team provided a preliminary engineering report and phase I environmental site assessments. The GDJ team completed and obtained an IBWC license for five pump projects along the North Floodway levee. Construction on the first pump is anticipated to begin in August 2026. In addition, the team has completed environmental assessments and agency coordination for two CIP projects (Adams Garden and Parker Drain) as part of the U.S. Department of Housing and Urban Development (HUD) grant programs. The GDJ team is currently overseeing the construction management of Clark Ditch widening and detention pond in La Feria.

PROJECT: Rio Hondo City Park
LIMITS: Harris Dr., Rio Hondo, TX
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: City of Rio Hondo
CLIENT REFERENCE: Ben Medina, City Administrator, (956) 748-2102



PROJECT DESCRIPTION:

The GDJ team is working with the City of Rio Hondo to provide design, PS&E and construction management at the existing boat ramp park. The scope of the improvements include providing walking trails, a kayak launch, restroom facilities, bird blinds, parking lot resurfacing, new RV parking, native landscaping and a new playground. The purpose of the project is to provide improvements that maximize the park space, while providing amenities unique to the area. Due to the location of the property, state and federal permits/approvals (i.e. TGLO & USACE) are required. Funds for this project are from a TPWD grant and a detailed budget was created to ensure the project would not exceed the funding. Construction was completed in Spring of 2024.

Firm's Uniqueness to Best Perform these Services for the City

It is GDJ's philosophy to provide the client with the most technically competent, timely and cost effective work product possible. GDJ believes in open communication with the client and understands that direct and constant lines of communication are imperative for a project's success; both in schedule and budget. The GDJ team has experience and understanding in the overall project process from planning to post-construction, including the intricate technical details necessary for the successful completion of a project. The GDJ team has the ability to analyze, plan, and prepare projects from cradle to grave to ensure the most efficient processes and successful completion. The overall commitment that the GDJ Team provides to our projects is unsurpassed. Our attention to detail and rapid response to issues is a staple of the GDJ Team Philosophy, as we have an excellent track record for successful projects and extremely satisfied clients.



The GDJ Project Management Team operates under a multi-faceted strategy to avoid unexpected cost escalations and overruns; as a result, projects bid out in the past 30 months have been consistently within +/- 5% of the engineers estimate for various clients. This has become especially important with current supply chain shortages and recent escalation of oil and steel prices. The GDJ Team constantly monitors the latest bid prices through several sources: TxDOT 1 month rolling averages, CIVCAST, local county & city lettings to ensure the accuracy of our estimates.

Beginning with high quality survey and subsurface utility data, combined with extensive experience with field conditions a high-quality plan set is the first defense against these issues. During the project development process the team begins with a preliminary estimate for the purposes of budgeting funding needed from the Local Government and the RGVMPO. Through the schematic phase and the 30%, 60%, and 90% PS&E process the design team works closely with client to ensure the cost estimates for construction, right-of way, and any needed utility adjustments are as accurate as possible. This allows the GDJ Team to help maximize the amount of funding from the RGVMPO throughout the multi-year project development process and reduce the local governments cost. GDJ has all of the latest design software and our team has unique experience with all oversight and auditing entities (TxDOT, FHWA, etc…), with several of our team members having firsthand work experience with said entities.

The GDJ team can meet any specification required and will not enter into any agreement without 100% confidence that the work product will exceed the city's expectations and requirements. GDJ has several projects that are in the process of completion and will be able to concentrate the majority of their time to the City of Edinburg. This will be accomplished with GDJ's team of qualified professionals that are amply prepared to provide the City of Edinburg with outstanding customer service and technical skills. The GDJ team has the proven knowledge and capabilities of providing superior engineering services to the City of Edinburg.

The GDJ Engineering Team has the abilities and qualifications to provide the City of Edinburg with the following professional engineering services:

Project Management & Planning Services

- Program & Project Management
- General Program Management (To Ensure Design/Construction Meets Requirements for Reimbursements on Reimbursable Funds Projects)
- Project Management of all Civil, Drainage, & Transportation Projects
- Planning Services

Civil Design Services

- Field Investigations & Data Collection
- Preliminary Engineering & Hydraulic Analysis
- Feasibility Evaluations & Alternatives Analysis
- Geometric Schematic & Typical Sections
- Utility Investigations & Analysis
- ROW Investigations
- Environmental Reports, Permitting, & Public Involvement
- Geotechnical Investigations
- Plans, Specifications & Estimates (PS&E)
- Geometric, Structural & Pavement Design
- Hydrologic & Hydraulic Design
- Environmental Design (SWPPP, EPIC Sheets)
- Traffic Design (Traffic Counts, Analysis of Traffic Movements)
- Design Packaging (Specifications, Construction Estimates, General Notes, Special Provisions)
- Bid Assistance
- Preparation of Bid Package, Bid Announcement, Review of Bidder Information, Bid Award
- Review of plans, subdivision/parcel maps & engineering/encroachment permits

The GDJ Team members have experience in developing multiple projects with various governmental agencies including: City of Pharr, City of Mission, Cameron County, Cameron County Regional Mobility Authority (RMA), Hidalgo County, Hidalgo County RMA, Hidalgo County Drainage District #1 and TxDOT (Pharr and San Antonio Districts). In addition, our team members have directly coordinated with multiple state and federal regulatory agencies such as the TxDOT, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Texas Commission on Environmental Quality, Texas Historical Commission, and may others. Currently, the GDJ Team has no past or pending litigation against or involving its agents or employees with respect to any work we have performed.

The GDJ team has experience and understanding in the overall process from planning to construction, including the intricate technical details necessary for the successful completion of a project. The comprehensive project steps include evaluating the existing ROW and utilities, identifying environmental constraints, delineating drainage areas, evaluating and optimizing a drainage plan, developing preliminary plans and estimates for the proposed improvements, alternatives analyses, completing the environmental process, and finalizing the plans and estimates. The GDJ team is also prepared to complete any geotechnical studies associated with the project and is fully staffed to oversee the construction of the projects. The team will coordinate with the city throughout the entire process to ensure their needs and concerns are addressed.

The GDJ Team will assure the quality of deliverables, engineering services, and environmental services by implementing a proven project specific QA/QC work plan based on the following principles: Knowledge/Experience, Coordination/Communication, Constructability Review, Accuracy/ Completeness, and Thorough Design/Environmental Schedules.

Office Location

The GDJ Team is very familiar with the local geographic area. The GDJ office is located just south of the Canton Road and McColl Road intersection within the city of Edinburg and the principals live within 10 miles of the office. As persons who both live and work in the area, city projects are of great interest to the team. As a local firm with staff from all areas of the Rio Grande Valley, the GDJ team is familiar with the City of Edinburg and its geographic attributes.



The team has completed several regionally significant projects in Hidalgo County, South Texas and the state. GDJ is also well acquainted with the TxDOT Pharr District and have gained a thorough understanding of the unique problems that we are faced with in the Rio Grande Valley. We have witnessed first hand the issues the valley has faced over the years with massive rainfall events and, due to the flat topography of the region, the local/regional flooding that has occurred. We are a completely local firm in the Rio Grande Valley and understand the area and the engineering needs of the city.

Approach to Handling Part-time Staffing Needs for Smaller Assignments

GDJ assures the city that all staff included in the proposal for this pursuit will have sufficient availability to complete the project on time and within the proposed budget. The current workload that GDJ has will allow us to dedicate more than enough time to complete projects within schedule and without delay. GDJ commits to being ready and able to begin work on the project immediately after successfully negotiating a contract for said services. We stand ready and prepared to make all necessary staff available to efficiently complete the proposed projects. Should the need arise for part time staffing, GDJ has the resources and access to knowledgeable experts that would be available to complete smaller assignments. In addition, the GDJ team is adequately staffed to provide concurrent work on various projects.

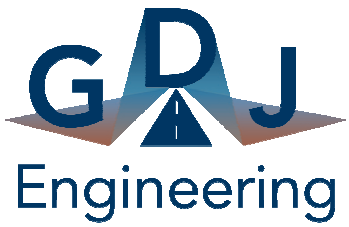
Ability to Meet Schedules and Deadlines

GDJ has the staff and capabilities to successfully address the city's engineering needs and schedules. GDJ has many years of experience developing, monitoring and updating critical path method schedules for multiple types of projects. It is GDJ's philosophy to provide the client with the most technically competent, timely and cost effective work product possible. GDJ believes in open communication with the client and understands that direct and constant lines of communication are imperative for a project's success; both in schedule and budget.

GDJ creates realistic project and environmental schedules that are specifically designed to allow certain processes to run concurrently to ensure efficiency. For example, during the environmental process, agency coordination often occurs concurrently with the submission of technical reports, while the design team refines the schematic. These thorough schedules are discussed with the city and oversight agency to obtain agreement on major project milestones and document review/response times. The schedules are established early in the project process and evolve, as needed, to ensure the project proceeds in a timely fashion. The client is kept updated throughout the project process. Coordination and communication with oversight agency project managers is key to ensure the project remains on track. GDJ's strict adherence to established deadlines reflects our commitment to our clients.

GDJ has an established and proven QA/QC process based on knowledge and experience that reduces or eliminates multiple deliverable submittals. This process reduces review times and allows the project to progress at the quickest rate possible. Our extensive project experience allows us to understand the needs/operations of oversight agencies and incorporate this knowledge into our processes.

Team Member Qualifications & Experience



Robert Macheska, P.E., C.F.M.

PROPOSED ROLE: **PRINCIPAL & PROJECT MANAGER**



GDJ Engineering

REGISTRATIONS
Professional Engineer
State of Texas
No. 93540

Certified Floodplain Manager
State of Texas
No. 2196-11N

LICENSED
23 Years

CITY OF RESIDENCE
Mission

ROLE EXPERIENCE
27 Years

FIRM EXPERIENCE
6 Years

EDUCATION
Bachelor of Science
Mechanical Engineering
University of Texas – Pan American

EXPERIENCE

Mr. Macheska has over 25 years of experience in the design and management of various public improvement projects. For the past 6 years Robert has served as Executive Vice President/COO for GDJ Engineering, LLC. He had previously worked for both the Texas Department of Transportation and L&G Engineering which provided him with excellent hands-on experience as to how multiple government entities function.

He has worked on all aspects of public works projects, from planning and PS&E preparation, Hydrology & Hydraulics Design to construction phase services. His project management and design experience includes contract administration, supervision of production staff, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, design/PS&E preparation, and public involvement. Robert's management approach is very proactive, and he constantly maintains open and effective lines of communications.

PROJECTS

SH 364 from SH 495 to FM 1924 in Mission, Texas
Project Manager responsible for all design aspects of the project. The project consisted of reconstructing and widening an existing 24' rural roadway to an urban five lane section for 2 miles at a construction cost of $6.8 million. This project required the design of the proposed pavement section using FPS and the horizontal and vertical alignments based on the cross sections. This project also required the design of a storm sewer system as well as analysis of the outfall ditches. Calculated all Times of Concentration, rainfall intensities, calculated hydraulic gradient, and design discharges. GEOPAK Drainage was used to develop storm sewer profile and THYSIS was used to design and analyze the various cross drainage culverts.

10th Street Ext from SH 107 to FM 1925 in Edinburg, Texas
Project Executive responsible for all design aspects of the project. The project consisted of reconstructing and widening an existing 24' discontinuous rural roadway to an urban five lane section for 2.5 miles at a construction cost of $11 million. This project required the design of the proposed pavement section using FPS and the horizontal and vertical alignments based on the cross sections. This project also required the design of a storm sewer system as well as analysis of the outfall ditches. Calculated all Times of Concentration, rainfall intensities, calculated hydraulic gradient, and design discharges. GEOPAK Drainage was used to develop storm sewer profile and THYSIS was used to design and analyze the various cross drainage culverts.

Christopher Rodriguez, P.E., C.F.M.

PROPOSED ROLE: **DEPUTY PROJECT MANAGER**



GDJ Engineering

REGISTRATIONS

Professional Engineer
State of Texas
No. 107692

Certified Floodplain Manager
State of Texas
No. 2407-13N

LICENSED

16 Years

CITY OF RESIDENCE

Mission

ROLE EXPERIENCE

22 Years

FIRM EXPERIENCE

6 Years

EDUCATION

Bachelor of Science
Civil Engineering
University of Texas A&M - Kingsville

EXPERIENCE

Mr. Rodriguez has over 20 years of experience in the design and management of various public improvement projects. For the past 4 years Chris has served as Vice President of Engineering for GDJ Engineering, LLC. He had previously worked for both the Texas Department of Transportation (San Benito Area Office) and L&G Engineering which provided him with excellent hands on experience as to how multiple government entities function. He has worked on multiple aspects of transportation and drainage projects, from planning and PS&E preparation, Hydrology & Hydraulics Design to construction phase services. His project management and design experience includes supervision of production staff, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, design/PS&E preparation, and public involvement. Chris has managed multiple concurrent design projects and production staff with numerous design groups under his direction.

PROJECTS

FM 681 from SH 107 to SH 364 in Mission, Texas
Deputy Project Manager responsible for all design aspects of the project. The project consisted of reconstructing and widening an existing 40' rural roadway to an urban divided highway for 2.7 miles at a construction cost of $16.8 million. This project also required the design of a storm sewer system as well as analysis of the outfall ditches. Calculated all Times of Concentration, rainfall intensities, calculated hydraulic gradient, and design discharges. GEOPAK Drainage was used to develop storm sewer profile and THYSIS was used to design and analyze the various cross drainage culverts.

FM 493 from US 281 (Military) to Bus 83 in Donna, Texas
Deputy Project Manager responsible for all design aspects of the project. The project consisted of reconstructing and widening a 32' rural two lane roadway to a 44' rural roadway for 6.5 miles at a construction cost of $12 million. This project required the design of the proposed pavement section using FPS and the horizontal and vertical alignments based on the cross sections.

10th Street Ext from SH 107 to FM 1925 in Edinburg, Texas
Lead Engineer responsible for all design aspects of the project. The project consisted of reconstructing and widening an existing 24' discontinuous rural roadway to an urban five lane section for 2.5 miles at a construction cost of $11 million. This project required the design of the proposed pavement section using FPS and the horizontal and vertical alignments based on the cross sections. This project also required the design of a storm sewer system as well as analysis of the outfall ditches. GEOPAK Drainage was used to develop storm sewer profile and THYSIS was used to design and analyze the various cross drainage culverts.

Anthony Garza

PROPOSED ROLE: **AGENCY / MPO COORDINATION LEAD**



GDJ Engineering

REGISTRATIONS
Local Government Project Procedures Certified

CITY OF RESIDENCE
Harlingen

ROLE EXPERIENCE
21 Years

FIRM EXPERIENCE
6 Years

EDUCATION
Bachelor of Science
Biology
University of Texas A&M - Kingsville

EXPERIENCE

Mr. Garza has over 21 years of experience, and 6 years of Construction Management experience, in infrastructure development for public and private sector clients. He has an extensive knowledge of the federal and state environmental laws specifically with respect to roadway, infrastructure, and transportation planning coordinating environmental documents and programming state and federal funds for linear transportation projects. In this time Mr. Garza served as the representative for the City of Mission, Hidalgo County, Webb County, and Cameron County at the local Metropolitan Transportation Planning Organizations. Highlighting his skills in project planning and development. This required a multi-disciplinary approach to assure the proper coordination of advanced planning efforts to ensure local reimbursement for locally administered projects with state and federal funding.

PROJECTS

Hidalgo County MPO, Hidalgo County, Texas
Mr. Garza served as the Hidalgo County MPO TAC representative from April 2011 to May 2013 and from September 2017- October 2019. During this time his duties included coordinating with all precincts in Hidalgo County to assure their projects were properly programmed on the MPO planning documents. In addition to preparing project fact sheets and project planning and environmental documents Mr. Garza also provided project feasibility reports to determine if projects on the MPO Planning documents were "active" projects. Analysis of existing projects sometimes allowed for projects experiencing delays could be adjusted to allow "shovel ready" projects to be constructed. Expediting the letting of projects often results in a savings in construction cost due to avoidance of escalation.

Laredo Urban Transportation Study Metropolitan Transportation Planning Organization, Webb County, Texas
Mr. Garza served as an advisor to both the City of Laredo and Webb County at the previously named LUTSMPO from 2014 to 2017. During this time, he successfully coordinated a comprehensive audit of Proposition 1 & 7, Coordinated Border Infrastructure (CBI), and Category 7 funding and worked with the local governments to develop plans to fully fund the Loop 20 Expansion and the Hachar Reuthinger Parkway Projects for construction. During this time serving as the planning lead, he was able to secure over $325 million dollars in infrastructure funding within Webb County.

TxDOT Texas-Mexico Border Master Plan (Under HDR)
Served as a project manager for the subconsultant team in charge of performing data analysis and bridging the gap between project data and the wants and needs of the local governments and the final BTMP project selection criteria, scoring, and prioritization.

Corina Argullin

PROPOSED ROLE: **ENVIRONMENTAL MANAGER**



GDJ Engineering

REGISTRATIONS

Local Government Project Procedures Certified

Environmental Process for Local Governments Certified

NWI- Wetland Delineation Certified

CITY OF RESIDENCE

Rio Hondo

ROLE EXPERIENCE

17 Years

FIRM EXPERIENCE

5 Years

EDUCATION

Master of Science in Environmental Science
Texas A&M University – Corpus Christi

Bachelor of Science Biology
Lubbock Christian University – Lubbock

EXPERIENCE

Miss Argullin has over 15 years of experience in National Environmental Policy Act (NEPA) documentation and procedures. She has obtained environmental clearances on over 25 different projects, ranging from categorical exclusions to environmental assessments. She has an extensive knowledge of federal and state environmental laws, specifically regarding roadway and transportation planning. Ms. Argullin has experience in coordinating and completing all aspects of the NEPA process, from project scoping to environmental inspections. Her experience includes, but is not limited to environmental documentation, agency coordination, environmental permitting and public involvement.

PROJECTS

South Parallel Corridor from FM 1479 to FM 1577 in Cameron County, Texas
Oversaw NEPA clearance on an environmental assessment for a new location roadway for the county. She completed various technical reports and environmental assessment document for the project. Ms. Argullin prepared a mitigation plan and obtained two NWP#14 from USACE for multiple resaca crossings. She handled the logistics and prepared all documentation for multiple public meetings, meetings with affected property owners, and an opportunity for public hearing.

I Road from Rancho Blanco Rd. to US 281 in Hidalgo County, Texas
Oversaw the NEPA clearance of an open-ended D-listed categorical exclusion for a roadway widening with hike/bike trail for the city. She prepared various environmental technical reports, obtained a NWP #14, submitted an IBWC license application, and oversaw the cultural resources team. Mr. Argullin coordinated logistics and prepared documents for a public meeting. She prepared all meeting materials.

Nolana Loop from FM 1426 to FM 88 in Hidalgo County, Texas
Oversaw the NEPA clearance on an environmental assessment for a roadway on existing and new location for the county. The project consisted of reconstructing and widening an existing two-lane rural roadway to a four-lane urban roadway. Ms. Argullin prepared the classification letter, various technical reports, agency coordination, and environmental assessment document. She handled the logistics and meeting materials for a public meeting and a public hearing.

Eduardo Ramirez

PROPOSED ROLE: **CONSTRUCTION MANAGER**



GRJ Engineering

CERTIFICATIONS AND AFFILIATIONS

TxDOT Pre-Certified for Construction Inspection

OSHA Safety Certified

CITY OF RESIDENCE

Raymondville, Texas

ROLE EXPERIENCE

30 Years

FIRM EXPERIENCE

4 Years

EDUCATION

Raymondville High School

TxDOT Field and Laboratory Certified

EXPERIENCE

Eduardo Ramirez has 30 combined years of experience in maintenance, construction inspection, project management in road construction, drainage, structural-bridge, and vertical construction projects. Ramirez's relevant construction management and inspection experience and duties include, but are not limited to, the following:

- Make sure all work was done according to plans and specifications
- Pay all work that contractor performed that was approved.
- Perform all testing that was required by the specs.
- Agreeing and confirming Pay App from Owner
- Authorizing payments for Subcontractors, Vendors and Suppliers;
- Schedule delivery of suppliers;
- Schedule Subcontractors for their work;
- Approve all timesheets and equipment charges and run cost reports to make sure we are on budget;
- Track all materials that showed up;
- Approve pay apps for suppliers, vendors and subcontractors; among others.

RELEVANT PROJECTS

Mr. Ramirez has construction management and inspection experience on the following projects:

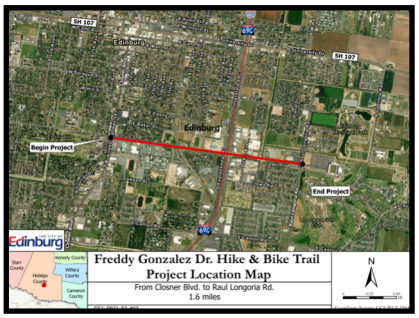
- CCDD#6 – Tio Cano Pump Station – Construct Pump Station, Excavation, RCP and RipRap
- Cameron Co. Pct. 4 Various Roads – Consisted of Roadway resurfacing, Restoration and Rehabilitation and Drainage Outfalls
- Hidalgo Co. Pct#2 Parking Lot Improvement – New Parking Lot with Drainage, Lime Treat Subgrade, New Flexbase, Lighting Improvements, Hot Mix
- San Jose Ranch Road – Construction of a new Roadway that consists of Subgrade, Flexbase, Covert Structures and Irrigation Structures US 83 Harlingen to La Feria - Widening from 4 lane to 6 lane with overpasses and RW
- HCDD#1 – Pharr/McAllen Lateral E. Channel Improvements Ditch Widening Excavation, Ditch Regrading, Installation of Concrete Rip Rap, Inlets and Pipes
- FM 1847 Los Fresnos Sidewalk – Construction of Curb Ramps, Sidewalks, Signage, Striping, and Miscellaneous Pedestrian Elements along FM 1847

References

REFERENCES

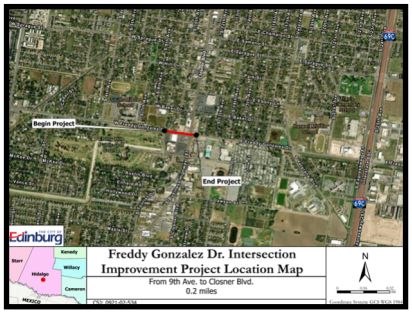
Entity	Name	Title	Address	Phone No.
City of Pharr	Ms. Patriza Longoria, P.E.	Director of Engineering	118 S. Cage Blvd. Pharr, TX 78577	(956) 402-4221
City of McAllen	Mr. Eduardo Mendoza, P.E.	City Engineer	PO Box 220 McAllen, TX 78505	(956) 861-1001
Cameron County RMA	Mr. Eric Davila, P.E.	Chief Development Engineer	3461 Carmen Ave. Rancho Viejo, TX 78575	(956) 621-5573
Cameron County Department of Transportation	Mr. Benjamin Worsham, P.E.	County Engineer	1390 W. Expwy 83, San Benito, TX 78586	(956) 247-3500
Hidalgo County Pct. #2	Ms. Erika Zamora	Director of Administration	300 W. Hall Acres, Ste. G, Pharr, TX 78577	(956) 787-1891
Hidalgo County Pct. #4	Ms. Velinda Reyes	Chief Administrator of External Affairs	1051 N. Doolittle Rd., Edinburg, TX 78542	(956) 383-3112
Hidalgo County Drainage District #1	Mr. Raul Sesin, P.E.	General Manager	902 N. Doolittle Rd. Edinburg, TX 78542	(956) 292-7080
TxDOT Pharr District	Mr. Pedro Alvarez, P.E.	Pharr District Engineer	600 W. I-2 Pharr, TX 78577	(956) 702-6100

PAST PROJECTS WITH THE CITY OF EDINBURG



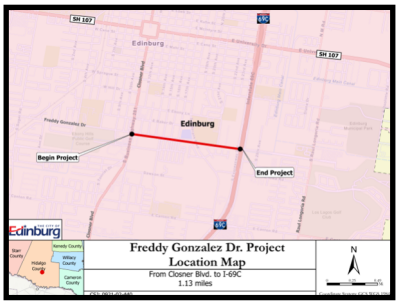
PROJECT: Freddy Gonzalez Dr. Hike & Bike Trail
LIMITS: From Closner Blvd. to Raul Longoria Rd.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
PROJECT DESCRIPTION:

GDJ aided in the NEPA environmental analysis and document preparation. The project included providing a new shared-used path for pedestrians and bicyclists along the existing Freddy Gonzalez Dr. The purpose of the project is to improve multi-modal connectivity and access in the project area. The GDJ team coordinated the scheduling with TxDOT to ensure the project maintained its funding. Five environmental technical reports, along with a scoping document were prepared and submitted to TxDOT. The project was environmentally cleared in November 2024.



PROJECT: Freddy Gonzalez Dr. Intersection Improvement
LIMITS: From 9th St. to BUS 281
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
PROJECT DESCRIPTION:

GDJ team aided the city in the NEPA environmental analysis and document preparation. The scope of the project included providing an 8-foot-wide ADA-compliant sidewalk adjacent to the existing roadway, removal of an existing curb, and relocation of a power pole, curb inlet and traffic light. The GDJ team implemented an accelerated environmental schedule in coordination with TxDOT to ensure the project funding remained intact. The project successfully obtained environmental clearance in December 2025.



PROJECT: Freddy Gonzalez Dr.
LIMITS: From BUS 281 to I-69C
PROJECT MANAGER: Robert Macheska, P.E., CFM
PROJECT ENGINEER: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
PROJECT DESCRIPTION:

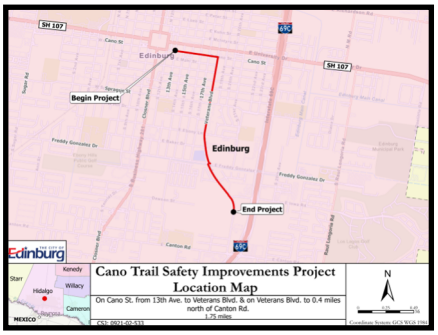
GDJ aided in project development, funding analysis, MPO coordination, design/schematic preparation, and environmental document preparation. The scope of the project included providing a continuous left turn lane, right turn lanes at intersections, an intersection improvement at Veterans Blvd., and incorporation of the Freddy Gonzalez Hike and Bike Trail. The GDJ team conducted a Notice and Opportunity to Comment as part of the environmental process for the project. The project was environmentally cleared in June 2026 and is currently in the PS&E stage.

PROJECT: Cano St. & Veterans Blvd. Trail

LIMITS: On Cano St. from 13th Ave. to Veterans Blvd., then on Veterans Blvd. to 0.4 mi. north of Canton Rd.

PROJECT MANAGER: Robert Macheska, P.E., CFM

ENVIRONMENTAL LEAD: Corina Argullin



PROJECT DESCRIPTION:

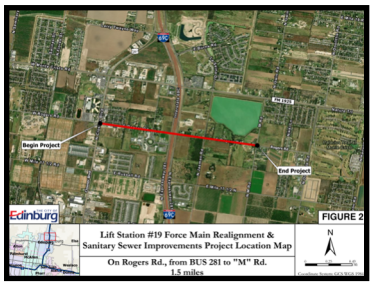
GDJ aided the city with the NEPA environmental analysis and documentation preparation. The scope of the project included providing an 8-foot-wide shared use path and pedestrian poles along the existing roadways. The project required a section 4(f) analysis due to the presence of the Freddy Gonzalez Memorial Park, Freddy Gonzalez Hike & Bike Trail, and the Louisiana-Rio Grande Canal Company Irrigation District-National Historic District. The project was successfully environmentally cleared in March 2026.

PROJECT: Lift Station #19 Force Main Realignment & Sanitary Sewer Improvements

LIMITS: From BUS 281 to "M" Road

PROJECT MANAGER: Robert Macheska, P.E., CFM

ENVIRONMENTAL LEAD: Corina Argullin



PROJECT DESCRIPTION:

GDJ prepared the environmental assessment (EA) and agency coordination documentation for a U.S. Department of Housing and Urban Development (HUD) Community Project Funding grant program. The GDJ team completed biological resources and hazardous materials summary reports in support of the EA. They oversaw the preparation of a cultural resource analysis and prepared the request for SHPO consultation. The team prepared the letters and materials for coordination with USFWS, THC, and four Native American tribes. The final completed documentation was submitted in April 2025.

PROJECT: Los Venados Elevated Storage Tank & Smart Meters

LIMITS: 0.1 mile south of the US 281 & Los Venados Intersection

PROJECT MANAGER: Robert Macheska, P.E., CFM

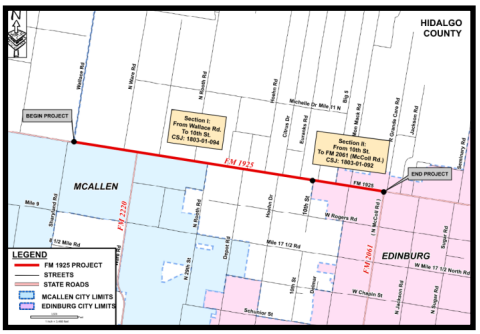
ENVIRONMENTAL LEAD: Corina Argullin



PROJECT DESCRIPTION:

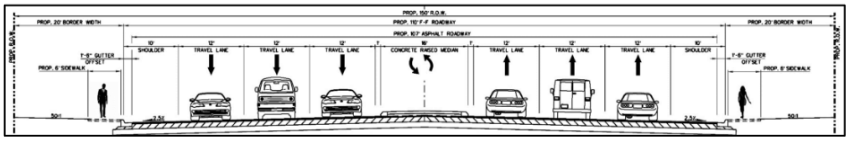
The GDJ team prepared a preliminary categorical exclusion analysis and CE form as part of the City's application for a Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant. The scope of the project includes upgrading the existing damaged tank to a water tower and converting approximately 690 traditional water meters to smart meters. The GDJ team submitted the preliminary documentation to the city for review further processing in June 2026.

PROJECT: FM 1925
LIMITS: From Wallace Rd. to McColl Rd.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County (ICA with Edinburg)

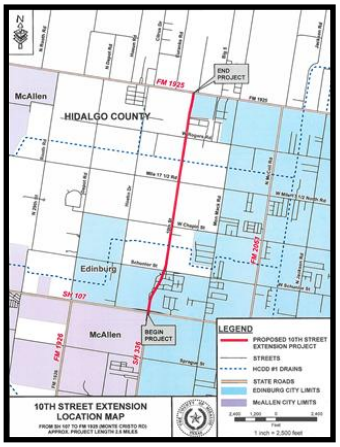


PROJECT DESCRIPTION:

GDJ staff worked on the project development and funding, schematic completion, environmental document preparation, utility coordination, drainage design and PS&E development. The project included widening and reconstructing the existing roadway to six lanes with a median and correcting the misaligned intersection at Mon Mack Rd.



PROJECT: 10th Street Extension
LIMITS: From SH 107 to FM 1925
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County (ICA with Edinburg)



PROJECT DESCRIPTION:

GDJ staff completed the project development and funding, schematic, environmental, utility coordination and PS&E on this project. A key challenge to this project was the undermining of the existing roadway base from surrounding farm land irrigation operations. Once we identified the problem we designed a French drain system to remove the penetrating waters prior to infiltration into the roadbed.



PROJECT: SH 107

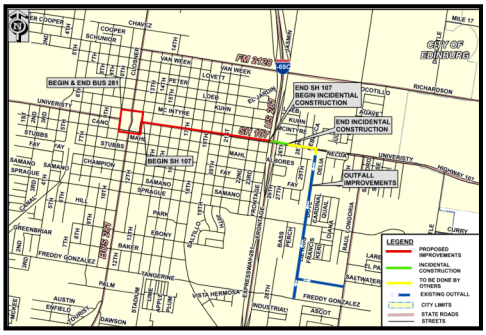
LIMITS: From BUS 281 to I-69C

PROJECT MANAGER: Robert Macheska, P.E., CFM

ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM

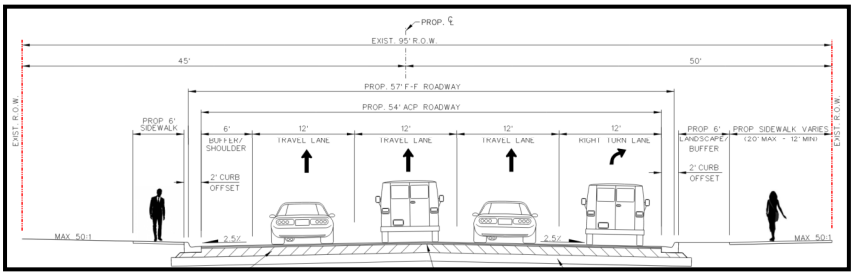
ENVIRONMENTAL LEAD: Corina Argullin

CLIENT: Hidalgo County (ICA with Edinburg)

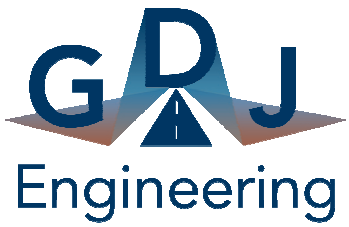


PROJECT DESCRIPTION:

GDJ staff worked on the project development and funding, schematic completion, and environmental document preparation. The project included converting the existing roadway to a one-way traffic operations, reconstructing SH 107 within existing ROW, removing/replacing the existing storm drain system, and improving the existing drainage ditch.



Insurance



INSURANCE STATEMENT

GDJ Engineering, LLC has the following types of insurance (see attached):

- General Liability
- Worker's Compensation
- Professional Liability
- Automobile Liability

There have been no insurance claims against the firm within the past 5-years.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Village Insurance Agency, Inc.
P.O. Box 226
Helotes, TX 78023

CONTACT NAME: Beverly Kalchthaler
PHONE (A/C, No, Ext): (210)695-3511 **FAX (A/C, No):** (210)695-3931
E-MAIL ADDRESS: bkalchthaler@villageinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Tri-State Ins Co of Minnesota	
INSURER B : Underwriters At Lloyds	
INSURER C : Texas Mutual	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GDJ Engineering
LDG Enterprises LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539 TX 78539

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			ADV4796018-18	01/04/2026	01/04/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $	1,000,000 300,000 10,000 1,000,000 2,000,000 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [X] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			ADV4796018-18	01/04/2026	01/04/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $	1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $			ADV4796018-18	01/04/2026	01/04/2027	EACH OCCURRENCE AGGREGATE	$ $	4,000,000 4,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [Y] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		0002025314	01/04/2026	01/04/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $	1,000,000 1,000,000 1,000,000
B	Errors & Omissions			ANE2413545.26	01/04/2026	01/04/2027	Each Claim Aggregate		1,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Matthew H Mueller

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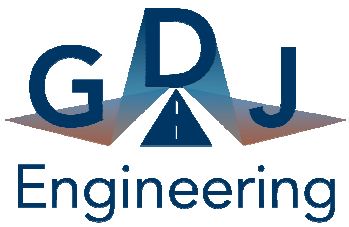
Professional Services Agreement



PROFESSIONAL SERVICES AGREEMENT STATEMENT

GDJ Engineering, LLC has reviewed the professional services agreement and will meet the prerequisite insurance requirements and, if selected, agrees to enter into such an agreement.

Appendix

Please print this page and cut out the certificate below.
NOTE: Print using **landscape mode** for best results.
(close page after printing)

Instructions on how to print in landscape vary based on your browser and your printer. We suggest clicking on your browser's "**File**" menu and selecting "**Print Preview**", then orienting the page to landscape by using the buttons on the top of the Preview page.

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

LDG ENTERPRISES, LLC
dba GDJ Engineering

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

Registration Number
F-20061

Expiration Date
01/31/2028

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **93540**
Status: **ACTIVE**
Expires: **7/31/2027**

ROBERT JON MACHESKA
Texas Licensed Professional Engineer

Signature

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **107692**
Status: **ACTIVE**
Expires: **9/30/2026**

CHRISTOPHER REY RODRIGUEZ

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature



STATEMENT OF QUALIFICATIONS

Prepared for

City of Edinburg

RFQ 2026-7

Professional Engineering Services

July 14, 2026

LEFEVRE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM NO. 23093
818 MANSFIELD DR. UNIT 182
PORT MANSFIELD, TEXAS 78598

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LEFEVRE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM NO. 23093

July 14, 2026

City of Edinburg
415 W. University Drive
Edinburg, TX 78541

Re: Request for Sealed Qualifications for Engineering Services 2026-7

LeFevre Engineering, PLLC (LE) is pleased to submit our Statement of Qualifications.

LE is a multidisciplinary engineering firm licensed by the Texas Board of Professional Engineers (TBPE F-23093) with our main office located in Port Mansfield, Texas. Your point of contact is Richard LeFevre, BS, MS, CFM, PE (No. 102200), a licensed civil and environmental engineer and certified flood plain administrator. LeFevre Engineering is at 40% current capacity and is currently available to perform services for the City of Edinburg.

LeFevre Engineering strives to maintain an experienced, licensed engineer that will be your point of contact and attend all project and status meetings. Mr. LeFevre has over twenty-four (24) years of experience serving communities throughout South Texas and will serve as the design engineer and inspector, therefore alleviating the need for unnecessary time waiting for an "engineer or other consultant" who may not be authorized or available to approve the changes, resulting in idle time and delays during construction.

The City of Edinburg will always have Mr. LeFevre as your point of contact and will service all your needs that pertain to engineering, environmental issues, drainage, streets, plating, reviews, and the general needs of the projects for FY2026-2028. Additionally, Mr. LeFevre is a Certified Floodplain Administrator therefore knowledgeable in all aspects of design with regards to drainage and floodplain management and how it affects current proposed projects.

Mr. LeFevre and LE is providing or has provided city engineering and floodplain administrator services for:

- ✓ ***City of McAllen***
- ✓ ***City of Alton***
- ✓ ***City of San Juan***
- ✓ ***City of Mercedes***
- ✓ ***City of Weslaco***
- ✓ ***City of Donna***

LeFevre Engineering has not been involved and/or participated in substandard work or has violated any ethics in the past five (5) years.

At this time there has been no addendums issued in reference to this RFQ.

We appreciate your consideration regarding this proposal, and we express great interest in providing engineering services to the City of Edinburg. Please call if you have any questions or desire additional information.

LEFEVRE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM NO. 23093

Respectfully,



Richard LeFevre, P.E., CFM
President

818 Mansfield Dr. #182
Port Mansfield, TX 78598
Phone # 956-540-9428
richard@lefevreengineering.com

Enclosure:

One (1) electronic copy of LeFevre Engineering Statement of Qualifications



FIRM'S PHILOSOPHY

Our philosophy begins with as experienced and proven Engineer-in-Charge who is committed to the client's satisfaction by providing responsive and practical project solutions. LeFevre Engineering strives to exceed the industry standards and the client's expectations. The attention to details throughout the project lifecycle, design, and careful planning by the team ensures the high-quality of service we are committed to providing for the client is fully satisfied. We prioritize understanding the vision and unique needs of our clients as well as the general public. Conducting our business with transparency, integrity and compliance with legal and regulatory requirements.

Our goal is to build a long-term relationship with our clients, while upholding ethical standards in all dealings is fundamental. Mr. LeFevre is the type of engineer that is familiar with the requirements for municipalities and public infrastructure projects because of his 20+ years of experience working with municipalities throughout South Texas. Mr. LeFevre believes that the engineer should be a functioning part of the project throughout the entire project. Rarely do you find a president of a firm that is the project design engineer and the inspector of the project. While working with larger firms and through his experience, we have noticed that many firms provide a "firm representative", which may or may not always be a licensed engineer.

During the selection process, many firms promise these engineer's will be present and "accessible" to the client. Many project managers may have their respective talents but are not licensed engineers and are utilized as a means of cutting costs for the firm. Far too often, due to large turnover rates, project managers do not have any authority to provide the needed changes "on the spot" and are further governed by a bureaucracy for final approval. As a result, they or are very limited in the construction activities and inspection and it creates the possibility of a delay in construction. Mr. LeFevre believes, to ensure success, the design engineer should be an integral part on behalf of the City in ALL aspects of the project.



FIRM INFORMATION

LeFevre Engineering, PLLC is a registered **Historically Underutilized Business (HUB)** by the State of Texas Historically Underutilized Business Certification and a **Disadvantaged Business Enterprise (DBE)** under the Texas Department of Transportation Compliance Program. It is the policy of the company to promote affirmative action and to provide equal opportunity to all employees and applicants for employment; and to administer all terms, conditions, and privileges of employment in a manner which does not discriminate on the basis of race, color, creed, ancestry, national origin, sex, age, marital status, liability for service in the armed forces of the United States, or because of physical or mental handicap in regard to any position for which the employee or applicant is qualified.

Firm Qualification and Experience

LEFEVRE ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM NO. 23093

WHO WE ARE

LeFevre Engineering, PLLC, has the experience and expertise to provide professional engineering services in most of the disciplines needed by municipalities. LEFEVRE ENGINEERING, PLLC, formerly LeFevre Engineering, LLC, is owned and operated by Mr. Richard LeFevre, PE, CFM, and is a registered engineering firm licensed to practice in the State of Texas by the Texas Board of Professional Engineers under the firm number F-23093, also a Certified Floodplain Administrator and is located in South Texas. LeFevre Engineering, LLC was founded in 2008 and was restructured as a professional limited company in 2022. LEFEVRE ENGINEERING, PLLC is a **Professional Limited Liability Corporation**. Our clients will have access to the same LeFevre Engineering PLLC staff at nearly all hours of the day and will have access to the principal, engineers, and other support staff. The city of Edinburg will have access to the same staff throughout the entire project as we have no turnover, unlike larger firms. We will be available for unexpected meetings or construction concerns as you will find when speaking to our references and because we are a local firm.

- **Civil Engineering**
- **MEP**
- **Structural**
- **Environmental Engineering**
- **Planning**
- **Management Consulting**
- **Project Management**
- **Construction Management**

Our proven experience transcends the line between planning, design, and construction with various municipal projects in South Texas. LeFevre Engineering has proven its ability to design and provide construction phase services for the Hidalgo County, Urban County Federal Program, City of San Juan, McAllen PUB, City of Alamo, City of Alton, and Progreso International Bridge involving many different funding requirements and engineering requirements for public entities.

For our firm, it is important for clients to have access to their project engineer during all phases of the projects. Far too often, larger engineering and consulting firms have large turnover which does not allow engineers to become “engaged” in the project as they have no opportunity to “develop” a working relationship with those officials necessary to develop the project. Historically, based on our experience, a client may not interact with an engineer until the project is either completed or there is a problem. We take pride in saying that the City of Edinburg will see the lead project engineer, Mr. LeFevre, will spearhead a project from the beginning through final completion.

Firm Qualification and Experience

Our extensive experience with state and municipal requirements with design and construction of public infrastructure will provide a vital component in the success for the City of Edinburg and their infrastructure requirements for projects if needed. It furthermore shows our success to successful and affordable projects for our clients. As part of our objectives we have experience with municipalities with fixed budgets and have completed projects by providing fair and accurate cost estimates, reasonable construction scheduling, value engineering, assistance with bidding, recommendations and awarding, assistance with contract requirements for the contractor, reviewing and recommending contractor pay requests, and all other aspects needed for the City of Edinburg to be successful in design and construction of their proposed projects.

LEFEVRE ENGINEERING, PLLC. Staff have managed and designed public projects utilizing funding for the following agencies:

- ✓ **Texas Water Development Board**
- ✓ **Texas Department of Transportation**
- ✓ **General Services Administration (GSA)**
- ✓ **Federal Motor Carrier and Safety Administration (FMCSA)**
- ✓ **Environmental Protection Agency (EPA)**
- ✓ **Federal Emergency Management Agency**
- ✓ **Texas Water Development Board (TWDB)**
- ✓ **Border Environment Cooperation Commission**
- ✓ **US Department of Housing & Urban Development (HUD)**
- ✓ **US Department of Agriculture Rural Development (USDA)**
- ✓ **Texas Commission on Environmental Quality**

Firm Qualification and Experience

LEFEVRE ENGINEERING, PLLC has more than twenty years of combined experience and talent with proven engineering and support staff with the ability to multi-task and keep proposed projects on time and within budget. LeFevre Engineering, PLLC is a registered Historically Underutilized Business (HUB) by the State of Texas Historically Underutilized Business Certification and a Disadvantaged Business Enterprise (DBE) under the Texas Department of Transportation Compliance Program. LeFevre Engineering has developed a unique expertise and knowledge with public entities, such as the City of Edinburg, based on our previous work with the City and we have primarily worked with municipalities with relation to road design, drainage, water and wastewater design, environmental mitigation, permitting, construction phase engineering, inspection and project management utilizing local, state, and federal funding programs unmatched by many engineering firms in the RGV and South Texas.

Our firm understands the requirements for the City of Edinburg proposed projects and requests that we be considered for the following projects:

- ✓ **New and Rehabilitation Design of Roads.**
- ✓ **TXDOT design, route studies, permitting, and construction requirements for the City of Edinburg and TXDOT projects.**
- ✓ **Design of all aspects of Drainage, including detention, retention, swales, driveways, piping and culverts, and drainage requirements for the City of Edinburg.**
- ✓ **Design and construction of utility relocations, including water, booster stations, wastewater lift stations, sewer piping and manholes, water and sewage treatment plants.**
- ✓ **Master Planning**
- ✓ **Planning; Preliminary and Final Engineering Reports, Engineer's Estimates**
- ✓ **Water Planning, Pressure Plane Studies and Design Street Rehabilitation and New Construction.**

OUR EXPERTISE EXTENDS TO THE FOLLOWING:

- Civil Engineering
- MEP
- Structural
- Environmental Engineering
- Project Management
- Floodplain Administrator
- Social, Economic, Environmental Studies, Easements & ROW Maps
- Water Plants – Pumps, Piping, Disinfection, and Controls
- Project Development & Planning
- Facility Analysis & Master Planning
- Wastewater Collection Systems – New and Rehabilitations
- Lift Stations – New and Rehabilitations
- Wastewater Treatment Plants – New, Expansions, and Rehabilitations
- Wastewater Treatment Plant Permitting – New, Amendments, and Renewals
- Streets – New and Rehabilitation
- On-Site Sewer Systems – Design and Permitting
- Storm Drainage Pipes, Ditches, and Detention/Retention
- Drainage Design & Reports
- Engineering Studies and Plans
- Utility System Mapping
- Bond Applications and Reports
- On-site Construction Observation

ORGANIZATIONAL APPROACH

The firm's goal is to establish a long-term relationship with the clients by providing a highly competent service with integrity and concern for the client as well as the general public. We pride ourselves on our ability to design for ease of operation and maintenance and always strive to keep in mind the desires and capabilities of the client.

1.STUDY AND REPORT »

Consult with the City to define its needs, review existing available data, and establish required additional data.

Provide general economic analysis of the City's requirements as a allocation for expenditures, comparison of existing cost estimates, and/ or a statement of "not-to-exceed" values.

Meet with the City to review the established data and engineer's recommendations and opinions to solidify the project, responsibilities, and tentative schedules.

2. PRELIMINARY DESIGN »

Prepare preliminary design documents consisting of but not limited to, design premise which includes final design criteria, preliminary design drawings, outlines of specifications, and a detailed written description of the project and projections of goals.

Advise the City of additional data required, services which need to be accomplished, or final criteria definitions which must be established.

Review all facets of the Preliminary Design, probable project costs for the City, and modify the Design Premise for its final form.

3. FINAL DESIGN »

Based on the City's acceptance of the Preliminary Design and resulting Design Premise or criteria, prepare the Final Design, Plans, and Specifications.

Submit the Final Design, Specifications to the proper reviewing authorities.
Prepare and review with the City and their legal counsel, and/or other advisors all contract related documents, forms, and conditions.

Present and review all Design Plans, Specifications, and applicable Code Compliance requirements with the City, their advisors, and/or their third-party review representative.

ORGANIZATIONAL APPROACH

4.BIDDING AND NEGOTIATION »

Completed and approved construction plans, specifications, and applicable contract documents for distribution to prospective bidders.

Assist the City with the distribution of bid packages and respective adverting for bids.

Assist the City in the opening and tabulation of bids.

Analyze the bids and make recommendations for the award of the construction contract.

Assist in the preparation of formal contract documents.



5. CONSTRUCTION

Conduct inspection of the construction or project site at appropriate or predetermined intervals by the professional engineer or qualified staff member. To determine the project progress compliance with intent of design and contract documents.

Act as the City's representative, per the city's direction in all matters pertaining to the contractor and consult with or advise the City relative to the contract and project matters.

Review and take appropriate action to contractor's change orders due to unexpected conditions, submittals, shop drawings, and/or requests for payment.

Conduct a final inspection and certify completion of all project work and support documentation in accordance with the contract and applicable codes.

LeFevre Engineering exclusive experience with municipalities and familiarity with water, wastewater and roads infrastructure allows for projects to be completed "turn-key", completed on time, and within budget.



Resumes & Key Personnel

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

LE is currently staffed with project engineers, inspectors, designers, drafting technicians, and supporting staff needed to spearhead and complete any and all projects awarded to LeFevre Engineering, PLLC. The principal contact and authorized representative for all work associated with the City of Edinburg will be **Mr. Richard LeFevre, PE, CFM**. Mr. LeFevre is authorized by the Texas Board of Professional Engineers to practice in Environmental Engineering and Civil Engineering License No. 102200. Mr. LeFevre has more than twenty-four (24) years of extensive experience in federal, state, and local requirements for funding applications, design, environmental assessments, permits, project management, construction phase engineering, and project inspection and has successfully designed all types of infrastructure projects for Edinburg. Mr. LeFevre's expertise and knowledge in coordination of road and drainage, utilities and relocations, construction management, third party management, permitting, and planning is unmatched by many engineers in the valley that are not accustomed to designing infrastructure projects in the City of Edinburg. Mr. LeFevre will serve as the primary point of contact for contractual negotiations, development of scope, preliminary cost estimates and planning, design, and construction management.

Mr. Israel Gaona, PE, CFM will is a licensed engineer and will provide design and construction management of all LE projects under the supervision of Mr. LeFevre. Mr. Gaona is licensed to practice civil engineering by the Texas Board of Professional Engineers License No. 136995. Mr. Gaona has project experience with Design and Construction Phase Engineering for roads, drainage, subdivision reviews, utilities, for past projects design and managed by LeFevre Engineering.

Mr. Manuel Garza will perform as a project inspector for all needed services. Mr. Garza served as a city inspector previously with the City of McAllen and Inspector for the City of Alton, Texas. Mr. Garza has more than thirty (30) years' experience in public infrastructure projects. Mr. Garza is familiar with Edinburg projects and recognizes the requirements as an inspector for the city in required projects.

WESLEY RICHARD LEFEVRE, PE, CFM
PRESIDENT/PROJECT ENGINEER



Mr. LeFevre has extensive experience in design and project management of public and private infrastructure projects. Mr. LeFevre has successfully designed and managed projects for municipalities in the South Texas and the Rio Grande Valley for the past 16 years. Mr. LeFevre is licensed to practice in civil and environmental engineering fields in the State of Texas.

EXPERIENCE

2021-Present

LeFevre Engineering, P.LLC. LeFevre Engineering was created as a professional limited liability company and Mr. LeFevre is responsible for supervision of day-to-day activities, project control, coordination and scheduling during all phases of engineering and surveying projects.

2010 – 2021

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

2006 – 2010

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

2004 – 2006

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

2001 – 2004

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

Project Role:
Principal/Project Engineer

Education:
Bachelors of Science, 1993
Hardin-Simmons University

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

Registrations/Certifications:
Professional Engineer, Texas, No. 102200
Certified Floodplain Manager - Texas

Texas Teaching Certificate:
Licensed in Secondary Science

Professional Affiliations:
American Society Civil Engineers,
Texas Society of Professional Engineers

Years of Experience:
20+

2001

Environmental Investigator Texas Commission on Environmental Quality (TCEQ). Knowledge in Texas Administrative Codes and Code of Federal Regulations associated with compliance in industrial hazardous waste, wastewater, water, petroleum storage tanks, and municipal solid waste. Performed routine work in the fields of waste pollution. Conducted routine investigations, surveyed and performed follow-up inspections, prepared technical reports, made recommendations regarding findings and drafted.

ISRAEL GAONA, P.E., CFM
ENGINEER – QA/CC



Mr. Gaona has experience in design and project management of public and private infrastructure projects as well as construction management experience in the renewables industry. Mr. Gaona has designed multiple water, wastewater and storm water municipal projects as well as managed heavy-civil construction projects in South Texas. Mr. Gaona is a Professional Engineer and a Certified Floodplain Manager in the State of Texas.

EXPERIENCE

2019-PRESENT
SOTEX Engineering, LLC. – Currently serves as President and owner of SOTEX Engineering, LLC. Mr. Gaona oversees all aspects of civil engineering design and construction projects.

2018-2019
LEMC, LLC. – Served as a Project Engineer responsible for the design and project management of public and private infrastructure projects.

2016 – 2018
E.ON Climate & Renewables North America – Willacy & Kenedy County, Texas - Served as Civil Field Engineer for the construction of multiple large scale wind farms in Raymondville and Sarita, Texas overseeing the quality of construction work performed on all infrastructure installed. Supervise day-to-day operations of multiple contractors.

2014 – 2016
City of Weslaco – Weslaco, TX. Served as Engineer II for the City of Weslaco working on design and project management on all public improvement projects. Conducted on-site field inspections of infrastructure improvements. Performed water, wastewater and storm water construction plan reviews and subdivision reviews.

2013
Texas Department of Transportation – San Benito, TX. Served as Summer Engineering Technician. Conducted on-site field inspections for roadway improvements, bridge construction and utility installations for state road improvement projects.

Project Role:
Consultant

Education:
Bachelors of Science in Civil Engineering - 2014
Texas A&M University - Kingsville

Registrations/Certifications:
Professional Engineer - Texas, No. 136995

Certified Floodplain Manager – Texas No. 2893-15N

Professional Affiliations:
American Society of Civil Engineers,
Texas Floodplain Managers Association

Years of Experience:
10+

Municipal & Governmental Projects

City of Edinburg – Wastewater Treatment Plant Clarifier Rehabilitation – Plant No. 4 - 2026



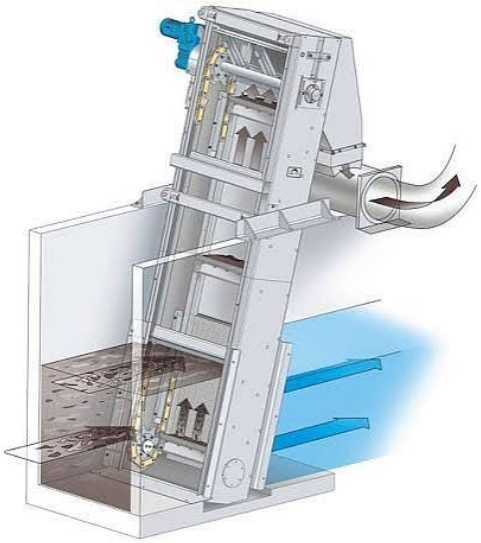
LeFevre Engineering, PLLC provided engineering design and construction services for the installation of two (2) new clarifiers for the East and West Clarifiers for Plant No. 4, located in Edinburg, Texas. The design included the main torque tube, clarifier cage, sludge removal arms, scum skimmers, weir troughs, aluminum walkways, and gear drives for both clarifiers. The project was completed on time and within budget. The project was completed in June 2026. Project Budge $1.3M

City of Alamo – Texas Water Development Board – HB500 – Lift Station No. 1 Wastewater Improvements Project - 2026



The City of Alamo procured LeFevre Engineering, PLLC, to provide engineering design and construction phase services for a new triplex 2.8 MGD wastewater lift station. The lift station was moved to a new location and included a 15' diameter fiberglass wetwell, design of three (3) submersible pumps, new controls, and manifold. Three (3) lift stations were bypassed and demolished as a result of the project based on LeFevre Engineering recommendations. The new lift station project also included approximately six thousand (6000) linear feet of new 24-inch sewer line to depths of eighteen feet. The project was funded via the Texas Water Development Board and provided by House Bill 500 of the State Legislature. The project was designed in six (6) month and construction will start in August 2026. Budget: $5.4M

CITY OF SAN JUAN – TEXAS WATER DEVELOPMENT BOARD NO. 73796 – WASTEWATER TREATMENT PLANT – PHASE 2 IMPROVEMENTS PROJECT - 2026



The City of San Juan has engaged LeFevre Engineering, PLLC to provide construction phase engineering and inspection services for the rehabilitation of the existing wastewater treatment plant. The project consists of a new lab building, aeration basin motors and dissolved oxygen equipment, two (2) new mechanical bar screens, two new clarifier sludge and scum cages, new washer and compactor, grit removal system including pumps and classifier equipment, RAS/WAS pump station equipment, new blowers, and non-potable water system as part of the proposed project. The new project is being funded by Clean Water State Revolving Funds (CWSRF) provided by the Texas Water Development Board. The project is currently being bid out for construction. Project Budget: $9M

CITY OF SAN JUAN – ENVIRONMENTAL PROTECTION AGENCY LIFT STATION NO. 6 DEMOLITION & CONSTRUCTION OF A NEW 2.2 MGD LIFT STATION

CURRENTLY UNDER CONTRACT

Mr. LeFevre provides preliminary planning, preliminary engineering reports, regulatory permitting, environmental information document, and lift station engineering design as part of TRIMAD Consulting, LLC, design team. Construction estimates for this project are estimated at $3.4M for the lift station replacement and is being funded as a Direct Congressional Spending provided by Congressman Vicente Gonzalez. The project is being overseen by the Environmental Protection Agency (EPA) and is currently in the final design stage of the project. The project consists of demolition of existing Lift Station No. 6; installation of approximately 2200 LF of 24” sewer pipe, installation of three (3) new manholes, and construction of a new 2.2 MGD lift station. Mr. LeFevre is providing the design of a Quad-plex lift station with a 20’ wet well, and controls. The current lift station is undersized and dilapidated and needs to be replaced. Project Contact: Ric Salazar, PE, TRIMAD Consulting, LLC; 956-497-5355; Engineer’s Estimate: $3.4 million



CITY OF ALAMO – MORNINGSIDE LIFT STATION, ALAMO, TX

CURRENTLY UNDER CONTRACT

Mr. LeFevre provided lift station design services for the Morningside Wastewater Improvements project in association with TRIMAD Consulting, LLC. The project included the design of a new 1.0 MGD lift station, preparation of the Preliminary Engineering Report for TCEQ, and coordination with the City and utility stakeholders. The project was completed on schedule. Project contact: J.R.Garza, Mayor of Alamo- (956) 720-1008



Construction Cost: Engineer's Estimate: $1.0 million | Contract Award: $995,000

Scope of Services:

- Utility coordination and easement support
- Engineering feasibility study and preliminary engineering
- TCEQ/EPA environmental documentation and permitting
- Design of lift station and associated sewer improvements
- Preparation of plans and specifications
- Bidding, construction administration, inspection, and project closeout



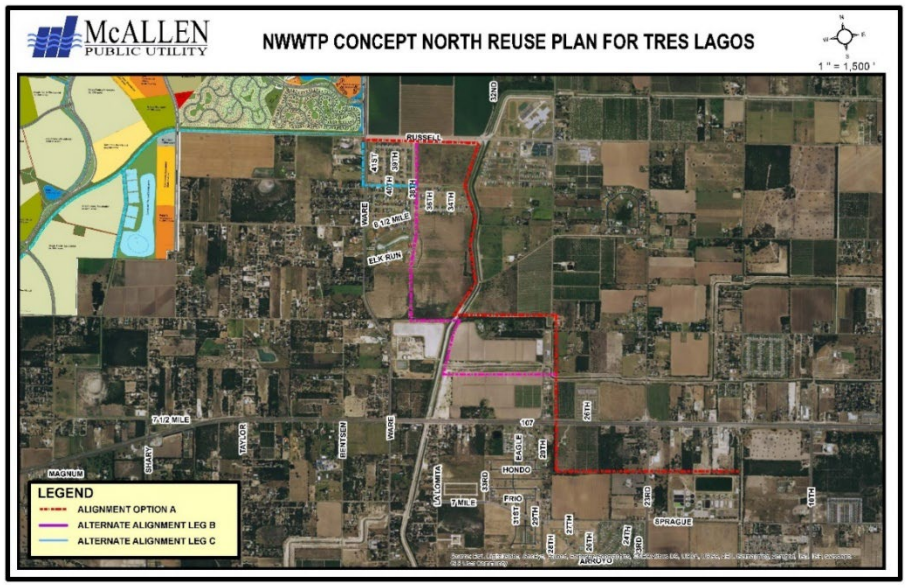
PROGRESO INTERNATIONAL BRIDGE FMCSA INSPECTION STATION DESIGN FY 2022

As prime designer, LeFevre Engineering provided planning, preliminary design, and agency coordination for the Progreso International Bridge FMCSA Inspection Station and will provide construction engineering, inspection, and project management. The project includes a two-bay commercial vehicle inspection station with inspection pits, overhead catwalks, canopy, reinforced concrete paving, utility infrastructure, and coordination with the administration building design. Project contact: Bobby Sparks, Owner – (956) 650-617

LeFevre also designed the site's lift station, 10-inch waterline with fire hydrants, and gravity sewer system to serve the inspection station and industrial park.

Construction Estimate: $6.2 million (FMCSA Inspection Station)

McAllen Public Utilities Board – TWDB Tres Lagos Wastewater Reuse Project & 29th street Sports Complex Wastewater Reuse Project FY 2017



LeFevre Engineering provided environmental, design, construction administration, and inspection services for McAllen PUB's wastewater reuse project serving the Tres Lagos Development and the City of McAllen's 29th Street Sports Complex. The project included replacement of undersized and asbestos water lines with 16-inch PVC reuse waterlines, installation of approximately 37,500 linear feet of pressurized PVC pipeline, 1,500 linear feet of bored crossings with steel casing, and numerous fire hydrants.

Mr. LeFevre also prepared the Environmental Information Document (EID) and coordinated permitting with TCEQ. The project delivers reclaimed water for irrigation to the Tres Lagos master-planned community, Texas A&M University facilities, and public sports complexes.

HIDALGO COUNTY URBAN COUNTY- EAST LATERAL DRAINAGE PROJECT- CONSTRUCTION MANAGEMENT
PHASE 1-3 PROJECT START DATE: AUGUST 2015
PROJECT COMPLETION: NOVEMBER 2017

Mr. LeFevre provided construction phase engineering & **construction management services** for the Delta Connector/East Lateral drainage improvements project. The proposed drainage ditch is to aid the drainage areas from the main canal located by Mile 19 ½ Rd. to Mile 12 ½ Rd. Mr. LeFevre provided construction project status reports by collecting, analyzing and summarizing information occurring on jobsite by contractor and sub-contractors. Mr. LeFevre was responsible for developing project objectives by reviewing project proposals and plans, conferring with land owners, project engineer and contractors. *Project was funding by Hidalgo County Urban County through a combination of EPA and HUD grants and the Texas General Land Office as a mitigation project for flooding in the area. Construction Cost: $13 Million* ***:***



LeFevre Engineering did not design or provide estimates for this project. Project Contact: Former Director Hidalgo Co. Urban County; P.R. Avila, 956-472-3636

- 3rd Party Construction Phase Engineering
- Landowner Coordination for Hidalgo County
- Review and Recommendation of any and all change orders, contractor pay requests, and adjustments.
- Environmental Compliance
- Assisted Primer Engineer & Owner with Bidding & Awarding of Project
- Project Management & Scheduling Updates to County Commissioners
- Inspection
- Project Clouse out

REFERENCES

NAME	POSITION	
Honorable Mario Garza	Mayor	City of San Juan
CONTACT INFORMATION		City of San Juan, 512 S. Nebraska, San Juan, TX Phone: (956) 451-9244
PROJECT		Lift Station No. 6 Design
FUNDING SOURCE		Congressional Direct Spending Appropriation - Congressman Vicente Gonzalez
SCOPE OF WORK		LeFevre Engineering is providing design, Environmental Information Document, Engineering Feasbility Report for the design of a 2.2 MGD Lift Station.
PROJECT BUDGET		Construction Estimate: $3.5M
STATUS		Complete

NAME	POSITION	
Honorable J.R. Garza	Mayor	City of Alamo
CONTACT INFORMATION		City of Alamo ,420 N. Tower Rd., Alamo, TX Phone: (956) 720-1008
PROJECT		Morningside Lift Station
FUNDING SOURCE		Direct Spending Budget
SCOPE OF WORK		LeFevre Engineering is providing design, Engineering Feasbility Report for the design of a 0.312 MGD Lift Station.
PROJECT BUDGET		Construction Estimate: $1.4M
STATUS		Complete

NAME	POSITION	
Gerardo Carmona Jr. P.E.	Director of Utilities	City of Edinburg
CONTACT INFORMATION		1201 N Doolittle, Edinburg,TX 78542 956-388-8212
PROJECT		WWTP No. 4 Clarifier Rehab, Lift Station No. 19
PROJECT BUDGET		
STATUS		Complete

Insurance & Legal Status

- LeFevre Engineering PLLC. Has never been in litigation or arbitration for any past or current projects against or involving the firm. The firm holds a comprehensive professional insurance policy.
- Our Firm currently provides all insurance required by the city of Edinburg.
- LeFevre Engineering PLLC. Has successfully completed its projects without major delays and without claims.
- As a firm we have never been terminated from any assignments for non-performance.
- Mr. Richard LeFevre founded the firm with the intent of providing professional design and consulting services for governmental agencies, communities, private and public projects throughout South Texas. For more than 10 years, the firm has successfully completed projects through the use of sound professional judgment, applicable principles of engineering and the use of current technology.



STATEMENT OF AGREEMENT

- ✓ LeFevre Engineering PLLC. Has read and understood the Professional Services Agreement.
- ✓ Our firm will provide all prerequisites insurance requirements, and if selected will agree to enter into such agreement with the City of Edinburg.

CONTACT INFORMATION

The president and principal point of contact for the proposed project will be **Mr. Richard LeFevre, P.E., C.F.M.**

Office address :818 Mansfield Dr. Unit 182, Port Mansfield TX 78598

Phone #: 956-540-9428

Email: richard@lefevreengineering.com

Project Manager for proposed project will be **Mr. Israel Gaona, P.E.,**

C.F.M. Office address: 818 Mansfield Dr. Unit 182, Port Mansfield TX

78598 Phone #:956-472-0917

Email: israel@lefevreengineering.com

STATEMENT OF AGREEMENT

- ✓ LeFevre Engineering PLLC. Has read and understood the Professional Services Agreement.
- ✓ Our firm will provide all prerequisites insurance requirements, and if selected will agree to enter into such agreement with the City of Edinburg.

CONTACT INFORMATION

The president and principal point of contact for the proposed project will be **Mr. Richard LeFevre, P.E., C.F.M.**

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78598 Phone #:956-472-0917

Email: israel@lefevreengineering.com

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

LEFEVRE ENGINEERING, PLLC

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

Registration Number	Expiration Date
F-23093	12/31/2026

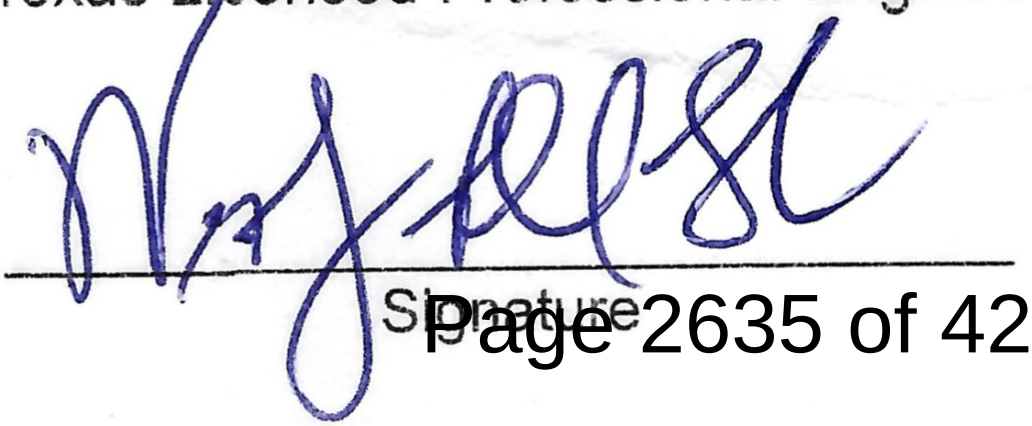
PE LS

Texas Board of Professional
Engineers and Land Surveyors

Number: **102200**
Status: **ACTIVE**
Expires: **9/30/2026**

WESLEY RICHARD LEFEVRE

Texas Licensed Professional Engineer



Signature

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

NONE

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

NONE

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Richard LeFevre, Principal
Name of signatory

Signature

July 13,2026
Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CITY OF EDINBURG

NONCOLLUSION AFFIDAVIT

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Richard LeFevre, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of LeFevre Engineering PLLC, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Principal

Subscribed and sworn to me this 14 day of July 2024.

By:

Notary Public

SUSAN NELSON
NOTARY PUBLIC
STATE OF TEXAS
ID 11139939
EXP. 04-29-2030

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

KKMT Insurance Group LLC
200 S Sugar Rd, Ste 3
Edinburg, TX 78539

CONTACT NAME: Tim Hruska
PHONE (A/C, No, Ext): 956-609-9460 FAX (A/C, No): 956-609-9462
E-MAIL ADDRESS: tim@friendly-ins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : CFC Underwriting LTD (Lloyds of London)	5241, 52, 524
INSURER B : Texas Mutual Insurance Company	22945
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

LEFEVRE ENGINEERING, PLLC
818 Mansfield Dr Unit 182
Port Mansfield, TX 78598

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	X	X	PSO0240494871	09/12/25	09/12/26	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$5,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$1,000,000
	OTHER:						Employee Benefits	$1,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			0002123357	02/11/26	02/11/27	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N / A	X				E.L. EACH ACCIDENT	$1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
A	Professional Liability	X	X	PSO0240494871	09/12/25	09/12/26	Each Claim	$1,000,000
							Policy Aggregate	$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

#B - worker's compensation policies include an automatic waiver of subrogation endorsement that provides this feature only when there is a written contract between the named insured and the certificate holder that requires it.

CERTIFICATE HOLDER

City of Edinburg
415 W University Dr
Edinburg Tx 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

TIM

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date:

07/13/2026

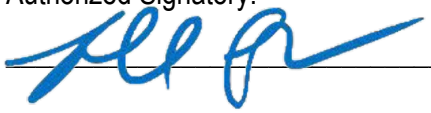
Company/Vendor Name:

LeFevre Engineering PLLC.

Printed Name and Title:

Richard LeFevre P.E.,C.F.M, Principal

Authorized Signatory:



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1488514

Date Filed:
07/13/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

LeFevre Engineering, PLLC
Port Mansfield, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2026-7
Professional Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Richard LeFevre, and my date of birth is 01/23/1970.

My address is 818 Mansfield Dr Unit #182, Port Mansfield (city), TX (state), 78598 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Willacy County, State of Texas, on the 13 day of July (month), 20 26 (year).

Signature of authorized agent of contracting business entity
(Declarant)

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: LeFevre Engineering PLLC.
(Full, correct legal name)

- Address: 818 Mansfield Dr Unit #182 Port Mansfield,TX 78598
- Telephone/Fax: 956-540-9428 no fax
- Email address: richard@lefevreengineering.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? _____

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Richard LeFevre
Address: 818 Mansfield Dr Unit #182 Port Mansfield,TX 78598
Telephone: 956-540-9428
Fax: _____
Email: richard@lefevreengineering.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
LeFevre Engineering and Managment Consulting,LLC

HOUSE BILL 89 VERIFICATION

I, Richard LeFevre, the undersigned representative of

LeFevre Engineering PLLC., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Richard LeFevre, Principal

TYPE/PRINT NAME AND TITLE:

July 13, 2026

DATE:

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

SENATE BILL 13 VERIFICATION

I, Richard LeFevre, the undersigned representative of

LeFevre Engineering PLLC., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Richard LeFevre, Principal

TYPE/PRINT NAME AND TITLE:

July 13,2026

DATE:

SENATE BILL 19 VERIFICATION

I, Richard LeFevre, the undersigned representative of LeFevre Engineering PLLC., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Richard LeFevre, Principal

TYPE/PRINT NAME AND TITLE:

July 13, 2026

DATE:

Let's Start
the project.



LEFEVRE
ENGINEERING

818 Mansfield Dr. #182
Port Mansfield, TX 78598
(956) 540-9428
richard@lefevreengineering.com
www.lefevreengineering.com

Statement of Qualifications

For Pre-Qualified Professional Services RFQ 2026-7

Prepared for:

City of Edinburg

Prepared by:

Legacy Engineering Group

July 14, 2026

LEGACY
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1. Transmittal Letter

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July 14, 2026

Mr. Mardoqueo Hinojosa, PE
City Engineer
City of Edinburg
415 W University Drive
Edinburg, TX 78539

Subject: Statement of Qualifications – RFQ No. 2026-7
Professional Engineering Services

Dear Mr. Hinojosa:

On behalf of **Legacy Engineering Group, PLLC** (Legacy), I am pleased to submit our Statement of Qualifications for the City of Edinburg's Professional Engineering Services rotation contract. As a Texas-based, minority-owned engineering firm with strong roots in South Texas and the Rio Grande Valley, Legacy is committed to providing responsive, technically sound, and practical engineering solutions that advance the City's infrastructure, development, mobility, and long-term community goals.

Since our founding in 2019, Legacy has grown into a multidisciplinary team of more than 30 professionals with expertise in civil and transportation engineering, traffic operations and signal design, roadway and utility infrastructure, drainage and hydrology, GIS, utility coordination, and construction-phase services. Our team includes former public-sector leaders who understand the importance of accountability, responsiveness, sound engineering judgment, and timely decision-making when supporting municipal staff.

Legacy has earned a 95% repeat-client rate and was recognized as the **2023 South Texas Institute of Transportation Engineers Company of the Year**. These accomplishments reflect the confidence our clients place in our ability to deliver high-quality work, meet demanding schedules, communicate proactively, and remain responsive throughout each assignment. Legacy is also certified as a DBE, MBE, SBE, ESBE, and HABE firm.

I will personally serve as Project Manager and primary point of contact for this contract. With more than 23 years of public- and private-sector engineering experience, I have contributed to the successful delivery of more than $1 billion in infrastructure improvements throughout South Texas. My background includes serving as the TxDOT San Antonio District Traffic Engineer, where I managed multidisciplinary teams, advanced complex transportation projects, and coordinated extensively with municipalities and other public agencies.

Supporting me will be Deputy Project Manager Eduardo "Lalo" Villalon, PE, RSP_1, a Rio Grande Valley native and former TxDOT leader with extensive experience managing transportation, traffic operations, and statewide safety improvement programs. Together, we offer the City an experienced and accessible leadership team with the authority, technical depth, and regional familiarity needed to initiate assignments quickly and keep them progressing.

Legacy's experience closely aligns with the services identified in the RFQ, including street and pavement improvements, utility infrastructure, water and wastewater coordination, hydrology and hydraulics, transportation evaluations, traffic engineering, traffic signal design, civil engineering, development review, grant support, construction administration, and capital improvement program management. We routinely assist governmental clients from initial field investigation and feasibility analysis through design, permitting, agency coordination, public involvement, bidding, and construction.

Our multidisciplinary structure allows us to evaluate transportation, drainage, utility, constructability, and development considerations as interconnected components of each assignment. Whether the City requires a discrete technical evaluation, an expedited design assignment, review of private development documents, or support for a larger capital improvement project, Legacy will provide the appropriate staff and level of effort while maintaining direct access to firm leadership.

We understand that responsiveness and schedule performance are critical to the success of an on-call contract. Legacy has the staffing capacity, management systems, and established quality-control procedures necessary to accommodate concurrent assignments and changing priorities. We will operate as a dependable extension of City staff, communicate issues early, and provide clear recommendations that support timely and informed decisions.

It should be noted that Legacy has received no addenda for this RFQ on the RFQ procurement site.

As President and Chief Executive Officer of Legacy Engineering Group, PLLC, I am authorized to bind the firm contractually and confirm Legacy's interest and commitment to perform the requested services for the City of Edinburg.

Thank you for your consideration. We would be honored to partner with the City and contribute to the successful delivery of its engineering, infrastructure, and community-development initiatives.

Sincerely,

Oscar Michael Garza, PE, PTOE, PTP, RSP_1
Project Manager | President & CEO
Legacy Engineering Group, PLLC

7800 W Interstate 10, Suite 830
San Antonio, Texas 78230-4750
Office Phone: 210.660.1960, Ext. 401
Cell Phone: 956.645.8134
Fax: N/A
Email: Mike.Garza@LEG-PLLC.com

2. Firm Qualifications and Experience

LEGACY
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FIRM INTRODUCTION

Legacy Engineering Group, PLLC (Legacy) is a Texas-based, minority-owned civil engineering firm with deep professional and cultural ties to South Texas and the Rio Grande Valley. Established in 2019, Legacy has grown into a multidisciplinary team of 30 professionals, including former public-sector leaders, civil and transportation engineers, traffic modelers, roadway designers, utility coordinators, GIS specialists, and construction-phase professionals.

Over the past six years, Legacy has earned a 95% repeat-client rate, reflecting both the quality of our technical work and the long-term trust we have established with our clients. Our ability to retain clients and receive successive assignments demonstrates our commitment to responsiveness, schedule performance, proactive communication, and practical engineering solutions.

Legacy's performance has also been recognized by our industry peers. In 2023, Legacy was named the South Texas Institute of Transportation Engineers Company of the Year in recognition of the firm's technical contributions, professional leadership, and service to the transportation engineering profession. Legacy is certified as a DBE, MBE, SBE, ESBE, and HABE firm and has successfully delivered work for governmental and private-sector clients throughout Texas, including:

Cities: McAllen | Buda | Converse | Fair Oaks Ranch | San Antonio | Somerset | Windcrest

TxDOT Districts: Pharr | Corpus Christi | San Antonio | Austin | San Angelo | Paris | Bryan

Counties: Hidalgo | Cameron | Bexar | Kendall

Regional Mobility Authorities: Cameron County RMA | Alamo RMA

School Districts: Boerne ISD | Judson ISD | Northeast ISD | Northside ISD | San Antonio ISD

Our municipal expertise is strengthened by extensive experience managing multidisciplinary and multi-agency projects that require coordination with public agencies, utility providers, private developers, elected officials, community stakeholders, and the traveling public. Legacy routinely supports projects involving field investigations, alternatives analysis, roadway and utility design, traffic engineering, drainage coordination, development review, public involvement, construction administration, and interagency coordination.

These capabilities closely align with the City of Edinburg's anticipated professional engineering needs. Legacy offers the technical depth and specialized resources of a larger firm while maintaining the accessibility, responsiveness, and direct principal involvement of a focused, hands-on consultant. This combination enables us to deliver technically sound, constructible, and community-centered solutions for assignments of varying size and complexity.

PROJECT MANAGER (PM) INTRODUCTION



Oscar Michael "Mike" Garza, PE, PTOE, PTP, RSP1, will serve as Legacy's Project Manager and primary point of contact for this contract. He brings more than 23 years of combined public- and private-sector experience leading the planning, design, maintenance, operations, and construction of transportation and public infrastructure projects throughout South Texas.

Mike was one of only ten professional engineers nationwide recognized by the American Society of Civil Engineers as a **New Face of Civil Engineering**. He has also received the **ITE National Rising Star Award** and the **TexITE Younger Member of the Year Award**, and he is currently serving on the Klesse College of Engineering and Integrated Design Advisory Council for the University of Texas at San Antonio.

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Prior to founding Legacy, Mike served as the TxDOT San Antonio District Traffic Engineer, where he managed technical programs, advanced complex transportation projects, and coordinated extensively with municipalities, counties, regional agencies, developers, and community stakeholders. This public-sector background gives him a clear understanding of the City's expectations for accountability, budget stewardship, schedule adherence, responsiveness, and defensible engineering recommendations.

He is a licensed Professional Engineer in Texas, Louisiana, and Mississippi; a Professional Traffic Operations Engineer; a Professional Transportation Planner; and a Road Safety Professional. **Mike is also qualified under TxDOT's Local Government Project Procedures program and pre-certified in 19 TxDOT work categories.** His multidisciplinary background enables him to evaluate projects from planning, operations, safety, design, funding, constructability, and long-term maintenance perspectives.

Mike has contributed to the **successful delivery of more than $1 billion in infrastructure improvements**, ranging from focused municipal assignments to major regional transportation programs. His experience includes managing multidisciplinary teams, coordinating with local governments and public agencies, resolving technical and stakeholder issues, and advancing projects from planning through construction.

As Legacy's President and Chief Executive Officer, Mike has the authority to make binding decisions and immediately allocate personnel and technical resources to meet the City's needs. He will remain actively involved throughout each assignment rather than delegating management after selection. His leadership approach emphasizes collaboration, accountability, proactive communication, and technical excellence, principles that will guide Legacy's service to the City throughout the duration of the contract.

FIRM QUALIFICATIONS

All services under this contract will be managed through Legacy's San Antonio office, where all 30 team members are based. Our staff routinely supports clients and projects throughout South Texas and will provide regular travel to Edinburg for project meetings, field investigations, stakeholder coordination, construction support, and other on-site activities as required.

Legacy's multidisciplinary team provides engineering support throughout the complete project life cycle, from initial field investigations, feasibility studies, and alternatives development through design, permitting, bidding, construction administration, and project closeout. Our professionals have extensive experience preparing plans, specifications, and estimates; developing construction cost estimates; reviewing engineering documents; coordinating with utility providers and regulatory agencies; and providing construction-phase support for municipal infrastructure projects.

Legacy's distinguishing strength is the integration of former TxDOT leadership, municipal engineering experience, and hands-on project delivery expertise within one responsive team. Rather than relying on disconnected departments or transferring assignments among multiple offices, Legacy provides direct access to senior civil, transportation, traffic, utility coordination, GIS, drainage, and construction-phase professionals who routinely collaborate on public infrastructure projects.

This integrated structure allows us to identify issues early, quickly engage the appropriate technical specialist, develop practical solutions, and maintain consistency from project initiation through completion. It also gives the City direct access to firm leadership and decision-makers throughout every assignment.

Street Infrastructure, Pavement Management & Civil Engineering | Legacy provides civil engineering services for municipal street infrastructure, including roadway reconstruction, pavement rehabilitation, intersection improvements, sidewalks, ADA accessibility improvements, curb and gutter, drainage integration, signing and pavement markings, and complete streets elements.

Our engineers evaluate existing infrastructure conditions, identify deficiencies, compare improvement alternatives, and develop cost-effective rehabilitation or reconstruction strategies. We prepare practical construction documents that balance available funding, service life, constructability, maintenance requirements, utility conflicts, traffic impacts, and community needs.

Whether improving an existing neighborhood street, reconstructing an arterial roadway, or developing new public infrastructure, Legacy focuses on delivering safe, durable, maintainable, and constructible improvements.

Transportation Evaluation, Traffic Engineering & Signal Design | Legacy performs transportation evaluations, traffic impact analyses, operational assessments, roadway safety studies, intersection evaluations, traffic signal warrant analyses, traffic projections, access-management studies, signing and pavement marking plans, and complete traffic signal design.

Our traffic engineering practice is led by former TxDOT transportation and traffic leaders, including professionals who have managed districtwide and statewide safety, operations, and traffic engineering programs. Our team also includes Professional Traffic Operations Engineers, Professional Transportation Planners, and Road Safety Professionals who understand how to translate technical data into practical and implementable improvements.

Legacy evaluates the needs of all roadway users, including motorists, pedestrians, bicyclists, transit users, school traffic, emergency vehicles, and freight traffic. Our recommendations are developed with careful consideration of operations, safety, access, constructability, maintenance, and available funding.

Utility Infrastructure, Water/Wastewater & Coordination | Legacy supports water, wastewater, and other utility infrastructure improvements while providing comprehensive utility coordination throughout project development and construction. Our team identifies potential conflicts early, coordinates with utility owners, evaluates relocation requirements, develops conflict-resolution strategies, and incorporates utility considerations into roadway and civil design.

Legacy's utility coordination practice is led by professionals with extensive public-sector utility management experience and established working relationships with utility providers throughout Texas. By initiating coordination early and maintaining clear documentation, our team helps reduce project risk, avoid redesign, minimize construction conflicts, and prevent costly delays.

Our services include existing-utility research, conflict identification, utility coordination meetings, relocation tracking, utility risk assessments, agreement support, relocation-plan review, and coordination of utility activities with project design and construction schedules.

Hydrology, Hydraulics & Erosion and Sediment Control | Legacy develops practical drainage solutions that protect public infrastructure, support safe roadway operations, and meet applicable regulatory requirements. Our drainage-related services include roadway drainage analysis, storm sewer design, culvert evaluation and sizing, stormwater conveyance design, erosion and sediment control planning, Stormwater Pollution Prevention Plan preparation, permitting support, and coordination of drainage and utility infrastructure. We integrate drainage considerations with roadway, traffic, utility, and construction-phase planning rather than treating drainage as an isolated discipline. This approach improves system performance, reduces conflicts, minimizes future maintenance concerns, and supports long-term infrastructure resiliency.

Construction Administration & Technical Review | Legacy remains actively involved during construction to help ensure that projects are delivered in accordance with design intent, contract requirements, budget, and schedule. Our construction-phase services include preconstruction coordination, shop drawing and submittal review, responses to requests for information, pay-application review, construction observation, change-order evaluation, field coordination, punch-list development, and project closeout support. Our quality-management program is overseen by experienced former TxDOT design and construction leaders and emphasizes constructability, consistency, risk reduction, and cost-effective project delivery. Potential construction issues are evaluated during design, reducing the likelihood of conflicts, delays, and unnecessary change orders.

RESPONSIVENESS & STAFFING APPROACH

During the past two years, Legacy has successfully delivered engineering services for numerous governmental agencies, including Bexar County, the City of San Antonio, the City of Fair Oaks Ranch, the City of Converse, the City of McAllen, VIA Metropolitan Transit, and TxDOT. These assignments have included roadway and civil design, traffic engineering, utility coordination, pavement improvements, drainage design, GIS services, development review, and construction administration under both on-call and project-specific contracts.

Legacy maintains the personnel, technical resources, project-management systems, and quality-control procedures required to respond quickly to on-call assignments while consistently meeting project schedules. Our scalable staffing model matches the appropriate personnel and level of expertise to each assignment. Senior professionals provide project oversight, technical direction, and quality control, while experienced engineers and technical staff perform day-to-day project activities.

Efficient Staffing for Smaller Assignments | Legacy's staffing model is particularly well suited for discrete, short-duration, and task-order assignments. For each request, Mike will evaluate the scope, schedule, required disciplines, and level of effort before assigning a focused task team consisting only of the personnel necessary to complete the work.

Smaller assignments will receive the same Project Manager oversight and quality-control review as larger capital projects without being burdened by an unnecessarily large project team. As an assignment evolves, additional specialists can be added quickly to address drainage, traffic, utilities, GIS, construction, or other technical needs. This approach provides the City with:

- ✓ Direct access to senior decision-makers;
- ✓ Efficient use of professional and technical staff;
- ✓ Staffing proportional to each assignment;
- ✓ Consistent Project Manager oversight; and
- ✓ Cost-effective delivery without unnecessary overhead.

Resource Availability | Legacy is currently managing approximately 20 active assignments for various clients. Our workload is actively reviewed by firm leadership through regular staffing and project-management coordination. Personnel assignments are evaluated based on project phase, anticipated deadlines, technical requirements, and individual workload. This process prevents over-allocation, identifies upcoming resource needs, and enables Legacy to accept new assignments without compromising existing commitments. Because Mike has direct authority to assign staff and engage additional resources, the City will not experience delays caused by multi-office approval processes or remote corporate decision-making.

FAMILIARITY WITH EDINBURG & THE RIO GRANDE VALLEY

Legacy has strong familiarity with South Texas, the Rio Grande Valley, and the infrastructure conditions affecting rapidly growing communities such as Edinburg. Both Mike Garza and Deputy Project Manager Eduardo “Lalo” Villalon, PE, RSP1, have deep personal and professional ties to the region. Their familiarity with local communities, agency relationships, transportation patterns, and regional priorities will help Legacy engage effectively with City staff and stakeholders.

Legacy professionals have coordinated with the TxDOT Pharr District, Hidalgo County, regional agencies, and Valley municipalities on roadway, traffic, drainage, and infrastructure assignments. The firm also currently serves the City of McAllen under an on-call engineering contract and is leading the planned widening of Nolana Avenue from 2nd Street to Jackson Road, a major municipal corridor improvement with an anticipated construction value of approximately $12 million.

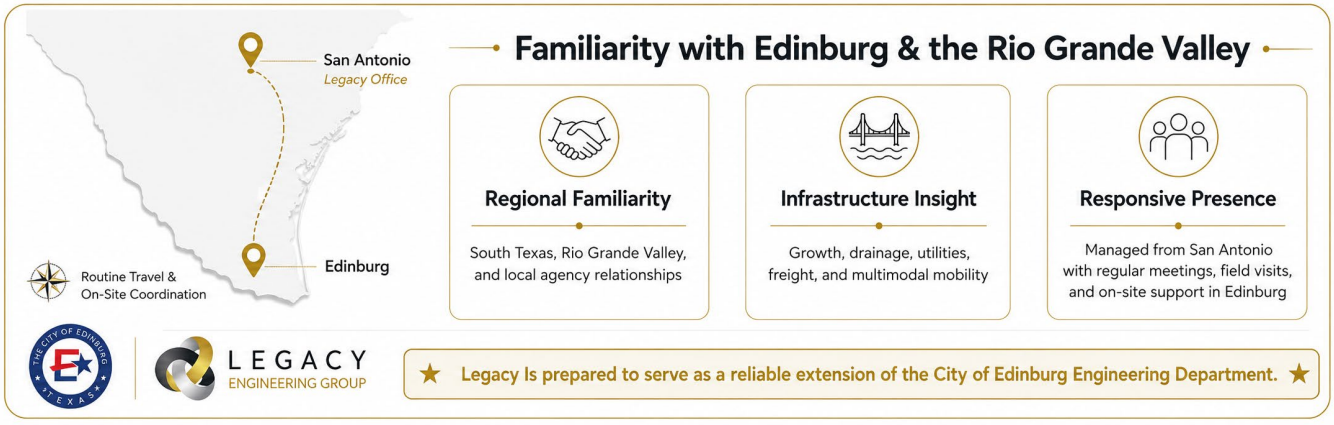
Legacy has also supported other consulting teams on projects involving TxDOT and Hidalgo County roadways, providing our staff with familiarity with regional design practices, agency coordination, traffic conditions, development pressures, and utility considerations.

We understand the challenges accompanying Edinburg’s continued growth, including:

- Increasing demands on street, drainage, and utility infrastructure;
- The need to coordinate capital improvements with ongoing development;
- Regional mobility and cross-border freight activity;
- Drainage, flooding, and floodplain constraints;
- Pedestrian, bicycle, transit, and multimodal connectivity needs;
- Coordination with TxDOT, Hidalgo County, utility providers, and adjacent jurisdictions; and
- The need to advance projects efficiently while minimizing disruption to residents and businesses.

All services will be managed from Legacy’s San Antonio office; however, our team routinely travels throughout South Texas and will provide regular on-site coordination in Edinburg. We will attend meetings, perform field investigations, coordinate with stakeholders, support construction activities, and maintain an in-person presence whenever the needs of an assignment require it.

Legacy’s commitment to Edinburg will be demonstrated through responsiveness, accessibility, regular communication, and direct involvement from firm leadership. Our team is prepared to make the travel and on-site commitment necessary to serve the City as a reliable extension of its Engineering Department.



ABILITY TO MEET SCHEDULES AND DEADLINES

Legacy fully recognizes that timely delivery is one of the most visible measures of success under an on-call professional services contract. The City of Edinburg may issue assignments with short lead times, overlapping deadlines, public commitments, funding constraints, or construction windows that cannot be missed. Our team is structured to respond quickly, establish control of the schedule from the outset, and maintain accountability through final delivery. At the beginning of each assignment, Legacy develops a project-specific schedule that identifies the critical path, key dependencies, interim milestones, review periods, responsible team members, and required agency or stakeholder decisions. This schedule is reviewed with the City and updated throughout the assignment so that potential delays are identified early rather than discovered near the deadline. Clear communication is central to this process. Each team member understands their responsibilities before production begins, while the Project Manager maintains regular coordination with City staff, discipline leads, subconsultants, utility providers, and reviewing agencies. This approach reduces uncertainty, avoids duplicated effort, and allows decisions to be made before they affect downstream activities.

Early Control of Critical-Path Risks

Legacy's experience has shown that utility coordination, environmental requirements, right-of-way constraints, agency reviews, stakeholder decisions, and field conditions frequently control project schedules. We therefore initiate these activities as early as possible and track them as critical-path items. Our team advances tasks in parallel whenever practical rather than waiting for one activity to be fully completed before beginning another. This creates schedule flexibility and provides a built-in buffer for unforeseen conditions. When an issue arises, Legacy can quickly reassign personnel, elevate decisions to firm leadership, and implement a recovery plan without disrupting overall project delivery.

Project Management Tools and Controls

As Project Manager, Mike Garza will apply proven management tools tailored to the size and complexity of each assignment, including:

Project-Specific Management Plans - Define scope, responsibilities, communication protocols, quality-control procedures, milestones, and decision points.

Critical-Path Scheduling - Identify task dependencies, controlling activities, review periods, and required completion dates.

Resource-Loaded Scheduling - Evaluate staff availability and assign the appropriate personnel before production begins.

Design Coordination Journal - Maintain a current record of action items, responsibilities, decisions, risks, and outstanding coordination needs.

Weekly Schedule Reviews - Compare actual progress with planned milestones and implement corrective action before delays occur.

Real-Time Collaboration - Use Microsoft Teams and shared project platforms for meetings, document coordination, issue tracking, and file management.

Project Review Workshops - Bring the appropriate technical specialists together at key milestones to resolve issues efficiently and maintain alignment.

Value Engineering and Constructability Reviews - Identify design efficiencies, reduce unnecessary cost, and avoid late-stage revisions that could affect schedule.

Executive Resource Authority - As Legacy's President and CEO, Mike can immediately reallocate staff, authorize overtime or accelerated production, and engage additional technical resources whenever required for the City.

Where appropriate and authorized, Legacy may also begin limited preliminary activities while contract administration or task-order negotiations are being finalized so that critical field coordination, data collection, or schedule-sensitive work is not unnecessarily delayed.

Proven Performance Under Accelerated Schedules

Mike's ability to manage accelerated and concurrent assignments has been demonstrated through multiple on-call and project-specific contracts. Under the 2023-2026 Bexar County Civil Engineering On-Call Contract, he managed more than 30 assignments over a two-year period, many of which were driven by commitments to elected officials, schools, and/or residents. Examples include:

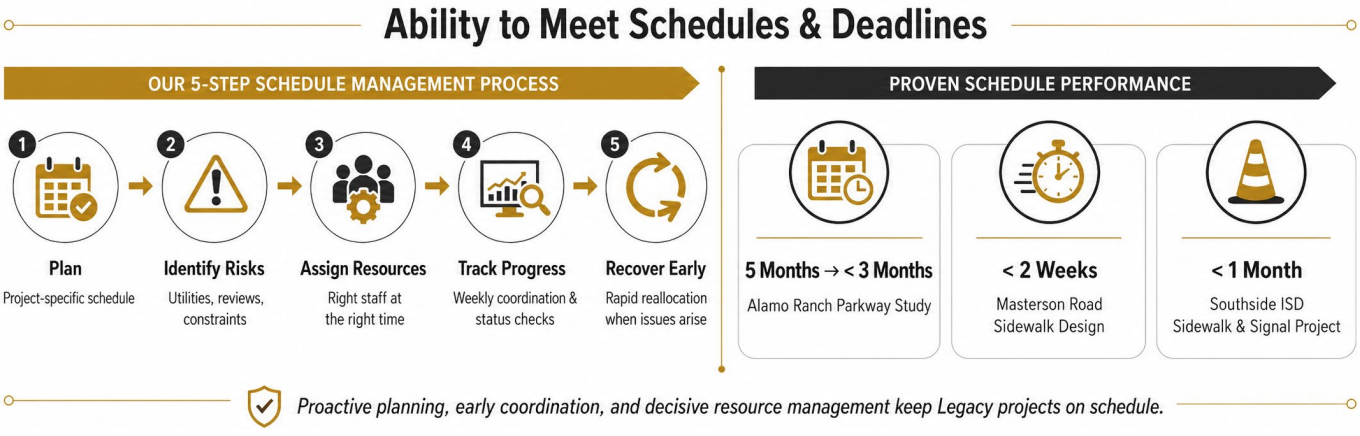
Alamo Ranch Parkway Study - Originally scheduled for five months, Legacy accelerated the study and completed it in less than three months in response to heightened public and media interest.

Masterson Road Sidewalk Design - Legacy completed the design in less than two weeks, allowing construction to proceed during the summer and be completed before the beginning of the school year.

Southside ISD Sidewalk and Signal Improvements - Following a fatal pedestrian crash, Legacy completed the design in less than one month and coordinated with Bexar County and TxDOT to advance construction before the start of school.

These examples demonstrate Legacy's ability to mobilize quickly, manage multiple activities in parallel, resolve critical-path risks, and deliver high-quality work under compressed schedules. Our team maintains clear accountability throughout each assignment, communicates potential issues early, and reallocates resources as needed to prevent minor challenges from becoming schedule delays. By combining proactive planning, senior-level oversight, and disciplined quality-control procedures, Legacy consistently advances projects without sacrificing technical accuracy or constructability.

The City of Edinburg can rely on Legacy to maintain accuracy, safety, quality, and accountability while meeting demanding project commitments. We will provide the responsiveness, staffing flexibility, and direct leadership involvement necessary to keep each assignment progressing and deliver dependable results when the City needs them.



LEGACY'S RECENT & RELEVANT EXPERIENCE

Legacy selected the following projects to demonstrate our recent experience delivering multidisciplinary engineering services for municipalities. Collectively, these assignments encompass transportation planning, street and roadway design, traffic engineering, utility coordination, drainage integration, preparation of plans, specifications, and estimates, bidding, public and stakeholder coordination, and construction-phase services. Each project reflects the responsive project management, multidisciplinary coordination, and practical engineering judgment required to successfully support the City of Edinburg under an as-needed professional engineering contract.

Babcock Road Improvements | City of San Antonio | Prime Consultant | $7M

Legacy served as prime consultant for this City of San Antonio Bond Program project to reconstruct and widen Babcock Road from Hausman Road to north of UTSA Boulevard from an existing two-lane roadway to a five-lane urban section. Legacy's services included traffic analysis, schematic development, roadway design, traffic control planning, traffic signal design, signing and pavement markings, pedestrian and ADA improvements, utility coordination, preparation of plans, specifications, and estimates, bidding support, public involvement, and construction-phase services. The project required extensive coordination with the University of Texas at San Antonio, utility providers, adjacent property owners, City departments, the contractor, and the traveling public. Key challenges included maintaining pedestrian access near the UTSA campus, coordinating multiple utility relocations, implementing temporary and permanent traffic signals, and sequencing construction while preserving mobility for motorists, pedestrians, bicyclists, transit users, and emergency vehicles. Legacy continues to support the City during construction through responses to requests for information, submittal reviews, pay-application reviews, biweekly progress meetings, utility coordination, field evaluations, design clarifications, and public communications. Construction is scheduled for completion in 2027.

Relevant Services: Roadway Design | Traffic Engineering | Utility Coordination | PS&E | Public Involvement | Construction Administration



WT Montgomery Road Extension | Bexar County | Lead PS&E Consultant | $18M

Legacy served as the lead PS&E and roadway design consultant for the WT Montgomery Road Extension, a major arterial roadway project delivered through a P3 agreement between Bexar County Public Works and three private development partners. The project was recently opened to the traveling public and included extending WT Montgomery Road from US 90 to Canthree Drive in west Bexar County, Texas. Legacy developed roadway typical sections and layouts, removal plans, traffic control plans, signing and pavement marking plans, illumination and traffic components, construction cost estimates, and the complete PS&E package. The firm also provided bidding and construction-phase support. The project required extensive coordination to align roadway improvements with private development schedules, preserve property access, address utility connections, coordinate TxDOT project overlap, and integrate the work with adjoining roadway projects. Legacy's team developed practical phasing and access solutions that allowed the County and its partners to advance the project while managing external dependencies.

Relevant Services: Roadway Design | P3 Coordination | Traffic Control | Utilities | Cost Estimating | PS&E | Construction Support





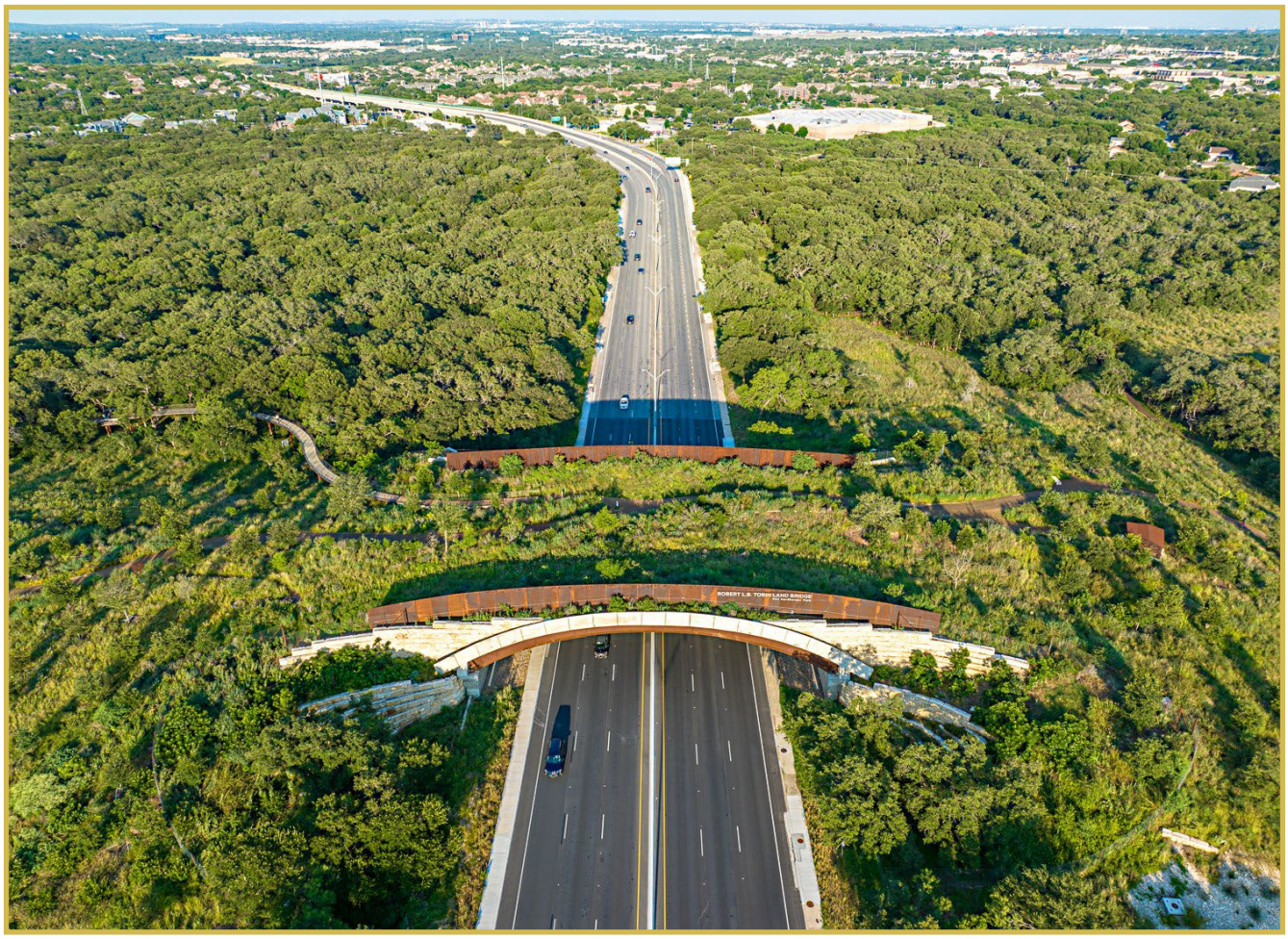
Wurzbach Parkway RTZ Project | TxDOT | Lead PS&E Consultant | $22M

Legacy served as the PS&E development lead for the Wurzbach Parkway Road to Zero (RTZ) Safety Enhancement Project, a 10.3-mile federally funded corridor safety project extending from FM 1535 to O'Connor Road in San Antonio.

Legacy supported the project from the initial traffic engineering study and crash analysis through identification of safety countermeasures, preliminary construction cost estimating, Road to Zero funding-application support, accelerated PS&E development, and construction-phase coordination. The project included rehabilitation of existing roadway sections, replacement of raised median islands with concrete barrier, storm-drainage improvements to address roadway ponding, safety lighting, intelligent transportation system components, wrong-way driving countermeasures, dynamic message signs, end-of-queue warning devices, and pedestrian and bicycle enhancements.

Legacy also coordinated the roadway safety improvements with a planned land bridge located within the project limits. This assignment demonstrates Legacy's ability to integrate traffic safety, roadway design, drainage, illumination, ITS, multimodal accommodations, funding requirements, and constructability into one coordinated PS&E package.

Relevant Services: Safety Analysis | Federal Funding Support | Roadway Rehabilitation | Drainage | ITS | Multimodal Design | PS&E



3. Team Member Qualifications & Experience

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While Legacy can draw upon the expertise of any of our 30 professionals to meet the needs of each assignment, the following key leaders will provide consistent direction and accountability for the City of Edinburg. This team will remain dedicated throughout the contract, ensuring continuity, responsiveness, and direct access to senior decision-makers; their qualifications and relevant experience are presented in the resumes on the following pages.





OSCAR MICHAEL GARZA, PE, PTOE, PTP, RSP$_1$

EDUCATION

Bachelor of Science in Civil Engineering
University of Texas at San Antonio, 2007

REGISTRATION

Licensed Professional Engineer
State of Texas
No. 108602
State of Mississippi
No. 31209
State of Louisiana
No. 44912

Roadway Safety Professional 1
TPCB No. 489

Professional Transportation Planner
TPCB No. 864

MEMBERSHIPS

Tx-APWA SC Branch (Past-President)
South Texas ITE (Past-President)
SHPE SA Chapter (Past-President)

YEARS OF EXPERIENCE

23

CITY OF RESIDENCE

San Antonio, TX

LEGACY ENGINEERING GROUP

Mr. Garza will serve as Project Manager and primary point of contact for this contract. He has over 23 years of experience and has managed several on-call engineering contracts supporting public agencies, including the development of task-order scopes, fee negotiations, staffing plans, schedules, quality-control procedures, and delivery strategies for multiple concurrent assignments. His technical background includes traffic operations, safety analysis, traffic projections, roadway design, traffic signals, illumination, TCP, signing, pavement markings, and ITS improvements. As Legacy's President and CEO, he has full authority to allocate resources, resolve issues, and maintain scope, schedule, budget, and quality commitments. He is TxDOT Precertified in 19 Work Categories and LGPP Qualified.

Project Experience:

General Engineering Consultant – Fair Oaks Ranch, TX

Mr. Garza is currently serving as the GEC Project Manager for the City of Fair Oaks Ranch (since 2019). In this role, he works as an extension of City Staff with a specific focus on various initiatives such as: Traffic/Safety/Operational Analysis of Various Intersections; Chartwell Realignment Project; CIP Development & Project Management; Ammann Road Reconstruction Project; Post Oak Trail HSIP Project; Mid-Block Crossings; Development Review/Approvals; Roadway CIP and Annual Maintenance Budget Analysis; Dietz Elkhorn Road Sidewalk Gap Project; Battle Intense Sidewalk Project; Pavement Preservation Plan; and Construction Engineering/Inspection.

General Engineering Consultant – Somerset, TX

Mr. Garza is currently serving as the GEC Project Manager for the City of Somerset (since 2023). In this role, he works as an extension of City Staff with a specific focus on various on-call civil engineering initiatives such as: Traffic/Safety/Operational Analysis; Wastewater Master Plan Development; Grant Writing/Applications; Ped Crossings; Development Reviews; Roadway CIP and Annual Maintenance Budget Analysis; Pavement Preservation Plan Development; and Construction Engineering/Inspection.

General Engineering Consultant – Olmos Park, TX

Mr. Garza is currently serving as the GEC Project Manager for the City of Olmos Park (since 2025). In this role, he works as an extension of City Staff with a specific focus on various on-call civil engineering initiatives such as: Traffic/Safety/Operational Analysis; Grant Writing/Applications; Ped Crossings; Public Involvement Initiatives; Development Reviews; Roadway CIP and Annual Maintenance Budget Analysis; Pavement Preservation Plan Development; and Construction Engineering/Inspection.

Bexar County Traffic Engineering On-Call Contract – Bexar County, TX

Mr. Garza is currently serving as the Project Manager for an on-call contract with Bexar County, which began in 2023. In this role, he has successfully managed over 30 assignments, including stop and signal warrant analyses, sidewalk design, traffic signal design, corridor studies, and stakeholder coordination. Notable projects completed under this contract include the Masterson Road Safety, Infrastructure, and Traffic Engineering (SITE) Analysis, sidewalk design, and pedestrian crossing improvements; Southside ISD SITE Analysis, sidewalk design, and traffic signal upgrades; Bulverde Road Corridor Study (TPC Parkway to Evans Road); TPC Parkway Corridor Study (Bulverde Road to Evans Road); Marbach Village Subdivision SITE Analysis; Fox Grove Subdivision SITE Analysis; Alamo Ranch Corridor Study (Calaveras Way to Loop 1604); and the Alamo Ranch Parkway Preliminary Schematic Design & Estimate Development.

TxDOT San Antonio District Traffic Engineering On-Call Contract – San Antonio, TX

Mr. Garza served as the Project Manager for this $3M on-call contract with TxDOT to provide various on-call traffic engineering services as required by the SAT District. The contract included a total of five work authorizations with a total of over 50 task orders which included: traffic engineering studies, speed zone studies, signal warrant studies, safety studies, schematic/concept development, traffic signal design, HSIP project application support, cable median barrier design, small/large signing inventories, R-CUT simulations, railroad coordination, and PS&E Package development.

Babcock Rd Bond Project – San Antonio, TX

Mr. Garza is currently serving as the Project Manager for this 0.7-mile project (from W Hausman Rd to Casina Run) as a part of the COSA Bond Program. This $7M project includes the reconstruction and widening of an existing 2-lane to 5-lane facility, drainage improvements, TCEQ coordination, sidewalk/bicycle accommodations, park/trail lighting, and traffic/safety enhancements.

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EDUARDO "LALO" VILLALON, PE, RSP$_1$

EDUCATION

Bachelor of Science in Civil Engineering

University of Texas at San Antonio, 2012

REGISTRATION

Licensed Professional Engineer

State of Texas

No. 123415

Roadway Safety Professional 1

TPCB No. 1177

MEMBERSHIPS

Tx-APWA SC Branch

South Texas ITE

SHPE SA Chapter

YEARS OF EXPERIENCE

13

CITY OF RESIDENCE

San Antonio, TX

LEGACY ENGINEERING GROUP

Eduardo "Lalo" Villalon is a certified Roadway Safety Professional (RSP1) and Licensed Professional Engineer with over 13 years of experience in transportation. He is exceedingly proficient in the analysis, design, and implementation of various transportation engineering elements such as traffic simulation, operational analysis, safety/crash studies, travel demand modeling, traffic projection development, and the development of roadway design, traffic signals, illumination, TCP, signing, and pavement markings on rural/urban corridors throughout the State of Texas. Prior to joining Legacy Engineering Group, Mr. Villalon served as the Traffic Engineer for the Texas Department of Transportation's (TxDOT) San Antonio District. He was later promoted to Section Director within TxDOT's Traffic Safety Division (TRF), where he oversaw the $400 million Highway Safety Improvement Program (HSIP) and played a key role in shaping policies and initiatives aimed at improving roadway safety and operations across the state.

Project Experience:

Traffic Safety Division Section Director – TxDOT | Statewide Level

As Traffic Engineering Section Director for TxDOT's Traffic Safety Division (3 years), Mr. Villalon led statewide transportation safety planning and program development efforts, coordinating with FHWA, TxDOT Districts, MPOs, local governments, and private stakeholders. He oversaw the prioritization and programming of safety and operational improvements across urban and rural corridors statewide, ensuring consistency with federal and state planning objectives. His role required frequent collaboration with regional planning agencies and local jurisdictions to evaluate corridor level needs, balance mobility and safety objectives, and support data driven investment decisions tied to long range planning and funding programs.

District Traffic Engineer – TxDOT | San Antonio District (12 Counties)

As District Traffic Engineer for TxDOT's San Antonio District (5 years), Mr. Villalon led traffic planning, safety evaluation, and operational feasibility efforts across 12 counties encompassing urban, suburban, and rural contexts. He supported corridor studies, early phase project development, and planning level analyses to improve mobility, access management, and safety on regionally significant facilities. His responsibilities included traffic forecasting, safety prioritization, and coordination with local agencies, railroads, and utilities to ensure proposed improvements aligned with long range transportation plans, environmental process needs, and regional mobility goals.

District Wide Traffic Signal Project – San Antonio District, TX

As Project Manager, Mr. Villalon led the planning, design, and implementation of new traffic signals at selected intersections throughout the San Antonio District. He collaborated with local municipalities and the TxDOT District Traffic Operations office to identify and prioritize locations based on crash history, traffic volumes, pedestrian activity, and traffic signal warrant analyses. He oversaw the development of signal designs with a strong focus on signal phasing, conduit and conductor sizing, and strategic pole placement to ensure adequate visibility and clearance. He also coordinated the integration of pedestrian and vehicle detection systems. During construction, he managed design modifications related to adjacent active projects and reviewed and approved contractor shop drawings to ensure compliance with TxDOT specifications and MUTCD standards. This project delivered critical safety and operational enhancements for both vehicular and pedestrian traffic across multiple corridors within the district.

District Wide Pavement Marking Project – San Antonio District, TX

As Project Manager, Mr. Villalon led this district-wide pavement marking project aimed at improving roadway safety, visibility, and compliance with TMUTCD standards. He coordinated location selection based on crash history, field evaluations, and retroreflectivity data to identify corridors with deteriorated markings or geometric deficiencies. Mr. Villalon oversaw cross-section evaluations to identify and implement safety enhancements, including widened shoulders, dedicated turn lanes, profile pavement markings, rumble strips, and optimized lane alignments to improve delineation in low-visibility conditions. He managed construction, ensuring proper surface preparation, material application, and adherence to specifications. The project included both site-specific and non-site-specific locations, requiring design and layout development beyond project letting. These improvements significantly enhanced daytime and nighttime visibility and delivered low-cost, high-impact safety benefits across key corridors in the district.



ERIC HERNANDEZ, PE

EDUCATION

Bachelor of Science in Civil Engineering
University of Texas at San Antonio, 2008

REGISTRATION

Licensed Professional Engineer
State of Texas
No. 114309

MEMBERSHIPS

Tx-APWA SC Branch (Past Board Member)
South Texas ITE

YEARS OF EXPERIENCE

18

CITY OF RESIDENCE

San Antonio, TX

LEGACY ENGINEERING GROUP

Mr. Hernandez has over 18 years of experience in Roadway Design, Construction Engineering/Inspection, and overall PS&E package preparation. As the former TxDOT San Antonio District Central Design Supervisor, he is proficient in the analysis, design and implementation of transportation engineering elements including complex roadway geometric design utilizing OpenRoads, 3D renderings/visualizations, TCP, hydrology and hydraulics analysis/design, signing, pavement markings, illumination, construction scheduling using P6 CPM, SW3P, roadway pavement designs, and utility design/coordination. He is currently serving as the Director of Engineering of Legacy Engineering Group, which is headquartered in San Antonio, TX. Mr. Hernandez is also LGPP Qualified.

Project Experience:

Bexar County Traffic Engineering On-Call Contract - Bexar County, Texas

Mr. Hernandez is currently serving as the Roadway Task Lead for this on-call contract with Bexar County, which began in 2023. In this role, he has successfully managed the design and PS&E development for the Masterson Road sidewalk and pedestrian crossing improvements; the Southside ISD sidewalk design and traffic signal upgrades (Martinez Losoya Road); and the Alamo Ranch Parkway Preliminary Schematic Design & Estimate Development.

TxDOT Traffic Engineering On-Call Contract - Bexar County, Texas

Mr. Hernandez served as the Roadway Task Lead for this $3M contract to provide various on-call traffic engineering services as required by the TxDOT SAT District. The contract included emergency/on-demand work authorizations including: Schematic/Concept Development, Traffic Signal Design, Cable Median Barrier Design, R-CUT Projects, Railroad Coordination, and PS&E Package Development.

WT Montgomery Road Project - Bexar County, Texas

Mr. Hernandez served as the Roadway Design Task Lead for this 2.5-mile roadway project, involving both reconstruction and new facility construction, funded through a Public-Private Partnership (P3) between Bexar County and multiple developers. His responsibilities included developing the roadway design and cross-sections and coordinating the completion of multiple PS&E packages. The project was recently completed in construction and opened to the public in February 2026.

Crestway Dr and Eaglecrest Blvd - Windcrest, Texas

Mr. Hernandez served as the Roadway Task Leader for this traffic signal and pedestrian improvements project in Windcrest, Texas. He was responsible for developing the roadway and intersection layouts, traffic signals, signing/striping, project TCP, and proposed pedestrian crossing layouts in accordance with TxMUTCD requirements. He also created the project construction schedule and cost estimate as part of developing the full PS&E package.

General Engineering Consultant - Fair Oaks Ranch, Texas

Mr. Hernandez is currently serving as the GEC Deputy PM for the City of Fair Oaks Ranch. In this role, he works as an extension of City Staff with a specific focus on various transportation and traffic engineering initiatives such as: Dietz-Elkhorn Road Corridor Study; Mid-Block Pedestrian/Trail and Golf Cart Crossing Signing & Markings; Roadway CIP; Annual Maintenance Budget Analysis; Cartegraph Software Program; and the development of a City-Wide Pavement Preservation Plan with all Signing & Marking Upgrades.

LP 1604 & Bandera Rd Displaced Left Turn Interchange Project - San Antonio, Texas

Mr. Hernandez, while with TxDOT, served as PM for the first constructed innovative intersection of its kind in the San Antonio area: the Loop 1604 and Bandera Road Displaced Left-Turn Intersection. The project included construction of two-lane displaced left-turn movements for northbound and southbound Bandera Road. Mr. Hernandez was responsible for roadway geometric design using OpenRoads, TCP, hydrology and hydraulics, signing, pavement markings, illumination, and SW3P. He refined the schematic roadway geometrics to avoid ROW acquisition and reduce project impacts. Due to the complex operations of the intersection, his design incorporated extensive supplemental signing and frequent pavement-marking legends to clearly guide motorists, bicyclists, and pedestrians through the corridor. He also coordinated closely with traffic operations, drainage, utility, and construction personnel to ensure the innovative design was practical, understandable, and constructible. His leadership helped advance a highly complex project while maintaining safety, minimizing impacts, and supporting successful implementation of the region's first displaced left-turn intersection.

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AUSTIN PORLIER, PE

EDUCATION

Bachelor of Science in Civil Engineering

University of Texas at San Antonio, 2015

REGISTRATION

Licensed Professional Engineer

State of Texas

No. 129945

YEARS OF EXPERIENCE

8

CITY OF RESIDENCE

San Antonio, TX

LEGACY ENGINEERING GROUP

Mr. Porlier has over 8 years of roadway design, drainage design, and traffic control plan (TCP) experience, with a strong background delivering TxDOT roadway, safety, rehabilitation, and operational improvement projects from concept development through PS&E and construction support. As a former TxDOT Design Lead, he brings first-hand knowledge of roadway criteria, design exception documentation, constructability reviews, sequencing strategies, interdisciplinary coordination, and TxDOT plan development expectations. His technical strengths include geometric layout development, typical section and cross-section design, drainage and utility conflict identification, construction access planning, work zone phasing, signing and pavement marking coordination, and 3D corridor modeling. Mr. Porlier understands how early roadway and TCP decisions directly affect ROW needs, access, utilities, drainage, safety, construction sequencing, and long-term maintainability. He focuses on developing practical, constructible roadway solutions and TCP strategies that maintain mobility, protect adjacent properties and businesses, reduce driver confusion, and position each assignment for efficient construction.

Project Experience:

SW Military Drive Project – San Antonio, TX

Mr. Porlier served as the TCP Task Leader for this $5.2M roadway rehabilitation project along 6.4 miles of SW Military Drive. The project included base repair, milling, overlay, and related pavement improvements along a heavily traveled urban corridor with frequent driveways, intersections, pedestrian activity, and adjacent commercial access needs. He developed traffic control phasing that maintained traffic flow, preserved business access, and reduced work zone conflicts while supporting efficient construction. His approach helped provide safe and predictable travel paths for motorists, pedestrians, businesses, and construction personnel throughout project implementation.

SH 16 R-CUT Project – Bexar/Atascosa County, TX

Mr. Porlier served as the Roadway and TCP Task Leader for this $7.1M HSIP project along 4.1 miles of SH 16. The project replaced 18 median openings with strategically located directional U-turns to improve safety and operations on a high-speed divided facility. He led roadway design efforts including widening layouts, median modifications, U-turn geometry, grading considerations, signing, and pavement marking coordination. He also developed construction phasing and traffic control concepts that maintained business access, accommodated heavy truck traffic, and enhanced work zone safety. His phasing approach helped sequence the improvements so new U-turn movements could be made available before adjacent median closures were implemented..

LP 1604 Displaced Left Turn Intersection Project - Bexar County, TX

Mr. Porlier served as the Drainage and Traffic Control Design Lead for this operational improvement project at the SH 16 and Loop 1604 interchange, which introduced one of Texas' first Displaced Left-Turn (DLT) intersections. He led the development of signing, pavement marking, drainage, and TCP elements supporting the innovative intersection configuration. His responsibilities included evaluating existing conditions, coordinating with TxDOT traffic personnel, developing traffic control devices to enhance driver comprehension and safety, and leading hydrologic and hydraulic analyses for the storm drainage system. He coordinated with multidisciplinary team members throughout design, helped address constructability considerations tied to the non-standard intersection layout, and supported cost estimating and project delivery.

SH 151 Rehab Project – San Antonio, TX

Mr. Porlier served as the Roadway Design Lead for this $13.1M frontage road rehabilitation project along SH 151, which included improvements to approximately 9.1 miles of frontage roads. He led the evaluation and redesign of ADA-compliant curb ramps and metal beam guard fence systems throughout the corridor. His work included reviewing existing conditions, identifying deficiencies, developing practical improvement solutions, and preparing design details in accordance with TxDOT standards. He coordinated roadway, safety, and accessibility improvements with corridor constraints and project stakeholders to support implementation. His work helped enhance corridor safety, ADA compliance, and long-term performance while maintaining a practical rehabilitation-focused project scope.



ANNA PULIDO, PE

EDUCATION

Bachelor of Science in Civil Engineering
Texas A&M University, 2009

REGISTRATION

Licensed Professional Engineer
State of Texas
No. 117304

YEARS OF EXPERIENCE

16

CITY OF RESIDENCE

San Antonio, TX

LEGACY ENGINEERING GROUP

Ms. Pulido is a Licensed Professional Engineer with more than 16 years of specialized experience in utility coordination and engineering. Prior to joining Legacy Engineering Group, she served as TxDOT's Right of Way Utility Portfolio Section Director, where she led the agency's statewide utility program. She also served as the San Antonio District Utility Engineer, managing complex utility coordination efforts for major roadway projects and implementing both joint-bid and non-joint-bid strategies. Her expertise spans utility scoping, constructability, relocation planning, scheduling, agreement development, reimbursement, and construction coordination. Her perspective was further strengthened through prior experience as a CPS Energy Project Manager overseeing utility relocations for multiple infrastructure projects. Ms. Pulido is highly knowledgeable in TxDOT utility requirements, relocation procedures, and industry best practices, bringing a comprehensive, agency-focused approach to each assignment.

Project Experience:

TxDOT ROW Utility Portfolio Section Director

As the Utility Portfolio Section Director, Ms. Pulido directed the development and implementation of the Utility Accommodations Program for all districts' portfolio of projects. She oversaw the development of the new comprehensive utility management system, and the development and implementation of the TxDOT Utility Accommodation Policies and advised and instructed statewide district personnel in the proper implementation. Her team was responsible for the administrative review of all utility adjustments and reimbursements statewide, auditing the Utility Accommodation program for Buy America and other federal and state compliance requirements, directing and developing utility training courses for the department and industry personnel, and overseeing the consultant contracts.

Old Fredericksburg Rd Project – Bexar County Public Works, San Antonio, TX

Ms. Pulido is currently serving as the Utility Coordinator Task Lead for this $12M project which includes the reconstruction and widening of an existing 2-lane facility, drainage improvements, sidewalk/bike lane accommodations, and traffic/safety enhancements between I-10 and FM 3351 in northwest Bexar County. During the design phase, Ms. Pulido identified utility conflicts and worked closely with the design team to avoid, minimize, and accommodate conflicts; she worked with the utility owners to develop a utility relocation schedule that phased the utility relocation work in alignment with the ROW acquisition phasing. Ms. Pulido successfully led monthly meetings and worked closely with CPS Energy, AT&T, Spectrum, Zayo, and Grey Forest Gas to relocate their facilities ahead of schedule. She also coordinated with joint bid utilities SAWS, and the City of Fair Oaks Ranch to ensure the plans and estimates were submitted on time with each milestone.

Blanco Rd Ph III Project – Bexar County Public Works, San Antonio, TX

Ms. Pulido is currently serving as the Utility Coordinator Task Lead for this $38M project which includes the reconstruction and widening of an existing 2-lane facility, drainage improvements, sidewalk/bike lane accommodations, and safety enhancements between Borgfeld Drive and the Bexar County Line in Bexar County. During the design, Ms. Pulido identified utility conflicts and worked closely with the team to avoid, minimize, and accommodate conflicts; Ms. Pulido successfully coordinated with CPS Energy, GVTC, Spectrum, and Zayo to verify there were no conflicts with non-joint bid utilities early in the design phase. She also coordinated with joint bid utilities SAWS, and CPS gas to ensure the plans and estimates were submitted on time.

Babcock Rd Project – San Antonio, TX

Ms. Pulido is currently serving as the Utility Coordinator Task Lead for this $6M project which includes the reconstruction and widening of an existing 2-lane facility, drainage improvements, sidewalks, and safety enhancements between W. Hausman and north of UTSA Blvd in San Antonio. During the early stages of the design phase, Ms. Pulido identified utility conflicts and worked closely with the design team to avoid, minimize, and accommodate conflicts; she worked diligently with the design team to avoid conflicts with the existing 24" CSC water main. She also worked closely with the utility owners to develop a detailed utility relocation schedule to clear utilities prior to construction. Ms. Pulido successfully led monthly meetings with CPS Energy, Grey Forest Utilities, AT&T, Spectrum, Google Fiber, and MCI to accommodate their relocations and ensure no additional conflicts were being created. She also coordinated joint bid utilities (SAWS and CPS Gas) to ensure the plans and estimates were submitted on time with each milestone.



JEANNE TARRANTS, GISP, RSP_2

EDUCATION

Master of Science in Geospatial Technology
University of Oklahoma, 2025

Bachelor of Science in Occupational Education
Wayland Baptist University, 2006

REGISTRATION

GIS Professional
No. 162829

Roadway Safety Professional 2
TPCB No. 626

MEMBERSHIPS

American Railroad Engineering and Maintenance-of-Way Association (AREMA)

Geospatial Professional Network (GPN)

South Central Arc Users Group (SCAUG)

YEARS OF EXPERIENCE

33

CITY OF RESIDENCE

San Antonio, TX

LEGACY ENGINEERING GROUP

Ms. Tarrants brings more than 33 years of transportation experience, including 29 years with the Texas Department of Transportation and consultant experience supporting municipal asset management programs. She recently earned a Master of Science in Geospatial Technology, strengthening her expertise in GIS-based data management, spatial analysis, and visualization for transportation planning, safety, and infrastructure decision-making. During her TxDOT tenure, she served more than 16 years as the District Railroad Coordinator, acting as the liaison between TxDOT, railroad companies, local governments, and regulatory agencies to facilitate transportation improvements and safety projects within railroad rights of way.

Currently serving as a Senior Transportation Engineering Specialist with Legacy Engineering Group, Ms. Tarrants supports roadway maintenance planning, safety analysis, and capital programming using GIS and asset management tools. She is experienced in ArcGIS Pro, enterprise GIS workflows, and Cartegraph/OpenGov integration. An RSP2- and LGPP-certified professional, she is recognized for integrating data from multiple sources, improving workflows, and supporting informed infrastructure decisions.

Project Experience:

Transportation GIS and Asset Mapping – TxDOT

During her tenure with TxDOT, Ms. Tarrants developed and maintained district-wide GIS datasets supporting operational, safety, and planning initiatives. She mapped all posted speed zones and maintained a comprehensive traffic signal inventory. She produced GIS visualizations for four-year pavement plans and mapped existing audible pavement markings to support safety and accessibility initiatives. She also maintained emergency evacuation route maps ensuring accurate information for emergency management coordination.

Ms. Tarrants also performed geospatial safety analyses to support data-driven decision-making including conducting crash density and severity analyses for the San Antonio Region to identify high-injury roadway segments relative to traffic volumes (ADT). By segmenting roadway networks, spatially analyzing fatal and serious injury crashes, and developing GIS-based visualizations, she helped identify corridors where targeted safety improvements could provide the greatest benefit.

Crash Data Analysis and Safety Evaluation – TxDOT and Legacy Engineering Group

As a Road Safety Professional (RSP2) and former Highway Safety Improvement Program (HSIP) Coordinator for TxDOT, Ms. Tarrants applies a data-driven approach to identifying and addressing transportation safety issues. She evaluates crash trends, roadway characteristics, traffic volumes, and operational conditions to identify systemic and site-specific risks. Using Crash Modification Factors (CMFs), benefit-cost analysis, and engineering judgment, she develops and prioritizes countermeasures that maximize safety benefits while balancing mobility, constructability, and cost. Her holistic approach considers roadway geometry, multimodal needs, access management, and operational performance to identify practical, high-value safety improvements.

Business SH 46 Railroad Underpass Project (UPRR) – Comal County, TX

Ms. Tarrants served as Railroad Coordinator for modifications to an existing railroad underpass while maintaining uninterrupted rail operations during construction. She supported field reviews, railroad coordination, and on-site issue resolution to mitigate impacts to rail service during phased construction. Key constraints included shoofly planning, proximity to adjacent crossings, pump station needs due to the low roadway profile near the Guadalupe River, and the historic designation of the existing bridge structure. Her coordination supported constructible sequencing, railroad safety compliance, and successful roll-in placement of the final bridge.

Municipal Asset Management and Pavement Planning – Legacy Engineering Group

As General Engineering Consultant for the City of Fair Oaks Ranch, Ms. Tarrants maintains roadway asset data using ArcGIS Pro integrated with Cartegraph/OpenGov. She updates pavement inventories, supports pavement area calculations, and develops of the City's annual pavement preservation plan. Her work includes scenario evaluation based on pavement condition, available budgets, recent projects, and recommended maintenance applications. Ms. Tarrants also applies GIS to visualize transportation, roadway, and utility assets. Through layered spatial data and interactive mapping tools, she helps City staff and project teams evaluate infrastructure needs, track assets, support capital planning, and prepare clear exhibits for bidding and construction.

4. References

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LEGACY ENGINEERING GROUP

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REFERENCE ONE

Client: City of McAllen
Address: 311 N. 15th Street, McAllen, TX 78501
Contact Person: Eduardo Mendoza, PE, PTOE, City Engineer
Telephone #: 956-681-1150
Email: EdMendoza@McAllen.net
Contract Period: 2025 to Present
Scope Provided: Nolana Avenue Widening MPO Project ($12M); On-Call Engineering Contracts (Varies).

REFERENCE TWO

Client: Bexar County Public Works Department
Address: 1948 Probandt Street, San Antonio, TX 78214
Contact Person: Jesse Garcia, PE, Engineering Services Manager (Interim)
Telephone #: 210-335-3836
Email: JesseG@Bexar.org
Contract Period: 7 Years (Various Contracts)
Scope Provided: WT Montgomery Road Extension ($18M); Old Fredericksburg Road Project ($12M); Alamo Ranch Pkwy Schematic ($85M); On-Call Engineering Contracts (Varies).

References

REFERENCE THREE

Client: Texas Department of Transportation (Austin District)
Address: 9725 S. I-35, Austin, TX 78744
Contact Person: Orlando Gallegos, PE, South Travis Area Engineer
Telephone #: 512-282-2113
Email: Orlando.Gallegos@TxDOT.gov
Contract Period: 4 Years (Various Contracts)
Scope Provided: SH 16 R-CUT HSIP Project ($7M); US 181 R-CUT HSIP Project ($7M); On-Call Engineering Contracts (Varies).

5. Insurance

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Client#: 1733142 LEGACENG1

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/16/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Hartford Service Center	
USI Insurance Services, LLC 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	PHONE (A/C, No, Ext): 713 490-4600	FAX (A/C, No): 713-490-4700
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Legacy Engineering Group,PLLC 7800 IH-10 West Suite 830 San Antonio, TX 78230	INSURER A : Twin City Fire Insurance Company	29459
	INSURER B : Hartford Casualty Insurance Company	29424
	INSURER C : Arch Insurance Company	11150
	INSURER D : Hartford Accident and Indemnity Co	22357
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			61SBABH4338	06/27/2026	06/27/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $10,000 $1,000,000 $2,000,000 $2,000,000
D	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			61UECDI0202	06/27/2026	06/27/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $10000			61SBABH4338	06/27/2026	06/27/2027	EACH OCCURRENCE AGGREGATE	$5,000,000 $5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		61WECAD5PWZ	06/27/2026	06/27/2027	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$1,000,000 $1,000,000 $1,000,000
C	Professional Liab Claims Made & Rep			PAAEP0148704 Retro: 05/19/19	06/27/2026	06/27/2027	$3,000,000 per claim $3,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

First Supplemental Name applies to all policies - Legacy Engineering Group, PLLC RE: The General Liability and Auto Liability policy(s) includes an automatic Additional Insured endorsement that provides Additional Insured status to the Certificate Holder only when there is a written contract that requires such status, and only with regard to work performed on behalf of the named insured. All policies provide a Blanket Waiver of Subrogation when required by written contract, except as prohibited by law. GL - Per Project (See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
Legacy Eng. Group, PLLC TBPE Firm Registration No. 20623 7800 W. Interstate 10, Ste. 830 San Antonio, TX 78230	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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SHPZR

6. Professional Services Agreement

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ENGINEERING GROUP

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PROFESSIONAL SERVICES AGREEMENT

Legacy Engineering Group, PLLC acknowledges that it has carefully reviewed the City of Edinburg's Professional Services Agreement and understands the obligations, terms, conditions, and requirements contained therein. Legacy confirms that it currently maintains, and will continue to maintain throughout the contract term, all insurance coverages required by the Agreement and RFQ.

If selected, Legacy agrees to enter into and execute the City's Professional Services Agreement, negotiate associated scopes and fees in good faith, and perform all authorized services in accordance with the Agreement and applicable City requirements. Legacy takes no exceptions to the Professional Services Agreement as presented.

7. Contact Information

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ENGINEERING GROUP



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CONTACT ONE

Oscar Michael “Mike” Garza, PE, PTOE, PTP, RSP1
President & Chief Executive Officer
Legacy Engineering Group
7800 W Interstate 10, Suite 830
San Antonio, Texas 78230-4750
Office Phone: 210.660.1960, Ext. 401
Cell Phone: 956.645.8134
Email: Mike.Garza@LEG-PLLC.com

CONTACT TWO

Eric Hernandez, PE
Chief Operating Officer
Legacy Engineering Group
7800 W Interstate 10, Suite 830
San Antonio, Texas 78230-4750
Office: 210.660.1960 Ext. 402
Cell Phone: 210.884.1718
Email: Eric.Hernandez@LEG-PLLC.com

Contact Information

Appendix

LEGACY
ENGINEERING GROUP

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 07/13/2026

Company/Vendor Name: Legacy Engineering Group, PLLC

Printed Name and Title: Oscar Michael Garza, President and CEO

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Legacy Engineering Group, PLLC
(Full, correct legal name)

- Address: 7800 W. Interstate 10, Suite 830, San Antonio, TX 78230
- Telephone/Fax: 210-660-1960 / N/A
- Email address: Mike.Garza@LEG-PLLC.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No x

3. Is your Company authorized and/or licensed to do business in Texas? Yes x No____

4. Where is the Company's corporate headquarters located? San Antonio, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No x

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No x

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Oscar Michael Garza, President and CEO
Address: 7800 W. Interstate 10, Suite 830, San Antonio, TX 78230
Telephone: 210-660-1960
Fax: N/A
Email: Mike.Garza@LEG-PLLC.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (x).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (x)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Oscar Michael Garza, the undersigned representative of

Legacy Engineering Group, PLLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Oscar Michael Garza, President and CEO

TYPE/PRINT NAME AND TITLE:

07/13/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Oscar Michael Garza, the undersigned representative of Legacy Engineering Group, PLLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Oscar Michael Garza, President and CEO

TYPE/PRINT NAME AND TITLE:

07/13/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Oscar Michael Garza, the undersigned representative of Legacy Engineering Group, PLLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Oscar Michael Garza, President and CEO

TYPE/PRINT NAME AND TITLE:

07/13/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Oscar Michael Garza, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of Legacy Engineering Group, PLLC, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title President & CEO

Subscribed and sworn to me this 14th day of July 2026.

By: Kelsey Anne Sharp

Notary Public

KELSEY ANNE SHARP
Notary Public, State of Texas
Comm. Expires 06-01-2027
Notary ID 134387242

My commission expires 06-01-2027

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

N/A

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No N/A

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No N/A

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Oscar Michael Garza

Name of signatory

Signature

07/13/2026

Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

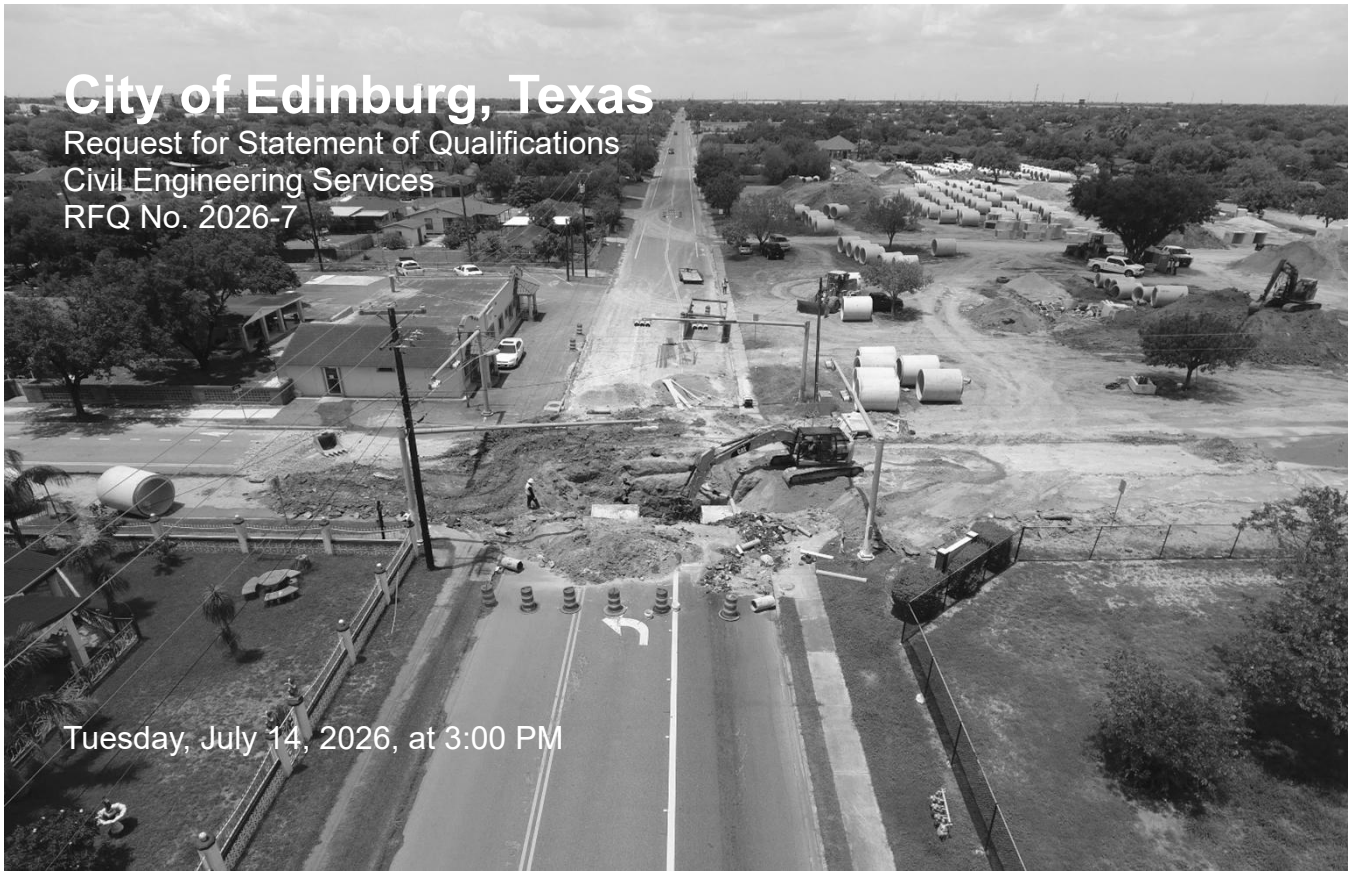
(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

LEGACY
ENGINEERING GROUP

Return to Start

STATEMENT OF
QUALIFICATIONS



Melden & Hunt, Inc.
Consultants·Engineers·Surveyors

Headquarters
115 West McIntyre Street
Edinburg, Texas 78541
P: 956.381.0981
F: 956.381.1839

PE Firm Registration No. F-1435
RPLS Firm Registration No. F-10096900

www.meldenandhunt.com

Civil Engineering | Water & Wastewater | Land Development | Irrigation | Environmental
Transportation | Surveying & Mapping | Construction Management & Inspection

TRANSMITTAL LETTER

July 14, 2026

Mardoqueo Hinojosa, P.E.
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

Ref: City of Edinburg
Request for Statement of Qualifications
Civil Engineering Services
RFQ No. 2026-7

Dear Mr. Hinojosa,

Melden & Hunt, Inc. is pleased to submit this Statement of Qualifications in response to the City of Edinburg's Request for Qualifications for On-Call Professional Engineering Services. We are excited about the opportunity to continue our longstanding partnership with the City and to provide the professional engineering services necessary to support the City's capital improvement program, infrastructure planning, development review, and engineering initiatives. With more than 79 years of dedicated service to municipalities throughout South Texas, Melden & Hunt is a multidisciplinary engineering firm uniquely qualified to provide the broad range of services requested under this RFQ.

Our firm has enjoyed a long and successful working relationship with the City of Edinburg, providing engineering services on a variety of municipal infrastructure projects over the years. Through this partnership, we have developed a comprehensive understanding of the City's engineering standards, infrastructure systems, development processes, regulatory requirements, and long-term vision for growth. This familiarity enables our team to integrate seamlessly with City staff and efficiently deliver responsive, practical, and cost-effective engineering solutions that meet the City's objectives.

As a full-service municipal engineering firm, Melden & Hunt offers extensive expertise in civil engineering, street and pavement improvements, utility infrastructure, water and wastewater systems, hydrology and hydraulics, drainage and flood mitigation, transportation and traffic engineering, construction administration, capital improvement planning, grant administration, and development review. Our multidisciplinary approach allows us to provide comprehensive engineering support for projects ranging from small task assignments to large, complex infrastructure improvements while maintaining the highest standards of technical quality and client service.

Our team understands that successful on-call engineering services require more than technical expertise they require responsiveness, flexibility, and the ability to function as an extension of the City's Engineering Department. Whether assisting with field investigations, feasibility studies, design development, environmental compliance, permitting, construction administration, public presentations, or project management, Melden & Hunt is committed to delivering timely, innovative, and sustainable engineering solutions that protect the City's investment and enhance the quality of life for its residents.

We believe that selecting Melden & Hunt, Inc. will provide the City of Edinburg with a trusted engineering partner that combines decades of municipal experience, local knowledge, and a proven record of successfully delivering infrastructure projects throughout South Texas. Our established relationships with regulatory agencies, funding entities, utility providers, and local stakeholders enable us to efficiently navigate project challenges, streamline project delivery, and maximize available funding opportunities while maintaining schedules and budgets.

We sincerely appreciate the opportunity to submit our qualifications and thank the City of Edinburg for its continued confidence in Melden & Hunt, Inc. We value the longstanding relationship we have built with the City and look forward to continuing to serve as a trusted engineering partner for years to come. Should you require any additional information or wish to discuss our qualifications further, we would welcome the opportunity to meet with you.

Thank you for your time and consideration. We look forward to continuing our partnership with the City of Edinburg and supporting its ongoing commitment to providing safe, reliable, and sustainable infrastructure for the community.

Sincerely,

Mario Reyna, P.E.
President

Contact Information

Mario Reyna, P.E.
President
Melden & Hunt, Inc.
115 West McIntyre Street
Edinburg, Texas 78541
P: 956.381.0981
M: 956.500.2734
F: 956.381.1839
E: mario@meldenandhunt.com

FIRM INFORMATION

Since its founding in 1947, Melden & Hunt, Inc. has been a trusted leader in municipal engineering, land surveying, and infrastructure development throughout South Texas. For more than 79 years, our firm has partnered with cities, counties, utility districts, and public agencies to plan, design, and deliver infrastructure improvements that strengthen communities, support economic growth, and enhance quality of life. Throughout our history, we have successfully adapted to evolving technologies, changing regulatory requirements, and increasingly complex engineering challenges while maintaining our commitment to providing exceptional professional services.

From traditional surveying and roadway design to advanced GIS applications, water and wastewater infrastructure, drainage and flood mitigation, transportation engineering, and comprehensive capital improvement programs, Melden & Hunt has consistently delivered practical, innovative, and sustainable engineering solutions. Our multidisciplinary team combines technical expertise with decades of municipal experience to successfully manage projects from initial planning and funding through design, permitting, construction, and project closeout.

A cornerstone of our success has been our longstanding relationship with the City of Edinburg. Over the years, we have had the privilege of assisting the City with numerous engineering initiatives, giving our team a comprehensive understanding of its infrastructure systems, engineering standards, development practices, regulatory environment, and long-term capital improvement goals. This familiarity enables us to respond quickly, coordinate effectively with City staff, and serve as a seamless extension of the City's Engineering Department.

While the engineering profession has evolved significantly over the past seven decades, one principle has remained constant our unwavering commitment to our clients. We take pride in building lasting relationships founded on trust, responsiveness, technical excellence, and integrity. Every project receives the personal attention of experienced professionals who are dedicated to delivering high-quality, cost-effective, and timely engineering solutions that exceed client expectations.

As the City of Edinburg continues to invest in its infrastructure and plan for future growth, Melden & Hunt is prepared to provide the responsive, multidisciplinary engineering services necessary to support the City's vision. Our proven experience, local presence, and commitment to exceptional client service make us uniquely qualified to continue serving the City as a trusted engineering partner for years to come.

Address & Phone Number:
Corporate Office Location
115 West McIntyre Street
Edinburg, Texas 78541
P: 956.381.0981
F: 956.381.1839

Firm Structure:
Melden & Hunt, Inc. is structured as an "S" Corporation in the State of Texas with a TIN# 74-1737959.

Melden & Hunt, Inc. Principals	Titles
Mario Reyna, P.E.	President
Allan F. Booe, P.E.	Vice-President
Robert Tamez, P.E, R.P.L.S.	Vice-President
Ruben James De Jesus, P.E., R.P.L.S.	Vice-President
Michael L. Hernandez	Vice-President

Firm's Licensing & Certification:
Texas Board of Professional Engineers & Land Surveyors;
Engineering: No. F-1435 / Surveying: No. 100969-00
Dunn's Registration No. 036611403 (Active Status thru 08/2026)
Texas Historically Underutilized Business (HUB) No. 1741737959500 (Active Status thru 12/2027)
Minority Business Enterprise (MBE) No. AU06618 (Active Status thru 11/2026)
HUBZone No. P1009285 (Active Status thru 12/2027)

Melden & Hunt, Inc. TXDOT Survey Certification:
Pre-certification Firm Sequence Number: 945
Pre-certification Employee Sequence Number: 19231 (Robert N. Tamez, R.P.L.S.)

Texas Department of Transportation Pre-certification Work Category Numbers:
15.1.1 Survey
15.1.2 Parcel Plats
15.1.3 Legal Descriptions
15.1.4 Right of Maps
15.2.1 Design & Construction Survey
15.4.1 Horizontal & Vertical Control for Aerial Mapping

Melden & Hunt, Inc. has assembled a highly qualified multidisciplinary team of engineering professionals with the technical expertise, municipal experience, and local knowledge necessary to successfully deliver the full range of on-call engineering services requested by the City of Edinburg. Each member of our proposed team is a full-time employee of Melden & Hunt, Inc. and has extensive experience providing planning, evaluation, design, permitting, construction administration, and project management services for municipal infrastructure projects throughout South Texas.

Beyond their technical qualifications, our team offers the significant advantage of a longstanding professional relationship with the City of Edinburg. Having successfully collaborated with the City on numerous engineering projects over the years, our professionals possess a thorough understanding of the City's engineering standards, development review processes, infrastructure

systems, regulatory requirements, and capital improvement objectives. This familiarity enables our team to integrate seamlessly with City staff, respond quickly to assignments, and efficiently deliver high-quality engineering solutions while minimizing project startup time.

Our team will operate from Melden & Hunt's Edinburg office, allowing us to provide immediate responsiveness and personalized service whenever requested by the City. This local presence ensures that our engineers are readily available for field investigations, coordination meetings, development reviews, public presentations, emergency response, construction observation, and other on-call assignments. Supported by the firm's full complement of engineering, surveying, GIS, environmental, and construction administration professionals, our local staff has the resources and flexibility to manage multiple task orders simultaneously while consistently meeting project schedules and maintaining the highest standards of quality.

Melden & Hunt is committed to serving as an extension of the City's Engineering Department by providing experienced professionals who are responsive, accessible, and dedicated to helping the City of Edinburg successfully plan, design, and implement infrastructure improvements that support the community's continued growth and long-term success.

Melden & Hunt, Inc. has designated Mr. Mario Reyna, P.E., as the Principal-in-Charge and Chief Project Engineer for the City of Edinburg. Mr. Reyna will provide executive oversight for all task orders and serve as the City's primary executive resource, ensuring that every assignment receives the firm's highest level of technical expertise, quality assurance, and management support. He will work closely with City staff to establish project priorities, develop work plans, allocate resources, and monitor schedules, budgets, and overall project performance to ensure each assignment is completed efficiently and in accordance with the City's expectations.

Working collaboratively with the project team, Mr. Reyna will serve as an extension of the City's Engineering Department by providing responsive leadership, technical guidance, and proactive communication throughout the duration of each assignment. He will be responsible for assembling the most qualified personnel for each task order, drawing upon Melden & Hunt's multidisciplinary staff to provide the specialized expertise required for projects involving transportation, streets, utilities, drainage, water and wastewater systems, traffic engineering, construction administration, and capital improvement planning. Mr. Reyna is committed to ensuring that the appropriate technical resources are readily available to meet the City's needs and deliver projects on schedule and within budget.

Supporting Mr. Reyna will be Mr. Ruben James De Jesus, P.E., R.P.L.S., who will serve as a senior engineering resource and provide valuable technical leadership based on more than 15 years of municipal engineering experience throughout South Texas. Mr. De Jesus will assist with project planning, technical reviews, design oversight, and coordination with City staff while ensuring that each assignment benefits from sound engineering judgment and practical, cost-effective solutions. He will also help ensure that key project personnel remain actively engaged throughout each task

order and that the necessary technical specialists and support staff are available to successfully complete every assignment.

Both Mr. Reyna and Mr. De Jesus are based in Melden & Hunt's Edinburg office, which serves as the firm's primary operations center for serving the City of Edinburg. This local presence enables our team to respond quickly to requests for engineering support, attend meetings and field investigations on short notice, coordinate closely with City staff, and provide the level of accessibility and responsiveness expected of an on-call engineering consultant. Together, they are committed to delivering exceptional client service while serving as a trusted extension of the City's Engineering Department.

Mario Reyna, P.E.
Office Number: 956.381.0981 **Mobile Number:** 956.500.2734
Fax Number: 956.381.1839 **E-Mail:** mario@meldenandhunt.com

Melden & Hunt, Inc. maintains a highly experienced and flexible multidisciplinary team capable of providing the full range of engineering services requested by the City of Edinburg. Our depth of technical expertise enables us to efficiently assemble project teams that are specifically tailored to the requirements of each individual task order. Whether the City requires support for utility infrastructure, water and wastewater systems, drainage, traffic engineering, or construction administration, we have the personnel and resources readily available to respond quickly and effectively.

Our staff includes licensed Professional Engineers, Professional Land Surveyors, technical specialists, CAD designers, construction administrators, grant specialists, and support personnel with extensive experience serving municipalities throughout South Texas. This depth of expertise allows us to manage multiple assignments simultaneously while maintaining the high level of quality, responsiveness, and technical excellence that the City expects from its engineering consultant.

At Melden & Hunt, we believe that successful project delivery begins with strong communication and collaboration. Our clients benefit from direct access to key project personnel and decision-makers, ensuring prompt responses, clear communication, and proactive coordination throughout every phase of an assignment. Supported by our experienced technical staff and comprehensive quality assurance/quality control program, we consistently deliver accurate, cost-effective, and technically sound engineering solutions that are completed on schedule and within budget.

Our local presence in Edinburg, combined with the depth of our multidisciplinary team, enables us to serve as a seamless extension of the City's Engineering Department, providing the resources, expertise, and responsiveness necessary to successfully support the City's ongoing capital improvement program and on-call engineering needs.

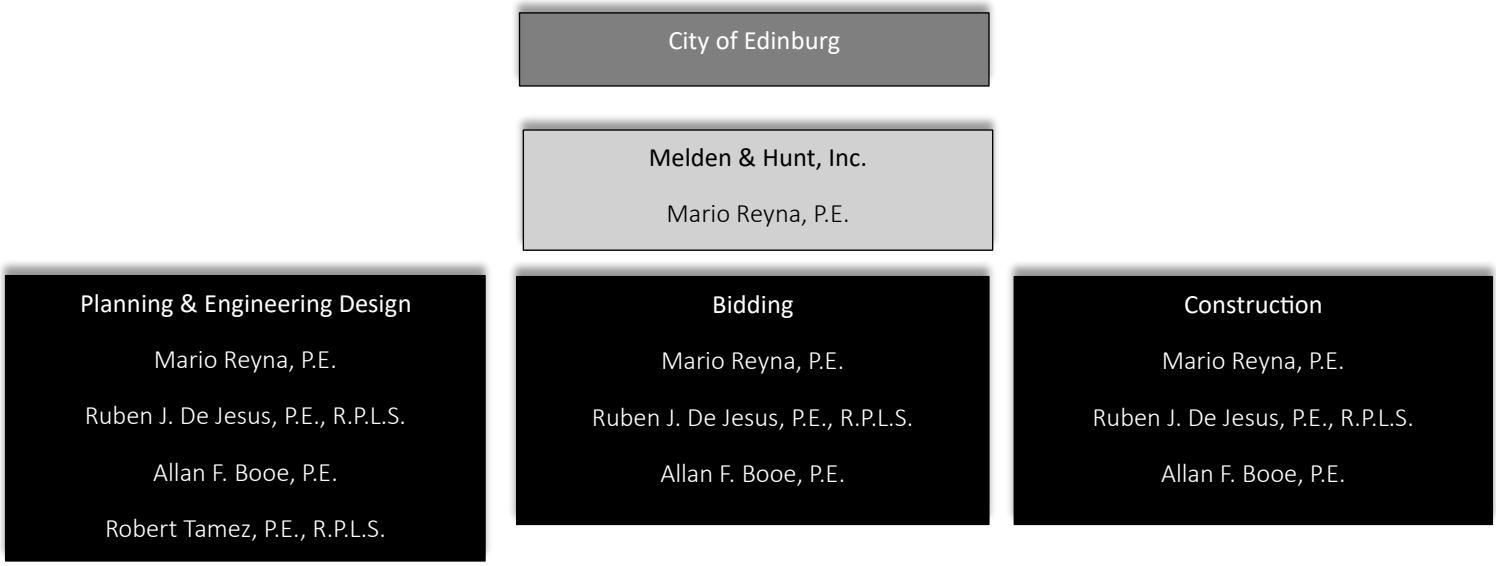
Melden has the following in house professionals:

Description	No. of Staff
Registered Civil Engineer	6
Licensed Professional Land Surveyors	3
Licensed Water and Wastewater Plant Operators	2
Project Manager	1
Engineering CADD Designers	11
Survey CADD & Field Technicians	17
Construction Inspectors	3
GIS Technician	1
Project Administrators	4
Office Management Administrators	7

Organizational Chart

Project Organization, alongside the assignment of qualified, responsive, and experienced personnel are the most important factors to ensure a project's success. Beginning with Melden & Hunt, Inc.'s ***Mr. Mario Reyna, P.E.***, as the assigned Project Principal, he will hold primary management and decision-making responsibility for your project, for our proposed team. The given organizational chart also shows other key professionals that will have responsibility for individual project tasks, as well as other key entities involved in the project.

The core management team will be as follows:



Assigned Project Team Leads – All Located in the Edinburg, Texas Corporate Office Location:

Name	Project Role
Mario Reyna, P.E.	Project Principal and Chief Project Engineer
Ruben J. De Jesus, P.E., R.P.L.S.	Design Engineer and Land Surveyor
Allan F. Booe, P.E.	Utility Engineer
Robert Tamez, P.E., R.P.L.S.	Design Engineer and Land Surveyors

Melden & Hunt, Inc. understands the importance of continuity, responsiveness, and reliability in providing on-call engineering services to the City of Edinburg. To ensure uninterrupted project delivery, we maintain a well-structured staffing approach that allows us to seamlessly transition responsibilities should key personnel become unavailable during the course of an assignment.

Our multidisciplinary team consists of experienced engineers, project managers, and technical professionals who are cross-trained across multiple disciplines and supported by comprehensive project documentation and established quality control procedures. This enables us to quickly reassign qualified personnel while maintaining project schedules, continuity, and the high level of service expected by the City.

Through proactive project oversight, strong internal communication, and the depth of our technical staff, Melden & Hunt is fully prepared to provide uninterrupted engineering support and consistently deliver high-quality, timely, and cost-effective services throughout the term of the City's on-call engineering contract.



Personnel
Mario Reyna, P.E.



Present Position
Principal In Charge

Professional Registration
Licensed Professional Engineer
Texas No. 117368

Education
University of Texas at San Antonio
BS Civil Engineering, 2009

Areas of Expertise
Wastewater Treatment Design
Water Treatment Design
Collection System Design
Distribution System Design
Lift Stations
Permitting
Construction Administration
Hydraulic Modeling
Project Funding
Pump Selection
Grading
Drainage
Paving
Roads
Site Planning
Land Development

Government Agency Experience
Texas Water Development Board
USDA Rural Development
North American Development Bank
Texas Commission on Environmental Quality
US Environmental Protection Agency
US Fish and Wildlife
US Army Corp of Engineers
Texas Parks and Wildlife
Texas Historical Commission

As Principal in Charge, Mr. Mario Reyna brings an unmatched level of leadership, technical expertise, and dedication to every project he oversees. With decades of experience in municipal engineering, construction management, and large-scale infrastructure development, Mr. Reyna possesses a deep understanding of the unique challenges facing City of Edinburg. His extensive knowledge of paving and drainage systems, flood mitigation strategies, and regulatory compliance ensures that every project meets the highest standards of quality, efficiency, and resilience.

Mr. Reyna has a proven track record in successfully planning, designing, and executing complex drainage projects. He understands the intricacies of stormwater management, flood control infrastructure, detention and retention systems, and channel improvements—critical elements in enhancing the region's ability to mitigate flooding and protect communities. His ability to analyze hydrologic and hydraulic data, implement sustainable drainage solutions, and navigate regulatory requirements makes him an invaluable resource for the City's ongoing and future initiatives.

His expertise extends beyond technical proficiency; Mr. Reyna excels in coordinating large-scale drainage and infrastructure projects, managing multidisciplinary teams, and fostering strong relationships with key stakeholders. He is committed to proactive problem-solving, ensuring that potential challenges are addressed before they become obstacles. His strategic vision, combined with his hands-on approach, guarantees that every project is executed with precision and tailored to the City's specific needs.

Beyond his technical expertise, Mr. Reyna is known for his unwavering commitment to client success. He understands the importance of transparency, responsiveness, and collaboration, making him a trusted partner in delivering innovative, cost-effective drainage solutions. Whether leading major flood control initiatives, improving stormwater conveyance systems, or overseeing critical drainage enhancements, Mr. Reyna is dedicated to ensuring that every project contributes to the long-term sustainability and resilience of the City. The City of Edinburgcan move forward with confidence, knowing that under his leadership, Melden & Hunt, Inc. will deliver exceptional results that protect and enhance the community.

Personnel
Ruben James De Jesus, P.E., R.P.L.S.



Present Position
Civil Engineer and Land Surveyor

Professional Registration
Licensed Professional Engineer
Texas No. 126282

Licensed Professional Land Surveyor
Texas No. 6813

Education
University of Texas Pan American
BS Civil Engineering, 2011

Areas of Expertise
Wastewater Treatment Design
Water Treatment Design
Collection System Design
Distribution System Design
Lift Stations
Permitting
Construction Administration
Hydraulic Modeling
Project Funding
Pump Selection
Grading
Drainage
Paving
Roads
Site Planning
Land Development

Government Agency Experience
Texas Water Development Board
USDA Rural Development
North American Development Bank
Texas Commission on Environmental Quality
US Environmental Protection Agency
US Fish and Wildlife
US Army Corp of Engineers
Texas Parks and Wildlife
Texas Historical Commission

Mr. Ruben De Jesus has dedicated his civil engineering career to Melden & Hunt, Inc., joining the firm after earning his degree from the University of Texas-Pan American. With a wealth of experience in land surveying and civil engineering, he has successfully designed and managed a diverse range of projects for both public and private sectors across South Texas. His expertise spans critical areas such as drainage infrastructure, flood control, roadway design, and utility development, making him a valuable asset in delivering comprehensive engineering solutions. His deep understanding of surveying and project execution allows him to translate complex data into practical, high-performing designs that align with regulatory standards and community needs.

As Design Engineer and Land Surveyor for this proposed project, Mr. De Jesus will play a key role in ensuring its successful planning and execution. He will develop a detailed work plan, oversee scheduling, and coordinate all project tasks with precision and efficiency. His unwavering commitment to the City of Edinburg goes beyond technical expertise—he will act as an extension of your staff, proactively addressing challenges and responding promptly to any project needs, even on short notice. Dedicated to delivering results, he will leverage all available resources to keep the project on track and within scope.

Operating from our Edinburg office, Mr. De Jesus will remain readily accessible for consultations, ensuring seamless communication and immediate responsiveness to any requests. His hands-on approach, problem-solving mindset, and passion for excellence make him a trusted partner in delivering high-quality drainage improvements that enhance the resilience and functionality of the region's infrastructure. The City of Edinburg can rely on his leadership, technical knowledge, and steadfast commitment to achieving project success.

UNDERSTANDING OF THE PROJECT

Melden & Hunt, Inc. understands that the City of Edinburg is seeking a highly qualified and responsive engineering firm to provide comprehensive on-call professional engineering services in support of the City's Capital Improvement Program (CIP), infrastructure maintenance, and future development. We recognize that the City requires a trusted partner capable of responding quickly to project assignments while providing innovative, practical, and cost-effective engineering solutions that improve the quality of life for its residents and support continued economic growth.

As one of the fastest-growing communities in South Texas, the City of Edinburg faces the ongoing challenge of expanding and maintaining critical public infrastructure while balancing growth, regulatory compliance, public safety, environmental stewardship, and fiscal responsibility. Successfully meeting these challenges requires an engineering consultant with extensive municipal experience, local knowledge, and the technical resources to deliver projects efficiently from planning through construction.

Melden & Hunt has proudly served communities throughout South Texas for decades and has developed a thorough understanding of the engineering, environmental, permitting, and regulatory requirements associated with municipal infrastructure projects. Our familiarity with City operations, regional conditions, and coordination with agencies such as TxDOT, TCEQ, FEMA, USACE, TWDB, Hidalgo County Drainage Districts, utility providers, and other stakeholders enables us to efficiently advance projects while minimizing delays.

Comprehensive Municipal Engineering Services

We understand that on-call engineering services require flexibility and responsiveness. Assignments may range from small evaluations and emergency response efforts to large-scale capital improvement projects. Our multidisciplinary staff is prepared to provide engineering services for a wide variety of municipal infrastructure projects, including:

- Water distribution systems and transmission mains.
- Wastewater collection systems and treatment facilities.
- Drainage and stormwater management improvements.
- Streets, roadways, and intersection improvements.
- Traffic control and transportation engineering.
- Bridge and structural engineering.
- Utility relocations and coordination.
- Site development and municipal facilities.
- Parks and recreational improvements.
- Pavement rehabilitation and reconstruction.
- Hydraulic and hydrologic analyses.
- Engineering studies, master planning, and feasibility evaluations.
- Construction plans, specifications, and contract documents.
- Bid phase assistance and procurement support.
- Construction administration, observation, and project closeout.
- Grant application support and funding coordination.
- Responsive Project Delivery

We recognize that the success of an on-call engineering contract depends on the consultant's ability to respond quickly and efficiently to City requests. Melden & Hunt has established project management procedures that allow us to mobilize staff immediately, assign experienced professionals, and begin work without unnecessary delays.

Each assignment is managed by a dedicated Project Manager who serves as the City's single point of contact, ensuring consistent communication, prompt responses, and accountability throughout every phase of the project. Our team maintains close coordination with City staff to clearly define project objectives, establish realistic schedules, monitor budgets, and proactively address potential challenges before they impact project delivery.

Quality Engineering Solutions

Our engineering philosophy focuses on developing practical, sustainable, and constructible solutions that maximize the City's investment in public infrastructure. Every project undergoes a comprehensive Quality Assurance/Quality Control (QA/QC) review to ensure technical accuracy, regulatory compliance, and complete construction documents.

Our engineers utilize the latest design software, hydraulic modeling programs, GIS technologies, surveying equipment, and CAD platforms to produce efficient, accurate, and reliable engineering solutions that comply with City standards, TxDOT requirements, TCEQ regulations, and all applicable local, state, and federal requirements.

Construction Phase Services

Our commitment to the City extends well beyond design. Melden & Hunt provides comprehensive construction phase services that help ensure projects are completed in accordance with the approved plans, specifications, budget, and schedule.

These services include contractor coordination, pre-construction meetings, shop drawing and submittal reviews, responses to Requests for Information (RFIs), construction observation, pay estimate review, change order evaluation, final inspections, project documentation, and project closeout. Throughout construction, our engineers work collaboratively with City staff and contractors to resolve issues quickly while protecting the City's interests.

Local Experience and Long-Term Partnership

Our team understands the unique engineering challenges facing the City of Edinburg, including aging infrastructure, continued residential and commercial development, drainage improvements, utility system expansion, transportation enhancements, and the need to maximize available funding opportunities. We recognize that every assignment contributes to the City's long-term vision for sustainable growth and improved public services.

Melden & Hunt is committed to developing a long-term partnership with the City by providing responsive service, sound engineering judgment, innovative solutions, and exceptional client support. Our goal is to become an extension of the City's engineering staff by delivering dependable technical expertise, maintaining open communication, and consistently exceeding expectations.

Commitment to Excellence

Melden & Hunt appreciates the opportunity to submit our qualifications to serve the City of Edinburg as its on-call engineering consultant. We are committed to providing the technical expertise, responsiveness, and personalized service necessary to successfully deliver projects of every size and complexity.

Our experience with municipal infrastructure, multidisciplinary capabilities, and dedication to quality position us to provide the City of Edinburg with reliable engineering services that enhance public safety, strengthen infrastructure, improve resiliency, and support the City's continued growth for many years to come.



FIRM EXPERIENCE & QUALIFICATIONS

Delivering Responsive Municipal Engineering Services Since 1947

Since 1947, Melden & Hunt, Inc. has provided comprehensive professional engineering, surveying, and construction management services to municipalities, counties, water districts, state agencies, and federal agencies throughout South Texas. With nearly eight decades of experience, our firm has successfully completed hundreds of public infrastructure projects while establishing a reputation for technical excellence, responsiveness, and dependable client service.

Our Edinburg office is strategically located to provide immediate support to the City, allowing our staff to respond quickly to project needs, field investigations, construction issues, development reviews, and emergency situations. This local presence enables us to provide the level of service expected from an on-call engineering consultant while maintaining direct communication with City staff.

Melden & Hunt understands that on-call municipal engineering requires more than design expertise. It requires the ability to respond quickly, manage multiple assignments simultaneously, coordinate with numerous agencies and stakeholders, and consistently deliver projects on schedule and within budget. Our team has the personnel, experience, and resources necessary to successfully support the City of Edinburg's Engineering Department.

Comprehensive Municipal Engineering Services

Our firm provides multidisciplinary engineering services covering virtually every aspect of municipal infrastructure. Our experience includes:

- Street infrastructure evaluations and roadway improvements
- Pavement management and rehabilitation programs
- Utility infrastructure evaluation and replacement
- Water distribution system design
- Wastewater collection system design
- Drainage improvements and stormwater management
- Hydrologic and hydraulic studies
- Traffic engineering and traffic signal design
- Civil site development
- Environmental permitting and regulatory compliance
- Construction administration and resident project representation
- Capital Improvement Program (CIP) planning and implementation

These services closely align with the disciplines identified by the City of Edinburg for its on-call engineering services contract.

Experience Supporting Municipal Capital Improvement Programs

Melden & Hunt has extensive experience assisting municipalities with every phase of capital improvement projects, including:

- Field investigations and engineering studies
- Feasibility analyses and alternatives evaluations
- Preliminary engineering reports
- Cost estimating and budgeting
- Preparation of plans, specifications, and contract documents
- Bid phase services
- Construction administration
- Construction observation
- Final project closeout

Our engineers routinely coordinate with utility companies, developers, regulatory agencies, contractors, funding agencies, and public stakeholders to ensure projects progress efficiently from planning through construction.

Development Review and Municipal Support

Beyond traditional engineering design, our staff regularly assists municipalities by providing technical support for development-related activities, including:

- Engineering review of subdivision plats
- Review of private development plans
- Utility availability evaluations
- Drainage reviews
- Engineering permit reviews
- Coordination with developers and consultants
- Preparation of engineering recommendations
- Technical presentations before City Councils, Planning & Zoning Commissions, utility boards, and public meetings

Our familiarity with municipal development processes allows us to serve as an extension of City engineering staff whenever additional resources are required.

Water, Wastewater, Drainage and Utility Infrastructure

Melden & Hunt has designed, rehabilitated, and managed numerous municipal utility projects throughout South Texas. Our experience includes:

- Water treatment facilities

- Water distribution systems
- Groundwater production wells
- Wastewater treatment facilities
- Wastewater collection systems
- Lift stations
- Force mains
- Storm sewer systems
- Drainage channels
- Culverts
- Regional detention facilities
- Flood mitigation improvements

Our engineers utilize the latest hydraulic modeling, GIS technologies, and engineering software to develop cost-effective, sustainable infrastructure solutions that improve system reliability while meeting regulatory requirements.

Roadway and Transportation Improvements

Our transportation experience includes the planning, design, rehabilitation, and construction management of municipal streets, collectors, thoroughfares, and TxDOT-related roadway improvements.

Services include:

- Street reconstruction
- Pavement rehabilitation
- Intersection improvements
- ADA compliance
- Traffic control plans
- Utility coordination
- Drainage integration
- Right-of-way coordination
- Construction phase services

Our roadway designs emphasize public safety, efficient traffic flow, long-term durability, and maintainability.

Experience with State and Federal Funding Programs

Melden & Hunt has extensive experience delivering projects funded through local, state, and federal agencies, including:

- Texas Water Development Board (TWDB)

- Texas Department of Transportation (TxDOT)
- USDA Rural Development
- Bureau of Reclamation
- NADBank
- FEMA
- HUD Community Development Block Grant Programs
- Texas General Land Office
- Texas Department of Agriculture

Our staff understands the unique documentation, procurement, reporting, environmental compliance, and grant administration requirements associated with these funding sources, allowing our clients to maintain compliance while maximizing available funding opportunities.

Commitment to Responsiveness and Schedule

The City of Edinburg's evaluation places significant emphasis on the firm's ability to meet schedules and deadlines. Melden & Hunt has developed proven project management procedures that emphasize responsiveness, communication, and accountability. Dedicated project managers monitor project schedules, coordinate internal resources, and maintain continuous communication with City staff to ensure assignments are completed accurately and on time.

Because our professionals are located within the Rio Grande Valley, we are able to provide rapid response for meetings, construction observations, field investigations, emergency utility issues, and other time-sensitive assignments.

Qualified Staff and Local Resources

Melden & Hunt employs experienced professional engineers, project managers, CAD technicians, construction inspectors, surveyors, GIS specialists, and support personnel who routinely collaborate across multiple engineering disciplines.

Our multidisciplinary approach allows us to efficiently staff projects of varying size and complexity while providing continuity throughout the life of each assignment. The depth of our technical staff ensures that specialized expertise is readily available whenever required.

A Proven Municipal Partner

For nearly 80 years, municipalities throughout South Texas have relied on Melden & Hunt to deliver practical engineering solutions that improve public infrastructure and enhance quality of life. Our long-standing relationships with local governments are built on technical competence, responsiveness, integrity, and a commitment to exceptional client service.

Melden & Hunt is prepared to serve as an extension of the City of Edinburg's Engineering Department by providing timely, innovative, and cost-effective engineering services that support the City's Capital Improvement Program, development activities, and long-term infrastructure goals. Our experience, local presence, multidisciplinary capabilities, and commitment to meeting schedules make us exceptionally qualified to provide the professional engineering services requested under this RFQ.

This version is much stronger for the Edinburg RFQ because it directly addresses the City's requested engineering disciplines, emphasizes responsiveness and schedule adherence (30% of the evaluation), highlights the qualifications of the engineering team (40% of the evaluation), and focuses on municipal engineering support rather than predominantly roadway and bridge design.

Project No. 1

Client's Name: Hidalgo County Drainage District No. 1
Type of Organization: Special District
Address: 902 N. Doolittle Road, Edinburg, Texas 78542

Contact Person: Raul E. Sesin, PE, CFM Title: General Manager
Telephone: 956.292.7080 E-mail: raul.sesin@hcdd1.org

Project Information

Name of Project: HCDD No. 1 East Mercedes Drainage Ditch Improvement Project (2018 Bid Bond Project No. Area 10A)
Scope of Work: Expansion of existing drainage ditch, topographical surveying, right of way acquisition, plans and specifications, cost estimating, bid phase services, construction inspection and construction management.

Contract Period: From 2018 to 2025
Cost: Projected $: 4.2M Actual $: TBD
Timeframe (Include Unit Measure) Projected TBD Actual TBD
Status as of 03/2025 (Circle One) Complete (In Progress) Canceled
Date

Project No. 2

Client's Name: City of McAllen
Type of Organization: Political Subdivision-Municipality
Address: 1300 Houston Avenue, McAllen, Texas 78501

Contact Person: Edwardo Mendoza, P.E. Title: Director of Engineering
Telephone: 95.681.1150 E-mail: edmendoza@mcallen.net

Project Information
Name of Project: Boeye Reservoir Mass Grading Project
Scope of Work: Proposed regional detention facility and reclaim of existing raw water reservoir. Preparation of plans and specifications, grading plan, cost estimates, topographical surveying, bid phase services, construction inspection, construction management, construction staking.
Contract Period: From 03/2024 to 12/2025
Cost: Projected $: 2.9M Actual $: TBD
Timeframe (Include Unit Measure) Projected 225 Calendar Days Actual TBD
Status as of 03/2025 (Circle One) Complete (In Progress) Canceled
Date

Project No. 3

Client's Name: City of Edinburg
Type of Organization: Political Subdivision-Municipality
Address: 415 W. University Drive, Edinburg, Texas 78539

Contact Person: Mardoqueo Hinojosa, P.E. Title: City Engineer
Telephone: 956.388.8211 E-mail: mhinojosa@cityofedinburg.com

Project Information
Name of Project: South Central Original Townsite Drainage Improvement Project
Scope of Work: Drainage Improvements along Sprauge Road from 8th Street to 18th Street. Preparation of plans and specifications, grading plan, cost estimates, topographical surveying, bid phase services, construction inspection, construction management, construction staking.
Contract Period: From 03/2019 to 03/2020
Cost: Projected $: 2.6M Actual $: 2.8M
Timeframe (Include Unit Measure) Projected 210 calendar days Actual 267 calendar days
Status as of _____ (Circle One) (Complete) In Progress Canceled
Date

Project No. 4

Client's Name: City of Mission
Type of Organization: Political Subdivision-Municipality
Address: 1201 E. 8th Street, Mission, Texas 78572

Contact Person: JP Terrazas, PE Title: Assistant City Manager
Telephone: 956.580.8650 E-mail: jpterrazas@missiontexas.us

Project Information

Name of Project: Walsh Road Paving and Drainage Improvement Project
Scope of Work: Extension of Walsh Road to Frontage Road of US Highway 83/Interstate 2. Proposed detention pond outfall and paving improvements. Preparation of plans and specifications, grading plan, topographical surveying, construction staking, plan and profiles, cost estimates, bid phase services, construction inspection, construction management.

Contract Period: From 05/2024 to 12/2025
Cost: Projected $: 1.8M Actual $: TBD
Timeframe (Include Unit Measure) Projected 330 calendar days Actual TBD
Status as of 03/2025 (Circle One) Complete (In Progress) Canceled
Date



REFERENCES

Melden & Hunt, Inc. has built long-standing relationships with municipalities, water supply corporations, irrigation districts, counties, and state and federal agencies throughout South Texas by consistently delivering responsive, high-quality engineering services. Our clients rely on us for our technical expertise, timely project delivery, proactive communication, and commitment to providing practical, cost-effective solutions.

Our references represent a diverse portfolio of municipal engineering assignments, including capital improvement programs, roadway and drainage improvements, water and wastewater infrastructure, utility relocations, subdivision development, grant-funded projects, construction administration, and on-call engineering services. These clients can attest to our ability to meet schedules and deadlines, provide responsive service, effectively coordinate with regulatory agencies and stakeholders, and successfully manage projects from planning through construction.

The references included in this Statement of Qualifications have first-hand knowledge of our firm's performance and can speak to our professionalism, technical competence, reliability, and dedication to serving the needs of local governments. We are proud of the long-term relationships we have developed and believe they reflect Melden & Hunt's commitment to delivering exceptional engineering services and becoming a trusted extension of our clients' staff.

Melden & Hunt welcomes the opportunity for the City of Edinburg to contact any of the listed references regarding our qualifications, project experience, responsiveness, and overall performance. We are confident they will confirm our reputation for delivering quality engineering services on time, within budget, and in a manner that consistently exceeds client expectations.

LISTING OF REFERENCES			
Client	Contact	Phone	Project
North Alamo WSC	Steve Sanchez	(956) 383-1618	Various Utility Projects
North Alamo WSC	Robert Rodriguez	(956) 383-1618	Various Utility Projects
City of Mission	JP Terrazas, P.E.	(956) 585-3275	Various Municipal Projects
City of Pharr	Ruben Rosales	(956) 402-4300	Various Utility Projects
City of Edinburg	Mardoqueo Hinojosa, P.E.	(956) 388-8204	Various Municipal Projects
City of Edinburg	Gerado Carmona, P.E.	(956) 388-8204	Various Utility Projects

INSURANCE

Melden & Hunt, Inc. fully understands the insurance requirements outlined in the City of Edinburg's Request for Qualifications and maintains insurance coverage that meets or exceeds the required limits for professional engineering services. We carry comprehensive General Liability, Professional Liability (Errors and Omissions), Automobile Liability, and Workers' Compensation insurance through financially sound and reputable insurance carriers.

Our firm has successfully maintained the insurance requirements necessary to perform engineering services for municipalities, counties, state agencies, and federally funded projects throughout Texas. Upon selection, Melden & Hunt will provide certificates of insurance naming the City of Edinburg as an Additional Insured, where required, and will comply with all insurance provisions contained in the Professional Services Agreement.

Melden & Hunt has an excellent risk management program and a strong history of safe project delivery, allowing us to maintain continuous insurance coverage while protecting the interests of our clients, employees, and project stakeholders. We are fully prepared to satisfy all insurance requirements for the duration of the contract and any subsequent task orders issued by the City of Edinburg.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
AssuredPartners Design Professionals Ins. Svc. LLC
1325 4th Ave, Suite 2100
Seattle WA 98101

License#: 6003745

CONTACT NAME: Jim Ledbetter
PHONE (A/C, No, Ext): 360-626-2019 **FAX (A/C, No):** 360-626-2019
E-MAIL ADDRESS: certsdesignpro@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Pacific Insurance Company, Limited	10046
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Melden & Hunt, Inc.
115 W McIntyre St
Edinburg TX 78541

MELD&HU-01

COVERAGES **CERTIFICATE NUMBER:** 2027451956 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			13OH050577726	2/15/2026	2/15/2027	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Additional Insured Status is not available on Professional Liability Policy.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER

State Farm

STATE FARM INSURANCE
ROBERT ELIZALDE
5107 S MCCOLL RD
EDINBURG, TX 78539

CONTACT NAME: Nereida Rivera
PHONE (A/C, No, Ext): (956) 683-9800 **FAX (A/C, No):** (956) 683-9810
E-MAIL ADDRESS: INFO@ROBERTELIZALDE.COM

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm Mutual Automobile Insurance Company	25178
INSURER B : State Farm Fire and Casualty Company	25143
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

MELDEN & HUNT, INC
115 W MCINTYRE ST
EDINBURG, TX 78541

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	☐ COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	**AUTOMOBILE LIABILITY**						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	☒ **UMBRELLA LIAB** ☒ OCCUR						EACH OCCURRENCE	$ 5,000,000
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$ 5,000,000
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nereida Rivera

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Leena Smith	
Valley Insurance Services Co 508 S 12th Ave Edinburg, TX 78539	PHONE (A/C, No, Ext): 956-383-1696	FAX (A/C, No): 956-383-6195
	E-MAIL ADDRESS: leena@vis-co.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Transportation Insurance Company	
INSURED Melden and Hunt 115 W. McIntyre Edinburg, TX 78539	INSURER B : Texas Mutual Insurance Companies	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y				EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Leena Smith

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Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1741737959500**
Approval Date: **December 14, 2023**
Scheduled Expiration Date: **December 14, 2027**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

MELDEN & HUNT, INC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **December 14, 2023**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

PROFESSIONAL SERVICE AGREEMENT

Melden & Hunt, Inc. has reviewed the City of Edinburg's Professional Services Agreement and fully understands the contractual requirements, responsibilities, and obligations associated with providing on-call professional engineering services. We acknowledge the terms and conditions outlined in the Agreement and are prepared to execute the contract upon selection, subject to the successful negotiation of project-specific scopes of work and compensation in accordance with the Texas Professional Services Procurement Act.

Our firm has extensive experience entering into professional services agreements with municipalities, counties, water districts, state agencies, and federal funding agencies throughout Texas. We understand the importance of complying with contractual requirements related to insurance, indemnification, record retention, project documentation, regulatory compliance, and professional standards of care.

Melden & Hunt confirms that we are capable of meeting the insurance requirements identified in the Agreement and will provide all required certificates of insurance and supporting documentation prior to the commencement of services. We are committed to maintaining open communication, delivering responsive service, and performing all engineering services in accordance with applicable federal, state, and local regulations, as well as the highest standards of professional practice.

Should Melden & Hunt be selected, we are prepared to promptly execute the Professional Services Agreement and begin providing engineering services as an extension of the City of Edinburg's Engineering Department. We look forward to establishing a collaborative, long-term partnership focused on delivering quality infrastructure improvements that support the City's continued growth and success.



CONTACT INFORMATION

Melden & Hunt, Inc. has designated experienced professionals to serve as the City's primary points of contact throughout the duration of this contract. Our management approach emphasizes accessibility, responsiveness, and timely communication to ensure the City of Edinburg receives prompt attention for every assignment, regardless of size or complexity.

Our designated contacts are authorized to coordinate engineering services, assign qualified personnel, monitor project schedules, respond to City requests, and provide the leadership necessary to successfully deliver projects in accordance with the City's expectations. Together, they provide the technical expertise, management experience, and continuity needed to support the City of Edinburg's Engineering Department.

The contact information for Melden & Hunt, Inc. is provided below:

Primary Contact
Mario Reyna, P.E.
Principal-in-Charge
Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541
Office: (956) 381-0981
Email: mario@meldenandhunt.com

Secondary Contact
Ruben James De Jesus, P.E., R.P.L.S.
Project Engineer & Registered Professional Land Surveyor
Melden & Hunt, Inc.
115 W. McIntyre Street
Edinburg, Texas 78541
Office: (956) 381-0981
Email: ruben@meldenandhunt.com

Melden & Hunt is committed to maintaining open communication and providing responsive, dependable engineering services throughout the term of the agreement. With our office conveniently located in Edinburg, our team is readily available to attend meetings, conduct site visits, respond to project needs, coordinate with City staff, and provide timely technical support. Our local presence enables us to serve as a true extension of the City of Edinburg's Engineering Department by delivering accessible, reliable, and high-quality engineering services whenever they are needed.

WE LISTEN. WE ENGINEER. WE DELIVER.

It is our sincere hope that the dedication, responsiveness, and technical excellence reflected in Melden & Hunt, Inc.'s longstanding commitment to municipal engineering demonstrate the level of professional service we are prepared to provide the City of Edinburg. For decades, Melden & Hunt has had the privilege of partnering with the City on numerous infrastructure initiatives, establishing a trusted working relationship founded on collaboration, technical excellence, and a shared commitment to serving the community. This long-standing partnership has provided our team with a thorough understanding of the City's engineering standards, infrastructure systems, development processes, and long-term capital improvement objectives.

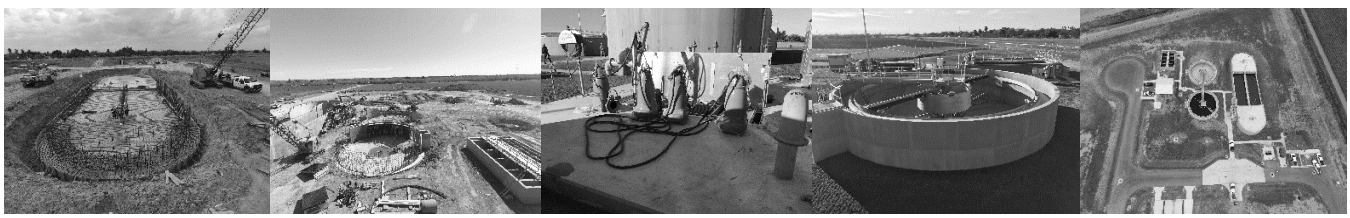
At Melden & Hunt, Inc., our goal is to bring the full strength of our multidisciplinary engineering team—supported by more than 79 years of service to communities across South Texas, advanced technical resources, and innovative engineering solutions—to assist the City in planning, evaluating, designing, and implementing infrastructure improvements that support continued growth and enhance the quality of life for its residents.

Our team has extensive experience delivering a broad range of municipal engineering services, including street and pavement improvements, utility infrastructure, water and wastewater systems, drainage and flood mitigation, hydrology and hydraulics, capital improvement planning, construction administration, development review, and grant-funded infrastructure projects. We understand the importance of providing timely, practical, and cost-effective engineering solutions while maintaining close coordination with City staff, regulatory agencies, utility providers, developers, and the public.

Melden & Hunt, Inc. is uniquely qualified to serve as an extension of the City of Edinburg's Engineering Department by providing responsive, on-call engineering support for projects of all sizes. Our long history of serving the City, combined with our local presence and familiarity with its infrastructure, operational needs, and regulatory environment, enables us to respond quickly and effectively while consistently delivering high-quality engineering services. We remain committed to providing innovative, sustainable, and fiscally responsible solutions that support the City's continued growth and success.

We value the confidence the City of Edinburg has placed in Melden & Hunt throughout our longstanding professional relationship and appreciate the opportunity to continue serving the community. Our experienced professionals are committed to building upon that legacy through exceptional client service, sound engineering judgment, and dependable project delivery. We look forward to continuing our partnership with the City and contributing to the successful implementation of its capital improvement program and ongoing engineering initiatives for many years to come.

Mario Reyna, P.E.
President



META Engineering, LLC
13438 Bandera Road, Suite 104,
Helotes, TX 78023
TBPE # F-22397

June 14, 2026

Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539

RE: Request for Qualifications RFQ 2026-7 – Professional Engineering Services

Dear Mr Hinojosa,

META Engineering LLC is pleased to submit our Statement of Qualifications for Professional Engineering Services. We welcome the opportunity to support City of Edinburg by providing comprehensive engineering services, including preliminary and final design plans and specifications, along with interim and final construction inspections.

Our submittal reflects our commitment to delivering high-quality, cost-effective solutions that align with the City's goals, budget, and schedule. We understand the importance of public works improvements and are fully prepared to assist the City in achieving durable, community-focused infrastructure outcomes.

- META Engineering meets all Texas licensing requirements (TBPE Firm No. F-22397) and employs multiple licensed professional engineers in Texas.
- META Engineering has had no record of substandard work within the past five years.
- META Engineering has not engaged in any unethical practices within the past five years.

Over the past two years, META Engineering has completed a range of planning and design water projects for Maxwell Special Utility District and East Central Utility Districts. All projects are led directly by our firm's principals, Project Manager Miguel Sanchez, PE, MBA, and Design Manager John Salazar, PE, CFM, ensuring responsive communication, technical oversight, and attentive service throughout each assignment.

We appreciate the opportunity to present our qualifications and look forward to the possibility of working with City of Edinburg on this important initiative. Thank you for your consideration.

Sincerely,



Miguel Sanchez, PE, MBA, Principal,
META Engineering, LLC
Email: msanchez@meta-engr.com
(210) 838-8585







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Statement of Qualifications

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Design Services: Planning Through Construction

SECTION 2 - FIRM QUALIFICATIONS & EXPERIENCE

META Engineering LLC (META), is registered with the Texas Board of Professional Engineers (TBPE) under F-22397. Founded in 2021 and based in Helotes, TX, META specializes in general civil engineering services, including roadway, traffic, drainage, and utilities design. With five years of experience, META is committed to delivering high-quality engineering solutions.

Vision Statement

META's goal is to create transformative solutions that go beyond technical service requirements, aiming to deliver lasting benefits to our communities, clients, and stakeholders. We desire to be a "user-friendly" company, providing clear, informative communication and quality work.

Firm Leadership

Co-founded by Miguel Sanchez, PE, MBA, and John Salazar,PE, CFM, META benefits from their extensive experience and leadership in design and the public sector experience, respectively. Miguel Sanchez brings over 26 years of focused expertise in roadway, traffic and utility design, while John Salazar contributes over 30 years of invaluable experience gained from various roles within the public sector in development services, stormwater, and utilities.

Our proposed PM, Miguel Sanchez, PE, MBA, brings over 27 years of experience in design and management of street and roadway projects which includes 10 years of municipal project designs, including design of over 60 street and road projects. Miguel will be supported by our design manager, John Salazar, PE, CFM, is also a certified floodplain manager with floodplain and **design review experience on over 100 projects** within the Central and South Texas area. His experience also includes over four years of utility design and design review of water and wastewater projects for the San Antonio Water System. John is a hands-on manager and will lead META's team of multiple professional engineers, engineers-in-training and design technicians. Together, Miguel, John and their senior engineers have design and managed **over 400 projects** in the South Texas region.

META's Unique Expertise in the Community Funding Grant (CFG) Processes Application through Construction:

META has extensive experience with the CFG processes, having successfully supported various municipalities and organizations throughout the entire project lifecycle. META has worked with Federally and State funded projects. META staff are familiar with Federally and State funded grant applications and can assist with application writing and exhibits. Our expertise covers all aspects of CFG-funded projects, from community applications to final construction:

1. **Community Application**: META is highly skilled in preparing and submitting CFG funding applications, ensuring full compliance with local, state, and federal guidelines. We meticulously prepare documentation and provide technical guidance to ensure projects meet CFG eligibility criteria. META's principal, John Salazar, PE, CFM, brings his extensive public agency experience (including work with SAWS, the City of San Antonio, and TxDOT) to help communities navigate the application process and secure funding. John Salazar utilizes his background to identify and assess community needs effectively.
2. **Project Approval Process**: META excels in guiding projects through the approval process, collaborating with local and state agencies to meet all regulatory requirements. We assist with environmental reviews, public notices, and other necessary documentation for CFG compliance. For example, we are currently working with the City of Niederwald and Pine Island to ensure their project is in line with community needs and receive timely approval. Our team completed a comprehensive feasibility study, evaluated the city's infrastructure needs, and identified several viable alternatives. We also created project location maps, typical sections, and developed construction cost estimates in compliance with

CFG budget guidelines. META is prepared to support City of Edinburg with services like project identification, application assistance, grant writing, and project design.

3. **Design**: Our engineering team is experienced in designing projects that meet CFG requirements. We follow our established project management processes (outlined in our MANAGEMENT OF PROJECT section) to deliver cost-effective, sustainable, and compliant designs tailored to the specific needs of the community. Our designs maximize the impact of CFG funding while ensuring thorough documentation for federal and local reviews. For design and construction, we adhere to the activities outlined in our "Work Plan", ensuring every phase is completed efficiently and in compliance with CFG standards.
4. **Construction**: META oversees the construction phase by managing the procurement process and ensuring adherence to project budgets, schedules, and quality standards. Our team provides construction management and inspection services to guarantee that projects are completed on time, within budget, and in full compliance with CFG requirements. We ensure all projects meet federal labor standards, environmental regulations, and other relevant laws.

Project Design Experience with Federal and Grant Programs

With our comprehensive experience across all stages of the CFG process, META is well-equipped to support clients at every phase. Our commitment to compliance, transparency, and community involvement ensures that each project delivers lasting value for the communities served.

Location of Office to Perform Work:

In the State of Texas, META Engineering has 2 offices in Houston and Helotes. META Engineering continuously performed engineering services for cities throughout the state. META Engineering is poised to provide the City of Edinburg with engineering (and additional) services. The office to perform proposed work is:

META Engineering, LLC
13438 Bandera Rd, #104
Helotes, TX 78023
(210) 874-6666 (office)

TECHNICAL RESOURCES

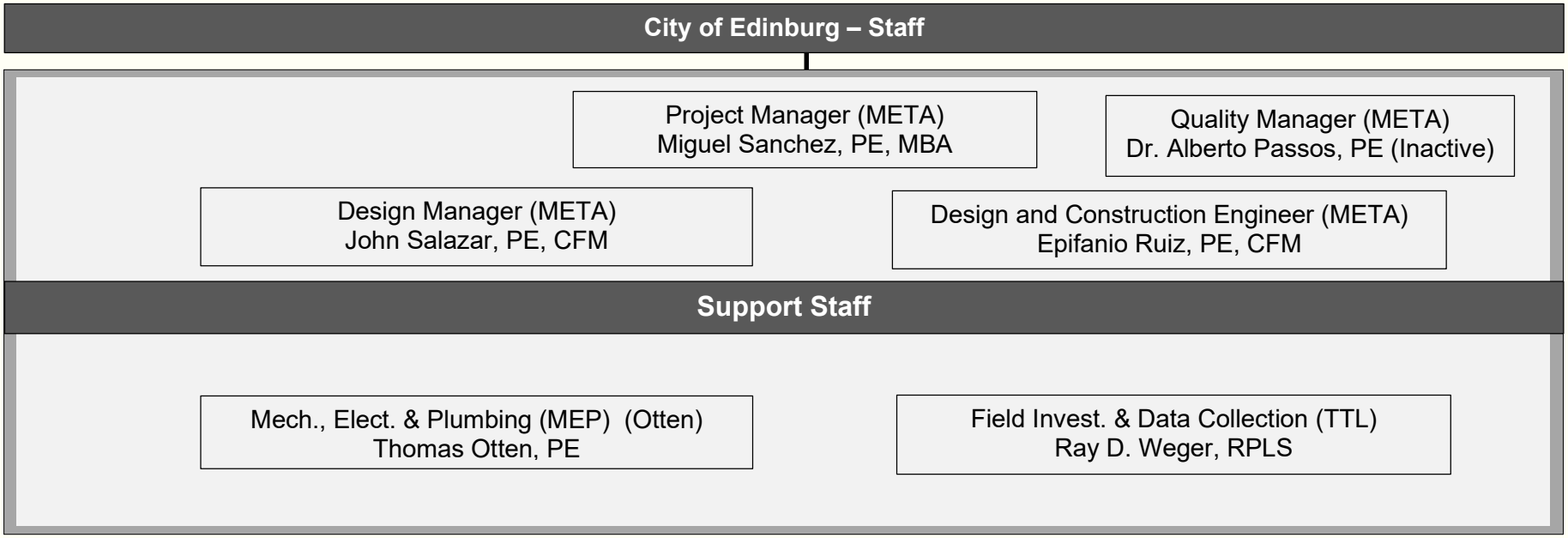
META Engineering offers comprehensive technical resources to support transportation, site development, and public infrastructure projects. Our team is equipped with advanced CAD and GIS software, enabling efficient and precise design, modeling, and analysis. Key platforms include *MicroStation*, *ConceptStation*, *LumenRT*, and *OpenRoads* for roadway and site design, with additional capabilities in drainage and utility modeling through *OpenRoads Drainage and Utilities*, *StormCAD, FlowMaster, and CulvertMaster*. We utilize *ArcGIS* for geospatial analysis, *HEC-HMS and HEC-RAS* for hydrologic and hydraulic modeling. Project scheduling and coordination are managed with *Microsoft Project*, ensuring timely and organized project delivery.

Experience with Federal and Grant Programs

Client	Project Name
City of Niederwald	Schubert Road Reconstruction – TxCDBG (current)
Town of Pine Island	Porter Road Low Water Crossings - TxCDBG (current)
City of Laredo	Los Altos Colonia - EDAP Water and Sewer Project
City of Laredo	Laredo Ranchettes Colonia - EDAP Water and Sewer Project
City of Laredo	Ranchitos 359 East Colonia - EDAP Water and Sewer Project
City of Laredo	D-5 Acres Colonia - EDAP Water and Sewer Project
City of Laredo	Old Milwaukee Colonia - EDAP Water and Sewer Project
City of Laredo	Tanquecitos I and II Colonias - EDAP Water and Sewer Project
Webb County	Rancho Penitas West Colonia – Street Construction
Webb County	Rancho Penitas West Colonia – EDAP Water and Sewer Project
Webb County	Webb County Regional Water Plan Study
Webb County	Webb County Border Stations

SECTION 3 - ORGANIZATIONAL CHART

Our Project Manager, Miguel Sanchez, PE, MBA will lead a multi-disciplined project team. META has assembled a highly experienced team to develop this project. Our team has over 120 years of experience, our leaders have an average of 27 years of experience in their respective fields. Each member of our team was selected for their expertise and years of experience to deliver a successful service while meeting your expectations.



Prime Office Location
META Engineering, LLC
13438 Bandera Rd, Ste. 104
Helotes, Tx 78023
Phone: (210) 874-6666

Sub Consultant Office Location
Otten Engineering
7910 Shady Hollow San Antonio,
Texas 78255
Phone: (210) 712-0058

Sub Consultant Office Location
TTL, Inc.
17215 Jones Maltsberger Rd. #101
San Antonio, Texas 78247
Phone: (210) 560-3685

SMALL BUSINESS CERTIFICATION: South-Central Texas Regional Certification Agency (SCTRA) NO. 221035972 ESBE, HABE, MBE, SBE, HUB, DBE

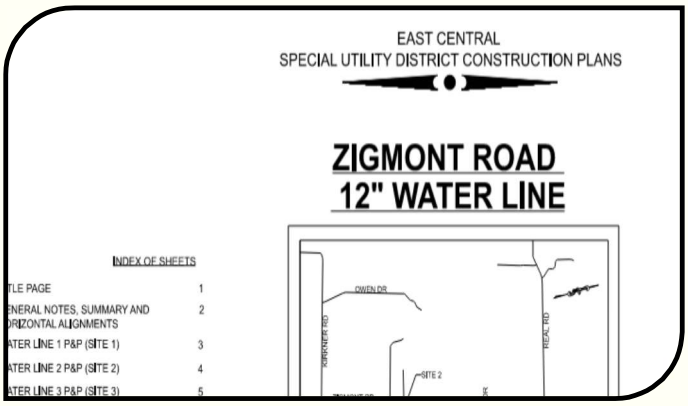
SAM DATA:
META has not been disbarred from the SAM System.
Unique Entity ID: LBLFKZKRUPE6
Account name: META LLC.

Adequacy of Resources:

Each task lead member of our team is supported by multiple Engineers-in-Training, Design Technicians and Administrative Support staff to ensure responsive and quality deliverables.

SECTION 3 - META'S RELEVANT EXPERIENCE

East Central SUD 12" Water Lines at Zigmont Road Low Water Crossings (2025-2026)



META served as a subconsultant to Gallegos Engineering, Inc., Engineer for East Central SUD, providing PS&E design services for water system improvements along Zigmont Road. The project replaces existing 6-inch waterlines with a 12-inch waterline at three low-water crossings. META developed plan and profile sheets for a 16-inch water distribution line, calculated earthwork quantities, and determined bore pit locations at roadway crossings.

META prepared the project SW3P, gate valve details, thrust blocks, bore pit and blow-off valve details, fire hydrant locations, and encasement details. Additional services included preparation of a construction cost estimate and identification of a required 25-foot construction easement to accommodate construction access for equipment and personnel.

META coordinated closely with the drainage and low-water crossing designers to ensure adequate cover relative to channel grading and construction, and with roadway consultants to integrate the waterline improvements into Bexar County's Zigmont road plans. The project was completed on an accelerated four-week design schedule and is 100 percent complete in January 2026. Construction cost is estimated at $400k and is anticipated to begin in April 2026.

Agencies coordinated with during the project included East Central SUD, TWDB, TCEQ, Bexar County, and the roadway design consultants.

Contact for both projects: Richard Gallegos, PE, Gallegos Engineering, Inc., rg@gallegoseng.com *(210) 341-6200*

Maxwell SUD - Yarrington Rd Pump Station (2025-2026)



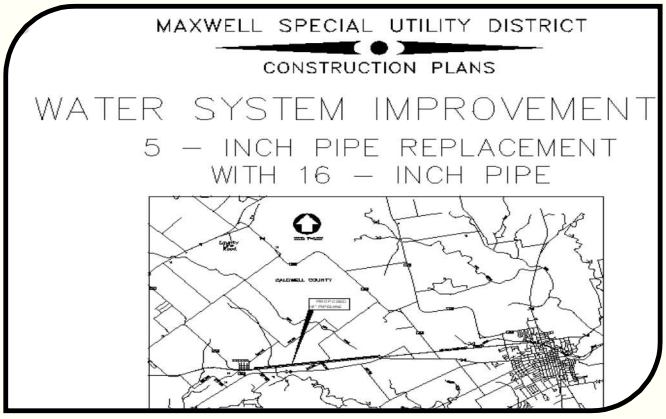
META has served as the subconsultant for the planning and design firm to Gallegos Engineering, Inc (Maxwell SUD Engineer). META Engineering LLC is currently leading the design of a new $1.5M pump station and waterlines to serve the existing Yarrington Road Water Tower. The scope includes planning and civil design of the pump station facility, chemical room, and eye wash station, along with preparation of a detailed construction cost estimate. The pump station will connect to existing infrastructure via a 12-inch water line and include provisions for reliable operation such as a gas generator, construction access, and a three-phase transformer connection.

META is coordinating with the MEP design team to integrate pump systems, electrical connections, and mechanical requirements, and is working directly with Mansfield Pump to confirm proper pump and skid selection consistent with project performance criteria. Survey services were provided by Do-Rite Engineering LLC, including identification of easements, title research, and establishment of construction right-of-way boundaries to ensure property constraints are fully incorporated into the design.

The project emphasizes proactive coordination, QA/QC, and clear communication with stakeholders and is anticipated to be complete in February 2026.

Agencies Coordinated With: MSUD, TWDB, TCEQ, City of San Marcos, and Hays County

Water Lines: 16" Water Line Replacement for Maxwell Special Utility District (SUD) (2025)



META has served as an On-Call firm to Gallegos Engineering, Inc (Maxwell SUD Engineer). As a subconsultant, META created the PS&E plans for replacing an existing 5" water line with a 16" water line. The team developed plans and profiles for the 6600 LF of 16" water distribution line, calculated earthwork quantities, and determined the locations for bore pits. Additionally, META designed the project's SW3P plans, gate valve details, thrust blocks, bore pit and blow-off valve details, fire hydrant locations, and encasement details. META also prepared a construction cost estimate and identified the need for a 25-foot construction easement to allow access for equipment and personnel. Other design tasks included determining required construction easements and utility easements including identifying locations for bore equipment and receiving pits at private driveways and roads. META is 95% complete with the design, which is expected to be finalized by February 2025. Construction is slated for completion by October 2025. The project will enhance the water distribution system's capacity and reliability for Maxwell SUD. Once completed, the improved infrastructure will provide long-term service to the community while meeting current and future demands. META's expertise and attention to detail will ensure the project is completed on schedule and within budget, benefiting both Maxwell SUD and the local residents.

Contact: Richard Gallegos, PE, Gallegos Engineering, Inc. for Maxwell Special Utility District, rg@gallegoseng.com (210) 341-6200

Traffic Design: Military Drive – from Warren HS to Rapla Crossing, City of San Antonio (2025)



As a subconsultant to CONSOR, META led the traffic design team for the PS&E plans, which included signing, pavement markings, and school zone traffic signals. The project involves extending the existing four-lane roadway section of Military Drive from Warren HS to Reed Road to accommodate growing local traffic. META conducted site visits to assess current conditions and explore options for bicycle and pedestrian paths. Additionally, META designed the street and intersection pavement markings to meet Texas MUTCD standards and City of San Antonio Design Standards. As part of the design, META developed a new traffic signal to replace the existing school zone signal, incorporating solar panels, a backup battery, and flashing overhead signals near the Warren HS school zone. META also designed sidewalks, including a shared-use path with bicycle signage and pavement markings. This project is set for completion in May 2025, with estimated construction costs of $11.5M. META ensured the designs align with future transportation needs while improving safety for both pedestrians and cyclists. Our team also worked closely with local agencies to ensure traffic signal timing and coordination are seamlessly integrated with adjacent intersections. These enhancements will not only reduce congestion but also provide safe and accessible routes for students at Warren High School and local commuters.

Contact: David Rios, CONSOR Engineers, Project Engineer, (210) 985-2736

david.rios@consoreng.com

Traffic Control and Sidewalks: SH 16 Reconstruction, TxDOT (2022), Helotes, TX



As a subconsultant, META Engineering provided traffic control plan design services to improve traffic flow through a highly congested corridor in northwest Bexar County. Leading the traffic control PS&E effort, META redesigned traffic control and detour plans to optimize construction sequencing and minimize disruptions to motorists.

The project scope included a detailed site and barrier assessment to update existing traffic control plans along the corridor from Cedar Trail to FM 1560. META evaluated each intersection and developed custom barrier layouts that maintained adequate sight distances and ensured uninterrupted access to State Highway 16 for Helotes area residents.

A key challenge was accelerating the construction schedule without compromising safety. META's innovative solution involved redesigning the median barrier system by replacing standard barriers with taller, reinforced options. This modification allowed the contractor to stage materials and remove excavated earth within the median, eliminating the need for frequent lane closures. As a result, the project realized significant cost savings and shortened the construction timeline by three months while maintaining safe, continuous traffic flow during peak periods.

Design work was completed using MicroStation and OpenRoads for plan production, with traffic control layouts developed in compliance with TxDOT standards and the Texas Manual on Uniform Traffic Control Devices (TxMUTCD). CAD tools ensured precision and constructability throughout the design process.

All deliverables underwent META's rigorous Quality Assurance and Quality Control (QA/QC) process, including multi-level peer reviews to verify accuracy, safety compliance, and adherence to client and regulatory requirements.

Contact: Clinton Witherell, Dan Williams Co., (210) 854-0319 cwitherell@danwilliamscompany.com

Downtown Improvements: Griner Street and Sidewalk Construction for City of Del Rio (2024)



As the Prime Consultant, META Engineering led the development and design of the PS&E for Griner Street and its sidewalks, encompassing 3,700 linear feet of roadway, traffic control plans, and detour designs. META conducted a comprehensive site assessment to define the project scope and developed improvements for both sidewalks and pavement along Griner Street, from Ogden Street to Nicholson Street. The design focused on enhancing pedestrian flow and connectivity within downtown Del Rio.

During site visits, META evaluated existing sidewalk and driveway conditions, identifying sections requiring pavement reconstruction. This assessment resulted in the exclusion of recently constructed sidewalks from the project scope, generating approximately $200,000 in construction cost savings for the City of Del Rio. Additionally, META applied value engineering strategies by optimizing pavement designs and material selections to reduce construction costs while maintaining long-term durability and performance.

META collaborated closely with the City to obtain GIS data on existing utilities, including gas, water, sewer, and electric systems, and managed utility coordination to address necessary adjustments to manholes, water valves, and meters throughout the project area.

META's PM and Design Manager worked in partnership with TxDOT to resolve issues related to localized work within the State's right-of-way. The design phase was completed on schedule in August 2024. Construction costs were estimated and competitively bid at $1 million. This project supports the revitalization of downtown Del Rio by improving pedestrian infrastructure and enhancing connectivity for residents and visitors alike.

Contact: Greg Velazquez, City of Del Rio Public Works Director, (830) 774-8535, gvelazquez@cityofdelrio.com

Strickland Street and Sidewalk Improvements City of Del Rio, TX (2023)

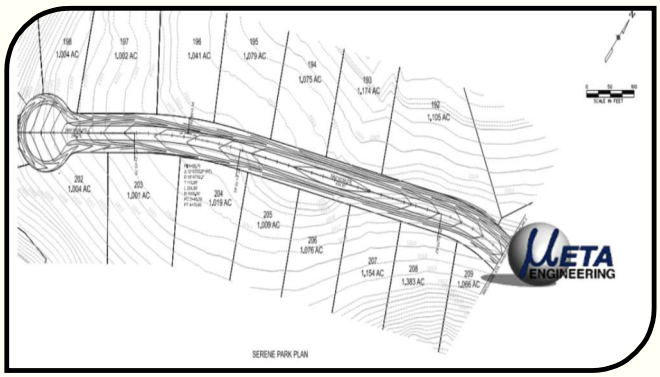


As the Prime consultant, META developed and designed sidewalk PS&E plans to address the construction 3,300 LF of sidewalks, pavement improvements, and utility adjustments on Strickland Street from Nicholson Street to Griner Street. META conducted a thorough site and roadway assessment to create the project's curb and sidewalk plans. The assessment revealed that the existing sidewalks did not meet ADA standards due to issues such as cross-slopes, inadequate sidewalk widths, and lack of continuity. META provided rehabilitation recommendations to improve pedestrian access, including the installation of ADA ramps and proper driveway tie-ins. Utility coordination was also a key component of the design, and META identified necessary adjustments to manholes, water valves, and meters throughout the project. Site visits were conducted to verify existing survey features, including sanitary sewer cleanouts, power poles, gas meters, and water valves. META also evaluated drainage conditions along the new curb and gutter locations to ensure proper drainage flow.

In addition, META designed with future accessibility in mind, ensuring it would accommodate the growing demands of pedestrians and vehicles in the area. The design was completed in January 2024, with construction costs estimated and bid at $1M. The final improvements will enhance safety, accessibility, and connectivity for the residents south of downtown and for local commuters along the residential street in Del Rio.

Contact: Greg Velazquez, City of Del Rio Public Works Director, (830) 774-8535, gvelazquez@cityofdelrio.com

Serene Park Street Construction (2021) Comal County, Texas



As a subconsultant on this $700,000 project, META Engineering prepared the PS&E plans for 2,200 linear feet of Serene Park Street, including cul-de-sac layout, roadside drainage ditch design, and drainage easement development. The scope also included designing drainage profiles and cross-culvert structures throughout the project limits. All work was completed in accordance with Comal County roadway and drainage standards.

META produced detailed street and drainage ditch plans and profiles, calculated earthwork quantities, and prepared Storm Water Pollution Prevention Plans (SW3P). The team coordinated drainage easements to ensure adequate right-of-way and effective long-term water conveyance.

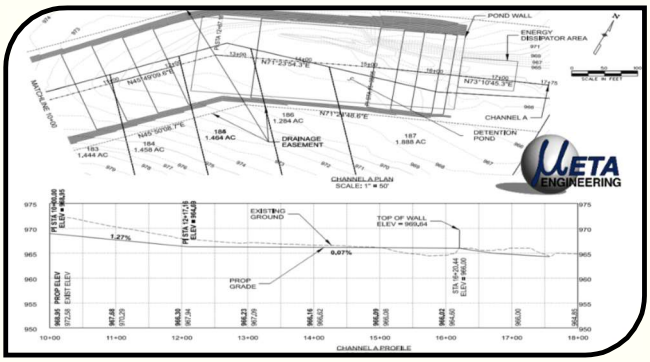
As part of the design process, META implemented value engineering strategies to reduce construction costs and enhance constructability. This included optimizing ditch slopes and cross-structure locations to reduce excavation, minimize utility conflicts, and streamline construction sequencing, without compromising hydraulic performance.

Construction was completed in May 2024 with no change orders issued due to design errors or omissions. META's attention to detail and proactive design approach ensured effective stormwater management, reduced flood risk, and long-term system efficiency.

The project's successful delivery reflects META's commitment to quality, regulatory compliance, and delivering cost-effective infrastructure solutions that meet the needs of both the client and the community.

Contact: Richard Gallegos, PE, Gallegos Engineering, Inc., rg@gallegoseng.com *(210) 341-6200*

Serenity Pass and Serene Park Streets including Drainage and Detention Pond Designs (2021) Comal County, Texas



As a subconsultant on this $300,000 project, META Engineering prepared the PS&E plans for Channel A within the Serenity Oaks Subdivision. The scope included 1,800 linear feet of channel grading, drainage design, detention pond layout, and the development of drainage easements through the subdivision. All design work was completed in accordance with Comal County standards.

META developed detailed plans and profiles for the channel system, calculated earthwork quantities, and designed the subdivision's comprehensive drainage network. Storm Water Pollution Prevention Plans were also prepared to address construction-phase runoff and sediment control.

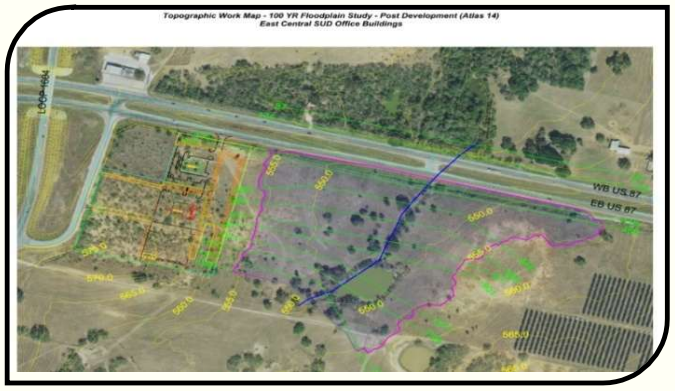
To optimize constructability and reduce costs, META applied value engineering principles, refining channel geometry and grading to reduce unnecessary excavation while maintaining drainage performance. These design refinements contributed to construction cost efficiency without compromising functionality.

The project was delivered on time and within the allocated budget, with construction completed in May 2024 and no change orders issued. All deliverables underwent META's internal quality assurance and quality control (QA/QC) process, including multidisciplinary peer reviews to ensure compliance with county standards and to maintain design accuracy and constructability.

META's thorough and efficient design ensured optimal stormwater management, minimized flood risk, and supported the long-term resilience of the subdivision's drainage infrastructure.

Contact: Richard Gallegos, PE, Gallegos Engineering, Inc., rg@gallegoseng.com (210) 341-6200

Drainage Conveyance for East Central Utility District (Drainage Study) (2023)



As a subconsultant, META Engineering provided engineering design services for the East Central Utility District. META's role focused on the development of PS&E for the stormwater conveyance and drainage improvements.

The project scope included a full hydrologic analysis, open channel drainage design, and preparation of drainage easement documents. The drainage conveyance system was designed in accordance with Bexar County standards to effectively manage stormwater runoff, reduce localized flooding risks, and improve long-term resilience of community infrastructure. META's design also incorporated consideration for anticipated future development within the service area, ensuring that the system provides sustainable flood mitigation benefits over time.

META designed the improvements in accordance with FEMA floodplain management criteria and Bexar County drainage standards. The team also supported the Utility District in identifying permitting requirements and contributed to the preparation of documentation for environmental clearances and regulatory approvals, streamlining the project's readiness for funding and construction.

Project deliverables included:

- Comprehensive plans and profiles for the drainage channel.
- Detailed cross-section calculations and subdivision-wide drainage layout.
- Preparation of drainage easement documents to facilitate acquisition and right-of-way coordination.
- Development of proposed channel cross sections to mitigate flood risk.

Contact: Richard Gallegos, PE, Gallegos Engineering, Inc., rg@gallegoseng.com (210) 341-6200

SECTION 3 – TEAM'S SCOPE UNDERSTANDING, QUALIFICATIONS & EXPERIENCE

META Engineering understands that CFG-funded projects require not only sound technical design but also alignment with strict programmatic and regulatory requirements established by the US Department of Agriculture (USDA) and federal oversight entities such as HUD. Our team brings extensive experience delivering municipal infrastructure improvements within the framework of CFG funding, where cost-effectiveness, timely coordination, community input, and compliance with cross-cutting federal laws are essential. Our approach emphasizes:

- Collaboration with the City and Grant Administrator throughout the project lifecycle
- Value engineering and budget-conscious design, maximizing public benefit
- Lifecycle project support, from concept through construction closeout and grant audit readiness

META Engineering understands that all services must comply with the *CFG Guidelines*, including coordination with the City's designated grant administrator. META will work collaboratively to ensure that all engineering deliverables, site plans, cost estimates, and schedules, are fully supportive of the grant application and environmental review process.

CFG Funds Application Phase

Upon receipt of written authorization to proceed, META Engineering will initiate coordination with Live Oak City to define the specific scope of the proposed project. As part of the application support process, META will:

- Meet with City representatives to assess project needs, including site-specific evaluations, survey requirements, and feasibility comparisons with similar municipal projects.
- Conduct preliminary investigations, taking into account regulatory requirements, funding constraints, and site conditions.
- Develop conceptual designs including schematic layouts, sketches, and exhibits.
- Prepare cost estimates, summary tables, and supporting documentation for inclusion in the CFG funding application.

During this phase, META will:

- Conduct a joint site visit with City staff to review existing conditions.
- Collect and assess all available data, including relevant design, regulatory, operational, and maintenance considerations.
- Provide conceptual site layouts for proposed improvements.
- Deliver a preliminary implementation schedule.

Preliminary Design Phase

META will prepare preliminary design documents, including:

- Initial drawings and outline specifications.
- Itemized construction cost estimates based on current market data (e.g., area, volume, or unit cost).
- Projected construction timelines from notice to proceed through completion.

The preliminary design will be developed in compliance with applicable codes, ordinances, and regulations. As needed, META will perform:

- Topographic and utility surveys.
- Field data collection is necessary for design development.
- Recommendations regarding the need for additional services such as geotechnical borings, materials testing, or specialized studies.
- Coordination with external testing agencies or consultants on behalf of the City, as required.

Final Design Phase

Based on the approved preliminary plans, META will prepare detailed final design documents to define the scope and nature of the construction work. These will include:

- Construction drawings and technical specifications.
- Complete bid and contract documents suitable for public advertising.
- Design elements reflecting structural, mechanical, and material specifications in compliance with all applicable requirements.

During the final design phase, META will:

- Support the City in securing required approvals from relevant regulatory agencies.
- Provide updates on cost estimates to reflect changes in design, scope, or market pricing.
- Present the final design and cost projections to City staff for review and input.

Bid Preparation and Evaluation

META will assist the City with advertising, soliciting, and evaluating construction bids. Tasks will include:

- Preparation of bid packets and contract documentation.
- Assistance with bid advertisement in local newspapers (minimum two consecutive weeks).
- Oversight of bid opening, ensuring compliance with procurement timelines.
- Preparation of bid tabulations and eligibility screening.
- Verification of bidder and supplier eligibility.
- Review of submitted bids, including subcontractor and supplier qualifications.
- Recommendation to the City regarding contract award and approval.

META will also review and evaluate any proposed substitutions submitted by bidders and provide acceptance or rejection recommendations based on project requirements.

Construction Phase

META will provide construction phase services to monitor project execution, maintain quality control, and ensure compliance with design documents. These services include:

- Periodic site visits to assess construction progress and workmanship.
- Reporting to the City on construction status and any observed deficiencies.
- Review and approval of shop drawings, test results, and materials samples.
- Evaluation of substitute materials and equipment for compliance.
- Coordination and issuance of clarifications, instructions, and interpretations to the contractor as needed.

META will review contractor pay applications and submit written recommendations for payment based on site observations and performance to date.

META's role continues after construction with assistance during project closeout, including final inspections, warranty walkthroughs, punch list resolution, and support for documentation required by CFG for project closeout and audit compliance.

Additional construction phase support includes:

- Final inspection upon notice of substantial completion.
- Preparation of a punch list of corrective items prior to final acceptance.
- Follow-up inspection to confirm completion of punch list items.
- One on-site inspection during the warranty period to assess long-term performance.

META will not authorize change orders or modify project costs without prior written consent from the City of Edinburg.



Construction Phase Services: *META's PM has managed complex construction projects and developed traffic control plans for roadway and sidewalk construction.*

SECTION 3 - MANAGEMENT OF PROJECT

Project Management Plan:

Our Project Manager, Miguel Sanchez, PE, will be the City's primary contact. He will develop a Project Management Plan (PMP) outlining the team structure, key personnel contact details, project schedule, scope of services, and budgetary controls. To ensure efficient service delivery and streamlined subconsultant management, META has assembled a compact team specifically for this project. META will collaborate with TTL, Inc., who will oversee environmental studies, geotechnical analyses, and topographic surveys. META will manage the project overall, conduct utility coordination, as well as the design of streets, and any drainage system adjustments. We are aware that there may be specific issues that are better overseen at a support/technical level rather than at the management level and we are committed to providing our Design Manager John Salazar, PE, to fill in for all technical aspects.

Communication Plan

Communication and Collaboration with City Staff:

Miguel Sanchez, PE, MBA, will adhere to META's communication plan. He will start by conducting a Client Expectations Survey (CES) to establish a record for future project communications. The communication methods and forms to be used for managing the design and addressing potential public meeting needs for this project include:

Project Communication	Status Management
Project Status Calls	✓ Bi-weekly calls with the City's as scheduled ✓ Calls adhere to an agreed-upon time limit ✓ Minutes are prepared and sent to the City for review, comments, and approval
Daily Communications	✓ Conducted via email, telephone or via WebEx/MS Teams ✓ Internal team communications occur through email, phone calls, and face-to-face meetings ✓ Communications that could impact cost, schedule, or product delivery will include the City.
Face-to-Face Meetings:	✓ To address specific project issues or concerns ✓ Scheduling based on the availability of all necessary attendees ✓ Key staff members are available for meetings concerning their project tasks ✓ Team is adept at conducting virtual face-to-face meetings

Project Deliverables

META excels at delivering infrastructure design projects on schedule through a combination of early meticulous planning, strategic resource management, and advanced project management techniques. META's project management techniques were utilized to complete projects with concurrent timelines. Listed below are examples of our firm's latest project where we have completed 100% deliverables on schedule (within 3-9 months) in the last 4 years:

For the City of Edinburg's infrastructure improvements project, META will provide plans, specifications and executed documents as determined by the Client, but typically include: Two sets of final plans and specifications during the bid process; Three sets of executed contract documents; and, One set of drawings of record. META follows the standard project implementation schedule for USDA-funded projects including specific milestone dates set forth by the funding agency.

Recent Projects Completed Within 3-9 Months	
Client	**Project Name**
City of Del Rio	✓ Strickland Rd Sidewalks and Roadway Rehab ✓ Griner St Sidewalks and Roadway Rehab (Downtown)
City of San Antonio	✓ Military Drive Pedestrian and Traffic Design
TxDOT Ft. Worth District	Traffic Design ✓ Southeast Connector Seg. 1 ✓ Southeast Connector Seg. 3 ✓ Southeast Connector Seg. 5 ✓ Southeast Connector Seg. 8
Gallegos Engineering	✓ Serene Park Street Design ✓ Serenity Pass Street Design ✓ Serenity Oaks Channel "A" and Detention Pond Design

Project Oversight and Quality Control:

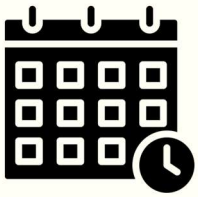
META's Project Specific Quality Management Plan (PSQMP) is a critical component of our project schedule. Dr. Alberto Passos, PE, will be the quality manager to oversee the QA/QC efforts and ensure adherence to META's PSQMP. Quality assurance and control are prioritized in our workflow. We carefully review TxDOT requirements and checklists to maintain high standards. Our plan is in full alignment with TxDOT standards and is implemented in close collaboration with Live Oak City. Prior to each milestone, all administrative and technical items are thoroughly reviewed for accuracy and compliance by a seasoned senior engineer. Independent quality control reviews are conducted and documented using Bluebeam Sessions. Dr. Passos ensures that all comments are addressed and/or discussed prior to submitting deliverables at each milestone.

Availability

We staff each project with an appropriate level of experienced personnel, and ensure strong leadership to provide well-planned, reviewed, and coordinated results. All team members identified on the organizational chart will have the availability and capacity to meet the needs of the City's projects.

Within our WORK PLAN section is our proposed project schedule for typical CFG projects and can be updated based on project size, complexity and funding requirements.

Ability to Meet Schedules



Both Miguel and John are actively involved in all aspects of project execution, from initial planning through to final completion, providing consistent oversight, strategic guidance, and expert decision-making at every stage. To ensure the work is executed in a timely manner, detailed project schedules will be developed in Microsoft (MS) Project and include major and minor milestones. The schedule will be reviewed and discussed with the City to meet their needs and expectations. Weekly project meetings ensure that each member of the design team clearly understands the expectations as they pertain to the overall project schedule and project implications, should any deviations occur. In addition, each member will be committed to meeting the established schedule.

We identify critical path items first and continually monitor progress of all scheduled items. If a challenge develops, we identify it early and resolve it before it detrimentally impacts the schedule. The team's sole responsibility is tracking and accountability of schedule and cost issues. The assessment schedule prepared will show all key submittal dates in accordance with the proposed phasing.

Timely Completion of Designs:

META understands that the CFG of the USDA projects require on time completion for funding approval, META is dedicated to completing projects on time and within budget. To ensure that tasks and scope deliverables are executed and finalized according to schedule, META will implement a comprehensive project management plan, work breakdown structure, and project schedule.

Our approach includes:

- Create a milestone schedule for each team member to track progress.
- Follow the project work plan to meet all milestones.
- Share the proposed schedule with the entire design team.
- Conduct weekly project meetings with the design team and report progress to Live Oak City.
- Maintaining a list of action items to ensure the project stays on track.
- Anticipate conflicts and address potential design conflicts to avoid schedule delays.

Preliminary Engineering:

Data Collection: TTL's surveyor, Ray Weger, RPLS, will gather ROW maps, utility records, hydrologic/hydraulic studies, aerial imagery, and environmental assessments. Site visits will document topography, ROW limits, and existing utility locations, allowing for existing conditions analysis and alternative development. This information, combined with publicly available information, will allow us to get started on existing conditions analysis and the development of alternatives. Additional surveys will be conducted where necessary to finalize the base map for design, with a focus on cost-efficient data collection that meets CFG procurement standards.

Utility Coordination: META's Design Manager John Salazar, PE will conduct early utiltiy coordination which consist of coordinating with TTL to identify and map existing utilities. John will assess potential conflicts between streets, sidewalk design and existing utilities. A utility matrix will be developed to track and resolve conflicts before construction, ensuring a streamlined approval process and compliance with CFG program regulations. John will also oversee the plan design development during the PS&E phase.

Environmental: If necessary, our team member TTL will review other studies performed for projects in the vicinity to determine if environmental constraints are expected to be a major factor.

Geotechnical studies: If necessary, TTL's Amit Bakane, PE will obtain geotechnical data for the project at locations specified by the design team and will perform geotechnical investigations, including soil samling and testing , to assess soil properties, stability, and drainage characteristics. TTL will aslo analyze subsurface conditions to determine approapriate foundation design and potential challenges with any expansive soils. TTL will provide recommendations for structure foundations, pavement design, sidewalks, and traffic signal

foundations. All recommendations will align with CFG program specifications.

Intermediate and Final Design Phase:

Plans, Specification and Estimate: META's design manager, John Salazar, PE and design engineer, Epi Ruiz, PE, CFM, will lead META's design team to ensure that the infrastructure designs adhere to:

- CFG Program Guidelines
- Americans with Disabilities Act (ADA) Standards
- Texas Water Development Board (TWDB) Regulations
- Texas Department of Licensing and Regulation (TDLR) Requirements
- Texas Commission on Environmental Quality (TCEQ) Guidelines
- Local City and Municipal Codes

During the design phase, the team will ensure that the proposed geometric alignments provide safe access to neighboring properties while facilitating the construction of necessary infrastructure. Plan sheets, typical sections, and cross-sections will be prepared and submitted at each project milestone. Drainage conditions will be analyzed to prevent localized flooding and ensure long-term sustainability.

Cost Estimation:

META will prepare construction cost estimates before each milestone, leveraging historical bid pricing to ensure compliance with CFG procurement rules.

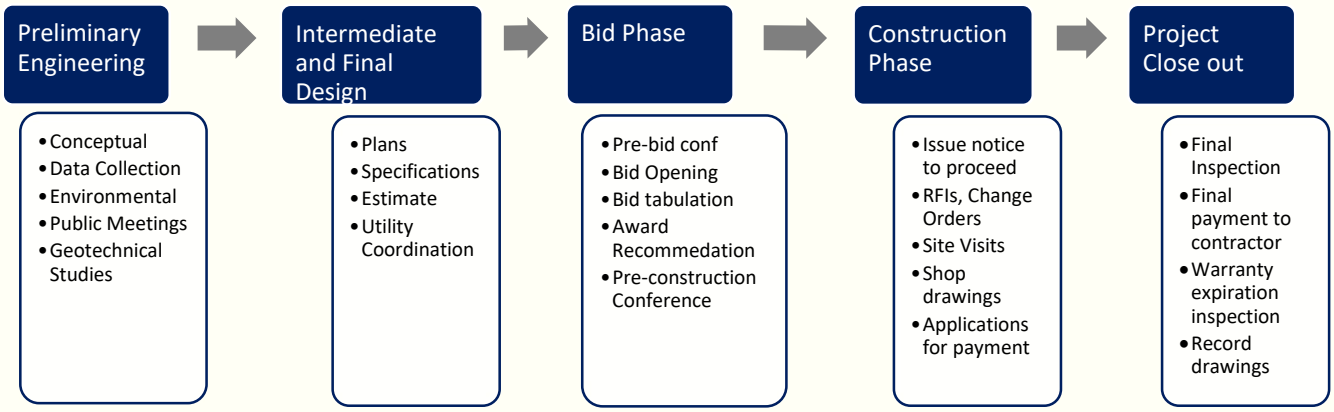
Bid Phase:

During the bidding process, META personnel will be available to address any questions or concerns from contractors, ensuring clarity and facilitating a smooth procurement process. Once the contract is awarded, our team will organize bi-weekly progress meetings to track the project's status, identify potential issues, and keep the project on schedule. These meetings will offer a platform for real-time communication, promoting efficient problem-solving and collaboration.

Construction Phase:

TTL's Construction Services Manager, Steve Casanova, CET, will oversee construction observations, materials testing, and field/laboratory tests for soils, concrete, and structural verifications throughout the project. Steve's extensive experience in construction management ensures that all aspects of construction are monitored to meet the highest standards for quality and safety. META will provide comprehensive construction phase services as required by the City of Edinburg, ensuring a seamless transition from design to implementation.

In addition, META will handle all requests for information promptly, ensuring that contractors receive timely responses to maintain project momentum. The team will also coordinate and process any necessary change orders, review shop drawings, and recommend approval for monthly payment requests. META will work closely with the City of Edinburg staff to ensure the project is executed according to the plans and specifications, addressing any adjustments needed along the way. This thorough approach to construction management will ensure the project progresses smoothly, meets all quality standards, and is completed within the agreed-upon timeline and budget.



META Staff: Delivering Excellence Across 400+ End-to-End Roadway, Utility, Drainage and General Civil Engineering Projects

4. REFERENCES

Below, you'll find the most recent references for META Engineering, where both Project Manager Miguel Sanchez, PE and Design Manager John Salazar, PE, CFM worked with these clients:

Client:	Scope of Services:
Kiewit – Fort Worth Joe Chang, P.E. joe.chang@kiewit.com (303) 269-3121	From 2022–2024, META Engineering provided traffic control design for Kiewit on TxDOT's Southeast Connector, including detours, temporary signage, 3D retaining walls, ramp designs and QA/QC design review services.
Subconsultant to: Gallegos Engineering, Inc. Richard M. Gallegos, P.E. rg@gallegoseng.com (210) 641-0812 Client: Maxwell SUD Anthony Garza Anthony@maxwellsud.com (512) 357-6253	From 2021–Present, META Engineering provided engineering services to East Central Utilities Service District, and City of Maxwell's engineer (Gallegos Engineering) & private developers, providing site plan reviews, utility designs, roadway designs, TxDOT permit coordination, sight distance studies, grading reviews, drainage design, & floodplain studies.
City of Del Rio Greg Velazquez, PW Director gvelazquez@cityofdelrio.gov (830) 774-8535 (office)	Since 2023, META Engineering has served as prime contractor for the City of Del Rio, providing street & drainage design for the Griner & Strickland Street overlays, including PS&E development & coordination with utilities, public works, & TxDOT.
Kiewit – Fort Worth Louis Anderson, P.E. 1876LHA_hernanderson777@comcast.net (702) 703-4031	From 2022–2024, META Engineering provided Quality Assurance/Quality Control review for Kiewit on TxDOT's Southeast Connector, including detours, temporary signage, 3D retaining walls, ramp designs and traffic design services.
City of Del Rio Luis Mireles, Project Manager luis.mireles@cityofdelrio.gov (830) 774-8535 (office)	Since 2023, META Engineering has served as prime contractor for the City of Del Rio, providing street & drainage design for the Griner & Strickland Street overlays, including PS&E development & coordination with utilities, public works, & TxDOT.

SECTION 6 - PROFESSIONAL SERVICES AGREEMENT –

Statement of Agreement META Engineering, LLC affirms that it has thoroughly reviewed the City's Professional Services Agreement and acknowledges all terms and conditions contained therein. The firm confirms that it meets, and will maintain, all prerequisite insurance requirements specified in the Agreement. If selected, META Engineering agrees to enter into the Professional Services Agreement and proceed in full compliance with its provisions.

SECTION 7 - FIRM CONTACT INFORMATION

META Engineering's owners serve as hands-on project managers, ensuring direct accessibility and responsive communication throughout every assignment.



Miguel Sanchez, PE – Project Manager
Principal
13438 Bandera Road, Suite 104
Helotes, TX 78023
(210) 874-6666 - Office
(210) 838-8585 - Mobile
msanchez@meta-engr.com



John Salazar, PE, CFM – Design Manager
Principal
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(210) 508-7141 – Mobile
jsalazar@meta-engr.com

July 13, 2026
City of Edinburg
415 W. University Drive
Edinburg, TX 78541

MEG ENGINEERS

Pharr
San Benito
Laredo
Austin
Odessa
Houston
San Antonio
Eagle Pass
San Marcos
Corpus Christi

RFQ

Request for Qualifications
"Professional Engineering Services"
RFQ# 2026-7

Dear City of Edinburg,

The City of Edinburg is looking for the most qualified engineering firm to provide Professional Engineering Services for the City of Edinburg. Millennium Engineers Group, Inc. (MEG) is that firm. We believe that MEG is the right choice for the City of Edinburg based on the following:

History of Stability and Strong Texas Presence

MEG is a locally owned corporation that has never been sold, acquired, or merged with other entities. We are confident that the people and company you see today will be the people and company you see for the life of your projects. Furthermore, Mr. Raul Palma, P.E. CEO and Project Manager of MEG has 39 years of engineering experience in the State of Texas and is a former TxDOT Pharr Materials Engineer. MEG has offices in Pharr, Laredo, San Benito, Odessa, Houston, San Antonio, and Austin Texas with fully functional and accredited testing labs. MEG is stable and we have invested in the future. We are consistent and we are not going anywhere. We believe MEG has placed together a team that is the most highly qualified to perform the services requested by the City of Edinburg. Our firm is a certified Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE) and Historically Underutilized Business (HUB).

Experienced Project Manager

As your project manager, I have spent over 39 years working on Texas projects including 21 years as the CEO and Chief Engineer of MEG completing various successful projects within all of Texas.

Pride in Execution

MEG is acutely aware of the financial and management challenges facing most entities these days.

We are committed to:

- Working to identify and implement projects in the most cost-effective manner.
- Communicating closely with the client to meet your requirements and schedule.
- Knowledge and geotechnical solutions for cost effective construction methods.
- Dedicated to quality: AASHTO and USACE accredited laboratory.
- The most AASHTO accreditations of any laboratory in Texas.

Our team is thrilled about the opportunity to serve the City of Edinburg and we are ready to start immediately upon selection. If you have any questions or would like to discuss our approach or team capabilities in greater detail, please contact me at any time at apalma@megengineers.com. Thank you for your consideration.

Respectfully,
MILLENNIUM ENGINEERS GROUP, INC. TBPELS Firm No.: F-3913

7/13/26

STATE OF TEXAS
ANDRES PALMA
115936
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
RAUL PALMA
65656
LICENSED
PROFESSIONAL ENGINEER

ABOUT MEG ENGINEERS

Government and municipal agencies, educational institutions, architects, engineers, real estate developers, constructors, and private sector clients. Our strength is our people; combining their experience and collaborating as a unit enables us to quickly identify our roles and deliver accurate cost-effective deliverables. Whether defining a new working relationship or continuing to the next project our mission remains the same: to achieve yours.



MEG Corporate Headquarters – Pharr, Texas

History

MEG was founded in 2001 by Mr. Raul Palma, P.E. on the principles of honesty, integrity, and service. The goal to provide innovative geotechnical and material testing services, continue to raise the level of quality in the local profession, and make a difference in the community. Today,MEG provides a full range of integrated geotechnical engineering and consulting services, construction material engineering and testing, environmental engineering, forensic testing, and consulting services. Our philosophy and practices have been positively reflected in both client and employee loyalty and contribute to a steady growth in a diversity of projects.

MEG is accredited by the American Association of State Highway and Transportation Officials (AASHTO) and the United States Army Corps of Engineers (USACE). MEG is audited by an independent AASHTO & USACE auditor, as part of our accreditation process.

MEG meets the requirements for ASTME329 Standard of Recommend Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.







Certifications
HUB
DBE
AASHTO

MEG COMPANY OBJECTIVE



MEG is a minority owned and operated business certified as:

- Historically Under-utilized Business (HUB)
- Small Business Enterprise (SBE)
- Minority Business Enterprise (MBE)
- Emerging Small Bus. Enterprise (ESBE)
- Hispanic American Bus. Enterprise (HABE)
- Disadvantaged Business Enterprise (DBE)

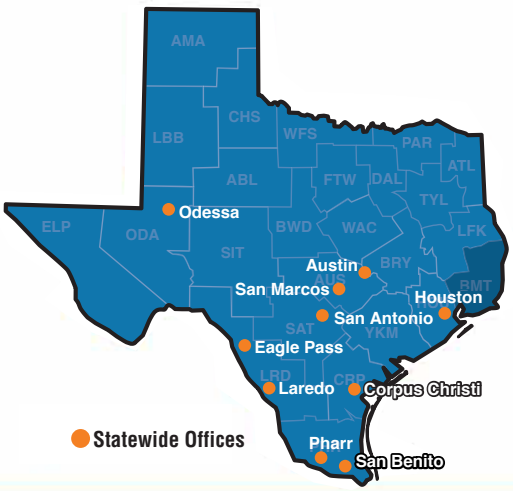
MEG has the most AASHTO accreditations of any laboratory in the State of Texas.



LABORATORY EQUIPMENT

MEG meets the requirements for ASTME329 Standard of Recommend Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.

- Atterberg Limits
- 4-Sieve Analysis Shakers
- 3-Sample Splitters Moisture Contents
- Minus No.200 Sieve Analysis
- Dry Sieve Analysis
- Moisture Density Relationships
- Density Testing
- California Bearing Ratio (CBR)
- Optimum Cement or Lime Contentfor
- Stabilization of Soils
- Classification of Soils
- Hydrometer
- Consolidation
- Triaxial Testing
- Unconfined Compression
- Deleterious Material Determination
- Decantation of Aggregates
- Wet Ball Mill
- Ph Testing
- Aggregate Resistivity Testing
- Aggregate Soundness
- Concrete Testing
- Asphalt Testing
- Mortar and Grout Testing
- Concrete Material Designs
- Hot Mix Asphaltic Concrete Designs
- 2-Concrete Compression Machines
- 1-Three Point Conc. Beam Compression
- 5-Ovens
- 6-Measuring Scales
- 1-Concrete Curing Room
- 2-Concrete Saws
- 1-Asphalt Ignition Oven
- 1-Asphalt Gyratory Press
- 5-Manual Proctor Hammer
- 1-Automatic Proctor Hammer
- 1-Hveem Stability
- 1-Gilson 50 Gallon Sample Shaker
- 1-Sand Equivalent
- 2-Computerized One-Dimensional
- Consolidation Frames
- 1-Computerized Triaxial Load Frame



Pharr Office
Point of Contact: Andres Palma, P.E.
5804 N. Gumwood Ave
Pharr, Texas 78577
O 956-702-8500 F 956-702-4180
E. apalma@megengineers.com

San Benito Office
Point of Contact: Raul Palma, P.E.
30745 E. Expressway 83
San Benito, Texas 78586
O 956-300-2500 F 956-702-4180
E. rpalma@megengineers.com

Our Project Team



MEG proposes to utilize the latest measurement techniques to effectively perform the services of this agreement with our current staff as proposed in our organizational chart. We understand that we need to respond quickly to some service requests, and we are practiced in having staff available on short notice, if necessary. Our current and projected workloads are such that we are confident of our ability to the City of Edinburg expectations in terms of having appropriate staff resources available when they are needed. The organization chart below reflects the staff we anticipate using for the proposed projects; however, we have additional personnel that can also be utilized if needed.

> "I count of the experience and expertise that Millennium Engineers provides- just as a good foundation is critical to a structure, a good geotechnical study is critical to a good foundation design."
> George Mendoza, P.E., Mendoza Engineering

City of Edinburg

TEAM PROJECT LEAD
President / Chief Engineer
Andres Palma P.E.

MANAGING ENGINEER
Principal Engineer
Raul Palma P.E.

Construction Material Service Manager
Juan Borjon, P.E.

Geotechnical Services Manager
Juan Palma, R.S.O.

Environmental Services Manager & GeoScientist
Oscar Bounds

Geo-Structural Services Manager
Dr. Thang Pham, PhD, P.E.

Facilities Specialist
Humberto Palma
NICET, CWI

Facilities Division Manager
Javier Solis

Director of Administration and Project Manager
Sergio Tovar

Facilities Project Manager
Robert Estrada

Graduate Engineers
Cronos Oros EIT
Mario Suarez EIT
Leticia Puentes
Raul A. Palma

Facilities
Specialists
Architects
Engineers
Scientists
Contractors

Accounts Administrative Staff
Receivables Administrative Staff
Dispatching and Logistics

Construction Materials Inspectors
Construction Materials Technicians
Material Testing Laboratory and Field Staff

Facilities Administration

Material Testing Specialist
Adolfo Vela

Material Testing Specialist
Adolfo Vela
Project Manager



OUR PROJECT TEAM



Andres Palma, P.E. (bilingual)
President
17 years with firm
Areas of Expertise:
Geotechnical Engineering &
Construction Materials Testing
Professional License: Registered
Professional Engineer,
17 years experience



Raul Palma, P.E. (bilingual) CGE
Geotechnical Engineer
Principal, 21 years with firm
Areas of Expertise:
Geotechnical Engineering &
Construction Materials Testing
Professional License: Registered
Professional Engineer, 38 years
Experience

Joel Warriner P.E. Sr. (bilingual)
Geotechnical Engineer
1 year with firm
Areas of Expertise: Construction
Materials Testing, Construction, Project
Inspection
Professional Licenses: Registered
40 year of experience, 8 years of
Experience in the Dallas-Fort Worth



Amos Emerson, P.E (bilingual)
Geotechnical Engineer
5 years with firm
Areas of Expertise:
Construction Materials Testing,
Geotechnical Engineering,
Construction, Project Inspection
Professional Licenses:
Engineer in Training License,
5 years experience



Juan Borjon, P.E. (bilingual
Director of Engineering
3 years with firm
Areas of Expertise:
Construction Materials Testing,
Geotechnical Engineering, Construction,
Project Inspection
Professional Licenses:
Registered Professional Engineer,
10 years experience, ACI



Dr. Thang Pham, Ph.D, P.E. Sr.
Geotechnical/CMT
Materials Engineer
2 years with firm
Areas of Expertise:
Geotechnical Engineering & Construction
Materials Testing
Professional Licenses: Registered
Professional Engineer, 20 years exp.

Sergio Tovar
Director of Operations & Finance
12 years with firm
Areas of Expertise: Pre-Construction
Documentation, Project Budget Analysis,
Technical Report Review, Project Billing
Professional Affiliations:
American Concrete Institute
• ACI Aggregate Testing Technician – Level I, ACI
Concrete Strength Testing Technician, ACI



Humberto Palma, NICET, CWI
(bilingual)
Materials Manager
21 years with firm
Areas of Expertise:
Construction Materials Testing, Steel
Construction and Welding
Professional Licenses: Certified Welding
Inspector, CWI, TxHMAC Level 1 A&B,
NICET, 21 years experience



Robert Estrada
Business Development
4 years with firm
Areas of Expertise:
Architectural Services Monitor expenditures,
Quality Control, Staff and Contractor
Coordination and Schedules
Professional Affiliations:
American Institute of Architects
Texas Society of Architects



ANDRES PALMA P.E.

PRESIDENT

Phone 956-702-8500

Email apalma@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute
Deep Foundation Institute

EDUCATION

Graduate of Edinburg High School, Edinburg, Texas – 2002
Bachelors of Science in Civil Engineering
University of Texas San Antonio, San Antonio–2006

WORK HISTORY

MEG Engineers, Texas
President, 2023
MEG Engineers, Texas
Managing Engineer, 2009-2022
Professional Service Industries, San Antonio, Texas
Staff Engineer, 2007-2009
MEG Engineers, Pharr, Texas
Engineering Staff, 2001-2006

REGISTRATIONS

Texas Board of Professional Engineers: Registration Number 115936 is Current

PROFILE

Mr. Palma serves as office manager of MEG's Pharr, Texas office. He has over 17 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the Texas. Geotechnical projects that Mr. Palma has been involved with including mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, parking garages, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement design projects that Mr. Palma has been involved with include highways, industrial parks, heavy-duty brick paving, freight centers and industrial applications.

As President, Mr. Palma's responsibilities include coordination of field personnel, communication with the client, generation of geotechnical engineering reports, evaluating laboratory soil testing, and scheduling and managing field personnel. Palma's responsibilities as a Construction Materials Engineer include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Jaime Escalante Middle School, PSJA ISD – Pharr
- La Joya ISD Stadium Improvements, La Joya ISD - La Joya
- 6 Story Student Dorms, University of Incarnate Word, San Antonio
- 9 Story Parking Garage, University of Incarnate Word San Antonio
- Edinburg CISD Stadium Improvements – Edinburg

HEAVY INDUSTRIAL

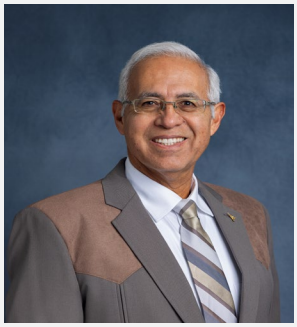
- Royal Technologies 320,000 sf – Mission
- Don Hugo Produce 270,000 sf – Edinburg
- Santana Textiles 500,000 sf combined Edinburg
- Loop Cold Storage Expansion – McAllen
- Brownsville Oil Storage Facility, Port of Brownsville, Brownsville

PAVEMENTS

- SH 365 Hidalgo County Regional Mobility Authority Hidalgo County
- IBTC Corridor Hidalgo County Regional Mobility Authority Hidalgo County,
- Pharr Produce District Industrial Subdivision City of Pharr – Pharr
- McIntyre Streetscape Brick Paving, City of Edinburg Edinburg
- FedEX Freight Facility – Harlingen
- North Edinburg Industrial Park – Edinburg

PUBLIC

- NAWSC Regional Water Treatment Plant, Weslaco
- City of Hidalgo WWTP Improvements – Hidalgo
- Hidalgo County Precinct No. 2 Office – Pharr
- San Antonio International Airport Parking Garage San Antonio
- Harlingen Water Works Elevated Water Storage Tank, Harlingen
- PSJA ISD Stadium Improvements – Pharr



AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
1978

Bachelors of Science in Civil Engineering
Princeton University, Princeton, New Jersey
1982, Cum Laude

WORK HISTORY

MEG Engineers, Austin, Texas
President / Chief Geotechnical Engineer
2001- Present

Texas Department of Transportation
Pharr, Texas
District Materials Engineer
1990-2001

Texas Department of Transportation
Pharr, Texas
Design Engineer
1983-1989

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 65656 is Current

RAUL PALMA P.E.

CHIEF GEOTECHNICAL ENGINEER

Phone: 956-300-2500
Email: rpalma@megengineers.com

PROFILE

Mr. Palma is a licensed Professional Engineer with over 43 years of experience in geotechnical engineering, construction materials testing, management, and engineering design of highways, streets, and utilities. Mr. Palma has directed and completed a wide variety of geotechnical projects throughout the Central Texas region. As Chief Geotechnical Engineer of the San Benito, Texas office he is responsible for overall operations management of the San Benito Office.

As geotechnical project manager, he is responsible for coordination and completion of geotechnical engineering projects. His experience includes subsurface explorations, laboratory testing, foundation investigation and design; slope stability assessments and remediation design, pre-load fill design; geotechnical plans and specifications preparation; and construction monitoring. Client relationships have included city and county agencies; engineering and architectural firms; municipal and utility districts, as well as private developers and constructors.

During Mr. Palma's employment with the Texas Department of Transportation (TxDOT), Mr. Palma gained an extensive background in the area of geotechnical and materials engineering serving as the District Materials Engineer for a centralized laboratory for TxDOT in the Pharr District located in Pharr, Texas. As the District Materials Engineer he was responsible for overseeing the testing and approval of materials for all construction projects in the Cameron, Hidalgo Starr, Zapata, Jim Hogg, Brooks, Willacy and Kennedy counties. At the end of his tenure with TxDOT, the Pharr District had a construction program of approximately $170 million dollars of construction per year. He oversaw all the geotechnical exploration and soil testing for all bridge and retaining wall structures in these same counties. Mr. Palma also served as the assistant to the State Concrete and Physical Testing Engineer at the Materials & Tests Division of TxDOT and during this period he gained extensive experience in concrete, concrete admixtures, reinforcing steel, and pre-stressed steel. Mr. Palma's extensive experience in the area of materials and geotechnical engineering gives our firm a unique ability to provide services of the highest professional caliber.

PROJECT EXPERIENCE – TEXAS

HIGHWAY AND BRIDGES

- US Highway 83 – FM 494 to Bus 83, Texas Department of Transportation – Mission, Texas
- US 83 Highway – FM 1426 to FM 493, Texas Department of Transportation – Alamo, Texas
- US Highway 83/77 Interchange, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83 – US 83 S. to LP 499, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83, Texas Department of Transportation – Brownsville, Texas

HEAVY INDUSTRIAL

- North Edinburg Industrial Park Phase 1, Edinburg EDC – Edinburg, Texas
- North Edinburg Industrial Park Phase 2, Edinburg EDC – Edinburg, Texas
- Pharr Produce District Subdivision Industrial Park, City of Pharr – Pharr, Texas
- Weslaco Industrial Park, Weslaco EDC – Weslaco, Texas
- IBTC Corridor, Hidalgo County Regional Mobility Authority – Hidalgo County, Texas

PUBLIC

- Edinburg Public Safety Building, City of Edinburg – Edinburg, Texas
- Daniel Sekula Memorial Library, City of Edinburg – Edinburg, Texas
- Pharr International Bridge Improvements, City of Pharr – Pharr, Texas
- Edinburg City Hall, City of Edinburg – Edinburg, Texas
- Hidalgo Wastewater Treatment Plant, City of Hidalgo – Hidalgo, Texas



AFFILIATIONS

American Society of Civil Engineers
Construction Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
2005
Bachelor of Science in Civil Engineering
University of Texas at Austin,
Austin
2009

WORK HISTORY

MEG Engineers, Texas
Director of Engineering, 2023
MEG Engineers, Pharr, Austin Texas
Materials Engineer/CMT Technical Manager, 2018-2022
Terracon Consultants, Pharr, Texas
Senior Staff Engineer, 2014-2018
Halff Associates, McAllen, Texas
Civil Engineer, 2012-2013
SWG Engineering, Weslaco, Texas
Project Engineer, 2010-2012

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 121570 is Current

JUAN M. BORJON P.E.

DIRECTOR OF ENGINEERING

Phone: 956-702-8500
Email: jborjon@megengineers.com

PROFILE

Mr. Borjon serves as Director of Engineering of MEG's Pharr, Texas offices. He has over 13 years' experience in the engineering industry and vast knowledge in civil engineering and construction materials testing in the Texas area. Projects that Mr. Borjon has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Borjon has been involved with include highways, industrial parks, heavy duty concrete/asphalt paving, freight centers, and industrial applications.

Mr. Borjon's responsibilities as a Director of Engineering include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Carmen Anaya Elementary School Paving Improvements, PSJA ISD – Pharr, Texas
- Bulldog Drive Improvements, McAllen ISD - McAllen, Texas
- Robert Vela High School Performing Arts Center – ECISD – Edinburg, Texas

PAVEMENTS

- Hidalgo County Regional Mobility Authority BSIF Connector – Hidalgo County, Texas
- Texas A&M University Kingsville Campus Pavements – Kleberg County, Texas

AIRPORT

- Valley International Airport Improvements – Harlingen, Texas
- McAllen International Airport Concrete Cores – McAllen, Texas

COMMERCIAL

- Love's Travel Stop – Donna, Texas
- Pharr Town Center – Pharr, Texas
- At Home Store – Pharr, Texas

PUBLIC

- McAllen NWWTP Pump Station Improvements – McAllen, Texas
- Hidalgo County County-Wide Mechanic Shop – Pharr, Texas
- SWSC Elevated Water Storage Tank – Mission, Texas
- McAllen ISD Homer J. Morris Middle School Paving Improvements – McAllen, Texas
- McAllen ISD Ben Milam Elementary School Pavilion – McAllen, Texas
- South Texas/UTRGV Medical Academic Building – Edinburg, Texas
- Chick-fil-A – McAllen, Edinburg, Pharr, Texas
- Raising Cane's – Edinburg, Weslaco, Pharr, Harlingen, Texas



AMOS

EMERSON P.E.

GEOTECHNICAL ENGINEER PE

Phone 956-702-8500

Email aemerson@megengineers.com

AFFILIATIONS

American Society of Civil Engineers Board Member
Associated General Contractors of America Committee member
Geo Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Sharyland High School Mission, Texas
2006
Bachelor of Science in Civil Engineering
University of Texas at Rio Grande Valley, Edinburg
2016

WORK HISTORY

MEG Engineers, Austin, Texas
Geotechnical Engineer P.E,
2017-present

Geotechnical Research Lead, 2013-2016

REGISTRATIONS

Texas Board of Professional Engineers: Registration Number 58314 is Current

PROFILE

Mr. Emerson serves as Geotechnical Engineer PE of MEG's Pharr, Texas office. He has over 6 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the South Texas area. Projects that Mr. Emerson has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Emerson has been involved with include highways, Municipal Roadways, industrial parks, heavy duty concrete/asphalt paving, freight centers, industrial applications.

Mr. Emerson's responsibilities as a Geotechnical Engineer EIT include coordination of field personnel, communication with the clients, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field testing data, Performing and oversight of Advanced Testing, Managing Advanced Testing Lab Certifications, scheduling and managing field personnel, Report Generation, Proposal Estimations, Design Considerations, in-house IT Solutions, Technical Presentations, Research oriented projects, Geotechnical Research and development, Conducting and conception of in-house Marketing efforts, Intern training program, and Community Outreach.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- La Grulla Elementary School Retaining Wall Reconstruction, La Grulla ISD – La Grulla, Texas
- W.A. Todd Jr. High School Additions and Pavement Design, Donna ISD - Donna, Texas
- Jubilee Charter School – Jubilee Academies– Harlingen, Texas

PAVEMENTS

- Military Highway 1601 TxDOT – McAllen, Texas
- Mercedes Roadway Improvements – Mercedes, Texas

AIRPORT

- Stinson Airport Hanger and Interior Pavement Design – San Antonio, Texas

COMMERCIAL

- Edinburg Splash Park – Edinburg, Texas
- City of San Juan Public Safety Building– San Juan, Texas

PUBLIC

- 2.5 MGD WWTP CITY OF ALAMO– Alamo, Texas
- Donna Drainage improvement – Donna, Texas
- La Villa Elevated Water Storage Tank – La Villa, Texas
- Salineno Ground Storage Tank – Salineno, Texas
- North System 12" Waterline Loop Project– Cameron County, Texas
- South Texas College Nursing & Allied Health Center – Mcallen, Texas

RESTAURANTS

- Smoking Moon – Pharr, Texas
- Fazoli's – McAllen, Texas
- Bar-B-Cutie – Harlingen, Texas

HEAVY INDUSTRIAL

- Mid Valley Industrial Park – Weslaco, Texas
- Warehouse Kingdom Condominiums – McAllen, Texas
- Malpica Cold Storage – Pharr, Texas

OSCAR BOUNDS



ENVIRONMENTAL SERVICES MANAGER

Phone 956-702-8500

Email obounds@megengineers.com

EDUCATION

Bachelor of Science in Environmental Sciences
University of Texas at Rio Grande Valley, Edinburg
Current, May 2020 Graduation

WORK HISTORY

MEG Engineers
Construction Materials Inspector
2011 – 2014

MEG Engineers
Senior Materials Inspector
2014 – 2017

MEG Engineers
Environmental Coordinator
2017– Current

MEG Engineers
Laredo Branch Manager
2017– December 2019

MEG Engineers
Environmental Manager
2019– 2020

MEG Engineers
Pharr Senior Inspector
2020 – Current

PROFILE

Mr. Bounds serves as a senior inspector of MEG's Pharr, Texas office. He has over 10 years' experience in the engineering & construction industry and vast knowledge in structural and civil inspections, construction materials testing, geotechnical/environmental engineering, quality assurance/quality control, and project management in the South Texas area. Construction Material Testing projects that Mr. Bounds has been involved with include IBWC Levee projects, Federal projects at Border Gates, Structural Steel/Masonry Inspections at various schools and commercial buildings, Various Airport projects at Valley International Airport in Harlingen, mixed-use developments, educational facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers.

Mr. Bounds also serves with the geotechnical services in South Texas and his responsibilities as a Geotechnical Coordinator include coordination of field personnel, communication with the client, generation of geotechnical engineering reports, evaluating laboratory soil testing, and scheduling and managing field personnel.

Mr. Bounds responsibilities as a Construction Materials Manager include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

Mr. Bound's responsibilities as a Senior Inspector include Structural Steel Inspections of Welded Connections, Inspection of Bolted Connections, Inspection of Roof Decking and Fastener Pattern, Water Proofing Inspection of Building Exteriors, Inspection of Mat Foundations, Bearing Capacity Testing of Continuous and Spread Footings, Post Tension Inspection of Foundations, Structural Masonry Inspections of CMU, Reinforcing Steel Inspections for Drilled Pier Foundations, Concrete Plant Inspection for CAPA & Alamo Concrete, Cast in place concrete inspections for various schools and commercial buildings, Asphalt Plant inspection for Frontera Materials & CAPA, coordination of field personnel as needed, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data. He has experience managing a wide range of projects in both the construction and quality

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

June 9, 2022

TO: Whom it may Concern

This is in reference to construction materials testing and geotechnical services performed for the City of Weslaco by MEG Engineers between the period of May of 2020 and May of 2022.

During this timeframe, MEG Engineers has met our expectations completing all work in a timely and professional manner. MEG has been very responsive to all our work requests and provided the services in timing and sequence with project expectations. As a matter of fact, due to the success of their work, the city has recently approved a one-year extension to their existing contract.

We are pleased to offer this letter of recommendation for their great work with the city.

If you have any questions or would like additional information concerning MEG's work with the City of Weslaco, please do not hesitate to contact me at (956)969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana, P.E.
City Engineer

c: Mr. Martin Garza, Interim City Manager

BROWNSVILLE
PUBLIC UTILITIES BOARD

January 7, 2020

RE: Letter of Recommendation – Millennium Engineers Group, Inc.

To Whom It May Concern:

On behalf of the Brownsville Public Utilities Board (BPUB) Special Projects Department and Water/Wastewater Engineering Department, the BPUB submits this letter of recommendation for Millennium Engineers Group, Inc. (MEG).

MEG has assisted the Special Projects department and the Water/Wastewater Engineering Department with geotechnical reports and materials testing services for the past several years. They have been involved with numerous projects such as Wastewater Lift Stations Rehabilitation projects and the Odor Control Improvement project. MEG is also one of our on-call material testing laboratory for all subdivision construction materials testing.
Currently, MEG is performing all material testing for the BPUB Annex Building project, an approximate 70,000 sf building project development currently under construction.
Millennium Engineers Group continues to provide accurate results in a timely manner, with the utmost professionalism and within budget.

The BPUB will continue to engage Millennium Engineers Group on future projects and confidently recommend MEG for your geotechnical and materials testing needs.

Sincerely,

Marie C. Leal, P.E.

Marie C. Leal, P.E.
Director of Special Projects

CITY OF ALTON
TEXAS
509 S Alton Blvd. Alton, TX 78573 • Tel (956) 432-0760 • Fax (956) 432-0766 • www.alton-tx.gov

Salvador Vela
Mayor

Arturo Galvan Jr.
Mayor Pro Tem
Ricardo Garza
Commissioner
Richard Arevalo
Commissioner
Emilio Cantu, Jr.
Commissioner

Jeff Underwood
City Manager

June 13, 2022

Mr. Andres Palma, P.E.
Engineering Manager
Millennium Engineers Group, Inc,
5804 N. Gumwood
Pharr, TX 78577

Re: Letter of Recommendation

Dear Mr. Palma,

I would like to take this opportunity to express to you Alton's satisfaction and appreciation with the work product and professionalism exhibited by your company's employees since the outset of the engagement of your firm. The professionalism and dedication to their trade, your staff has shown, sets Millennium Engineers Group apart from the competition.

The City of Alton has enjoyed its relationship with MEG Engineers and looks forward to working with your company in the future.

If we may be of service to you in anyway, please do not hesitate to contact me at (956) 432-0760.

Sincerely,

Jeff Underwood,
City Manager

Dr. Armando O'caña, Mayor
Jessica Ortega, Mayor Pro Tem
Abiel Flores, Councilman

Ruben Plata, Councilman
Alberto Vela, Councilman
Randy Perez, City Manager

June 16, 2022

CITY OF MISSION

"Home of the Grapefruit"

To Whom It May Concern,

I am writing this letter of recommendation for MEG Engineers.

MEG has been under contract with the City of Mission for the last four years and has provided exceptional Lab services in numerous subdivisions and projects throughout the City. They have always exhibited with integrity, ethics, reliability and fairness. Despite any troubles that could arise at the time of construction, MEG would and will deliver the testing and results on time and with quality. I believe you would be very pleased with their work, attention to detail and customer service.

Should you have any questions, please feel free to contact me at (956) 585-3275.

Sincerely,

Juan Pablo Terrazas, P.E., CPM
Assistant City Manager/City Engineer City of Mission

City of Pharr Engineering Department
118 S. Cage Blvd. – 4th Floor, Pharr, Texas 78577
January 6th, 2020

To whom it may concern.

Re: Millennium Engineers Group, Inc.

Our City has contracted Millennium Engineers Group, Inc. to perform Construction Material Testing and Geotechnical Engineering On-Call Services for the past three years. Mr. Andres Palma and his firm are very professional and have an excellent service response. We are very satisfied with their work. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous project they have work on for the City of Pharr.

I would give Millennium Engineers Group, Inc. and his team my highest recommendation.

Sincerely,

Omar Anzaldua Jr., PE, CFM, PMP, CCM | City Engineer
City of Pharr
956-402-4000, ext 1414

June 10, 2022

Re: Letter of Recommendation

To Whom It May Concern:

Raul Palma is being nominated for Engineer of the Year. I have had the pleasure of knowing Raul for many years. He has impressed me with his exceptional leadership, spirit, and commitment to this profession. His professional character has excelled in his field of engineering and has given back to his community in countless volunteer efforts. I can attest not only to Raul's ability to explain and instruct, but also to his deep commitment to helping others.

Considering his extensive knowledge in engineering and achievements, he has been named the Engineer of the Year by the local Engineer's Chapter and I highly recommend his naming as Engineer of the Year.

Please feel free to contact me if you have any questions at (956) 572-3191.

Sincerely,

Patrick McNulty
Mayor
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

January 9, 2023

To whom it may concern:

Melden & Hunt has contracted MEG Engineers to perform Construction Material Testing and Geotechnical Engineering Services for the past decade. Mr. Andres Palma, PE and his firm are very professional and have an excellent service response. We are very satisfied with their work and have recommended them on many occasions. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous projects they have work on in South Texas.

I would give MEG Engineers, Andres Palma, PE and his team my highest recommendation.

Mario A. Reyna, PE

Past Projects with the City of Edinburg

Sam Houston Public Service Building for a 19,400 sqft facility
Citrus Village Subdivision No. 2
Edinburg Stadium and Dawson Dr. Drainage Improvements
Santa Cruz Section 1 Phase I – IV
Sonador Subdivision
Union Square Apt.
Fire Station No. 5
City of Edinburg Auditorium Basement
24th Street Drainage Improvements
City of Edinburg Water Treatment Plant
Jackson Pointe Subdivision Sanitary Sewer Drainage Project McIntyre Streetscape and Drainage Improvements Edinburg City Hall Dustin Sekula Edinburg Library
Joe Ochoa Road
North Edinburg Industrial Park Phase 1 & 2.
Various Roadways, North Edinburg Industrial Park Phase 1 & 2.

Relevant Projects

City of Mission - Public Safety Building



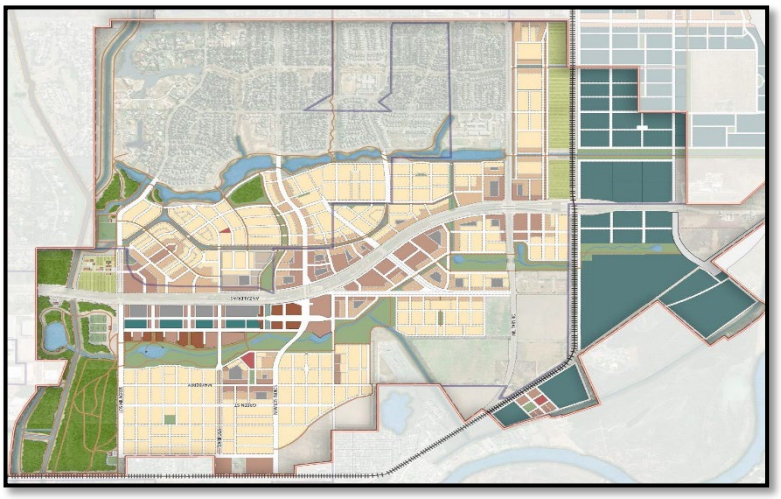
Construction of a new public service building development. It is also our understanding that the proposed public service building development will consist of a one (1) story structure. The site construction for the proposed structure is anticipated to be on a slab-on-grade or on-fill foundation provided expansive, soil-related movements will not impair the performance of the structure. The site also accommodates the construction of either a rigid or flexible pavement that will serve for light duty and/or heavy-duty traffic. Both flexible and rigid pavement types are viable and the selection on the type to be used will depend on the specific needs and criteria of project site

City of Edinburg – Downtown Parking Garage

Construction of a 3-level parking garage with an alternate to add a 4th level along with various add alternates to enhance the building including: first floor retail space over crawlspace; back of house receiving; elevator tower enhancements; thin-brick façade; parking guidance system; and retail restrooms. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



City of Mission - Los Milagros Pavement Recommendations



Performed Engineering and Construction Management and Administration of approximately 1.32 miles for the Pavement Rehabilitation Improvements by reclamation of existing asphaltic and sub-base and overlay of a new 2” asphaltic overlay of the residential streets within Los Milagros and Solera Subdivisions located in Mission, Texas.

City of Harlingen – Convention Center

New construction of a 25,000 SF standalone building consisting of five meeting rooms, reception/lobby, clinic, conference room, offices and support spaces.

Work included concrete, mansonry units, structural steel framing, modified bitumen roofing system, interior finishes, metal toilet compartments, appliances, wet fire sprinlker and standpipe system, MEP and other specified works.



City of Harlingen – Fire Station



Construction of a 10,234 SF fire station to include two bays, dorm rooms, training room, lobby, locker rooms, offices, fitness area, kitchen, vestibule, and other specified areas.

Work included concrete, cast stone masonry, structural steel framing, metal stairs, standing seam metal roof panels, metal wall panels, interior finishes, specialties, wet pipe sprinkler system, MEP, communications, fire alarm system, earthwork, and other specified works.

New Edinburg Arts, Culture & Events Center

13,500 s.f., ground-up foundation pad, two story Cultural Arts Center with Multi- Purpose events room, several conference rooms, exhibition spaces, multi-classroom settings for adults and children. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



INSURANCE COVERAGE & LEGAL

MEG does not have any key terms of our errors and omissions insurance coverage.

MEG maintains the insurance policies needed for this contract as for all additional contracts listed below.

2 million professional liability coverage
1 million commercial general liability coverage
1 million umbrella liability coverage

MEG is not debarred from doing business with any federal, state, or local agency.

MEG does not have any claims, judgments, and arbitration proceedings, suits pending or outstanding against itself or its officers

PROFESSIONAL SERVICES AGREEMENT

MEG has read and agrees with the Professional Services Agreement. MEG will meet the prerequisite insurance requirements, and, if selected, agrees to enter into such agreement.

Contact Information

Name: Andres Palma
Title: President
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Phone Number: 956-702-8500
Mobile Number: 956-492-5010
Email Address: apalma@megengineers.com

Name: Sergio Tovar
Title: Director of Operations and Finance
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Phone Number: 956-702-8500
Mobile Number: 956-821-8614
Email Address: stovar@megengineers.com

Understanding the Project

The City of Edinburg's needs are specific to the services we provide, counting on the services we provide to be responsive, thorough, and precise. The projects need efficient communication, project management, and contract administration. At MEG, we consistently achieve this by:

- Understanding the specific needs of our client
- Delivering on the expectations of our client
- Efficient Communication
- Extensive Employee Training and Management
- Proven Consistency, Low Employee Turnover
- Highest Quality Accreditations and Internal Management

Environmental SERVICES

PROFESSIONAL ENVIRONMENTAL SERVICES will encompass all related services to the City of Edinburg as listed in the qualifications.

Our environmental services include:

- Due Diligence Services: Phase I Environmental Site Assessment (ESA) / ASTME 1527-13, Phase II and III ESA
- SWPPP Services: Compliance Inspections and Reporting
- Air Quality Monitoring
- Asbestos Sampling and Testing
- Hazardous Material Sampling and Testing
- Other







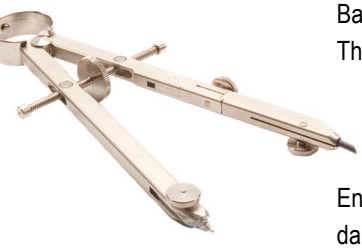


MEG has the ability to meet your schedule and deadline because of its thorough training and understanding of its CLIENTS needs, MEG's experience and resources, MEG's subcontractors' resources, and industry requirements. MEG has the philosophy of providing quality Environmental Engineering Services to all our clients in Texas. We believe that client satisfaction, reputable and prompt service, and staying in stride with the latest technologies and tools will give our firm a unique advantage in providing a service to you as our client. We believe that providing quality service is the key to our client's satisfaction and their inclination to consider our firm in future projects.

WORKLOAD CAPACITY

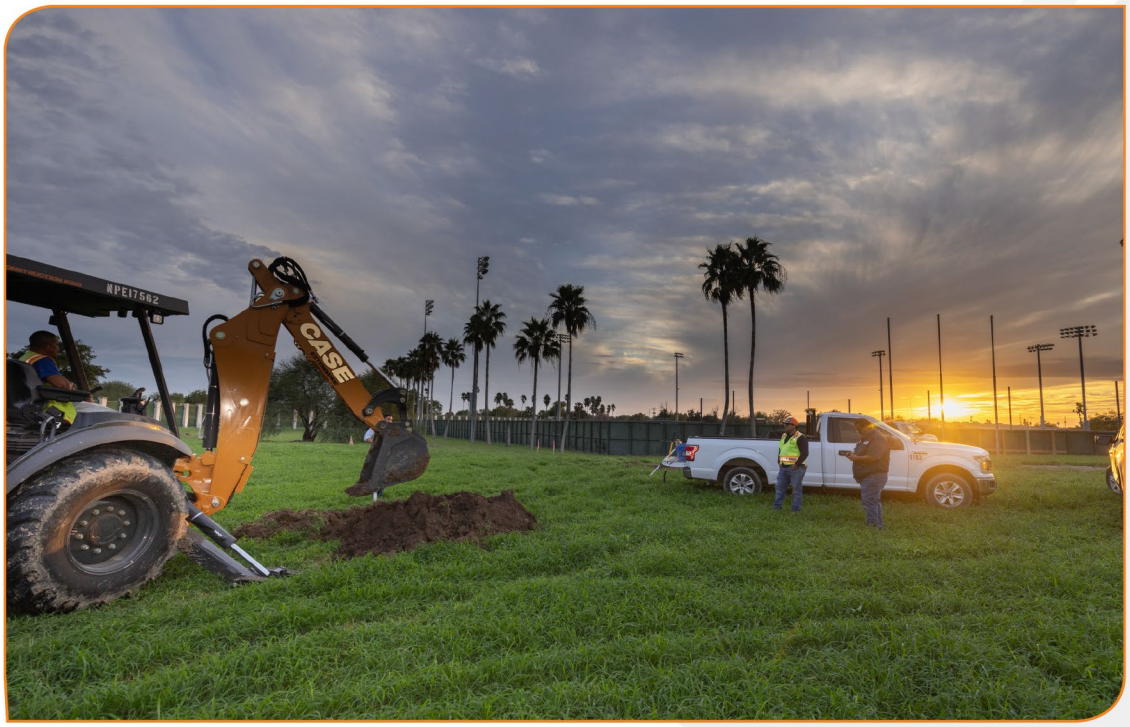
The scope of work to be performed under this contract is the scope of work that MEG performs daily for our clients in Texas. MEG has the necessary capacity to meet the needs of the City of Edinburg for Professional Services. MEG has the resources and experience to provide concurrent project construction services to an individual client for your detailed project scope of work. Our resources can be shifted for operations and our staff and inspectors are cross-trained for proper allocation of personnel for this specific reason.





Based on the current workload, resources, and staff of MEG it is estimated that current operations capacity is at 70%. There is currently no backlog with our testing Services. Our staffing plan is to never be above 85% capacity, so we are able to expedite services when needed to meet critical project schedules.

Based on current and future assignments, it is estimated that during the duration of the project Millennium Engineers Group, Inc. will be operating at 80% of capacity. Engineers, Staff, and Inspectors will be able to complete the daily anticipated project tasks for this project along with current projects tasks. MEG is proficient in completing daily project tasks and expediting the testing and inspection results to the project team for the projects benefit. The project team included in this submittal that will be allocated to this project will devote the necessary time to meet your schedule and often will be various percentages of their time based on your program needs. Inspectors that are assigned to this project will devote 100% of their time to this project when required and additional inspector resources will be available on an as needed basis for this project will be devoted 20% to 50% of their time for additional services as needed.



PROJECT MANAGEMENT AND COORDINATION STATEMENTS

MEG utilizes a Management System, which facilitates the management of both the Construction Material Testing (CMT) and Geotechnical Engineering Testing (GEO) Departments. The system consolidates all aspects of the business workflow, from proposal to the final invoice. It allows an organization the ability to set up clients/projects, schedule work orders (dispatch requests), report and distribute pertinent data to clients via email or website, employ management tools for lab and field testing, and prepare invoices for each project that could be exported to the organization's accounting system. The system also gives the organization's clients the ability to retrieve reports from the customized reporting website.





Our team makes recommendation on the course of action to the Client when issues of potential delays or increased costs arise during the project. Close communication and coordination between the contractor, third parties involved in the project and our team will be a priority by our team for a successful project. Our team operates as a representative of the City of Edinburg and oversees the day-to-day construction activities of the prime contract assigned. Our team has extensive experience in administering construction contracts and overall management. Our team has experience on multiple projects performing Construction Engineering, Inspection and Construction Materials Testing services for numerous clients in Texas. Our scope of services includes but not limited to:

- Construction Administration Procedures
- Field Reports
- Monthly Progress Reports
- Progress Photos
- Project Progress Meetings
- Schedule Review
- Change Order Review
- Quality Control
- Safety and Health
- Submittal/ Shop Drawing Control
- Payment Application Review

> Millennium Engineers has always provided great, professional, friendly service. I highly recommend them.
>
> *Ramiro Gutierrez, P.E., R. Gutierrez Engineering Corp.*

PROJECT MANAGEMENT AND COORDINATION STATEMENTS

Construction Engineering and Management: MEG ensures that the project is completed on time, and on budget and within scope. This will be accomplished through review and tracking of baseline schedules and monthly updates, monthly pay estimates, change orders, plan quantities and overall project costs. We provide timely processing of contractor submittals, shop drawings, and Request for Information (RFIs). We will also work with the Engineer of Record (EOR) as needed regarding RFI's, potential design changes, or plan errors and omissions. We conduct regular progress meetings to promote partnering between all parties. We conduct pre-construction meeting with the contractor, Client, and other stakeholders prior to the start of the project. During this meeting, an escalation ladder is established to provide guidelines for resolution of construction issues.



Construction Administration and Inspection: MEG performs all necessary inspection to verify work is completed in accordance with plans and specifications. Daily Work Reports (DWR's) or other required reports will be completed to document construction progress and inspection activities as well as quantities for payment. Our inspectors inspect all construction activities daily, determine daily need for construction materials testing of work in progress and materials in use, traffic control devices on a daily basis for compliance with Traffic Control Plan and TMUTCD. SW3P inspections as per environmental requirements performed in accordance with subject guidelines.

Construction Materials Testing: MEG performs construction materials testing on all required construction activities and materials to ensure compliance with project plans and specifications in accordance with the City of Edinburg guidelines for sampling and testing. If independent assurance testing is required coordination with the third-party testing agency is scheduled at appropriate schedules and frequency.

Document Control: MEG ensures that all project progress and financial reporting is completed in accordance with contract requirements. We log all project correspondence, submittals, change orders, RFI's, shop drawings, pay estimates, MOH, etc. We also verify that the contractor is complying with Disadvantaged Business Enterprise (DBE), Equal Employment Opportunity (EEO) and Buy America guidelines. All DWR's, pay sheets and material test reports are reviewed for accuracy before submittal.

Close Out Procedures: Thorough and accurate records is maintained throughout. We generate a project specific close out checklist. The checklist is distributed to all parties at the beginning to resolve all discrepancies. The checklist allows for a guide during both construction and close out phases. Another part of quality program includes formal audits conducted at 30%, 60%, and 90% of construction completed.

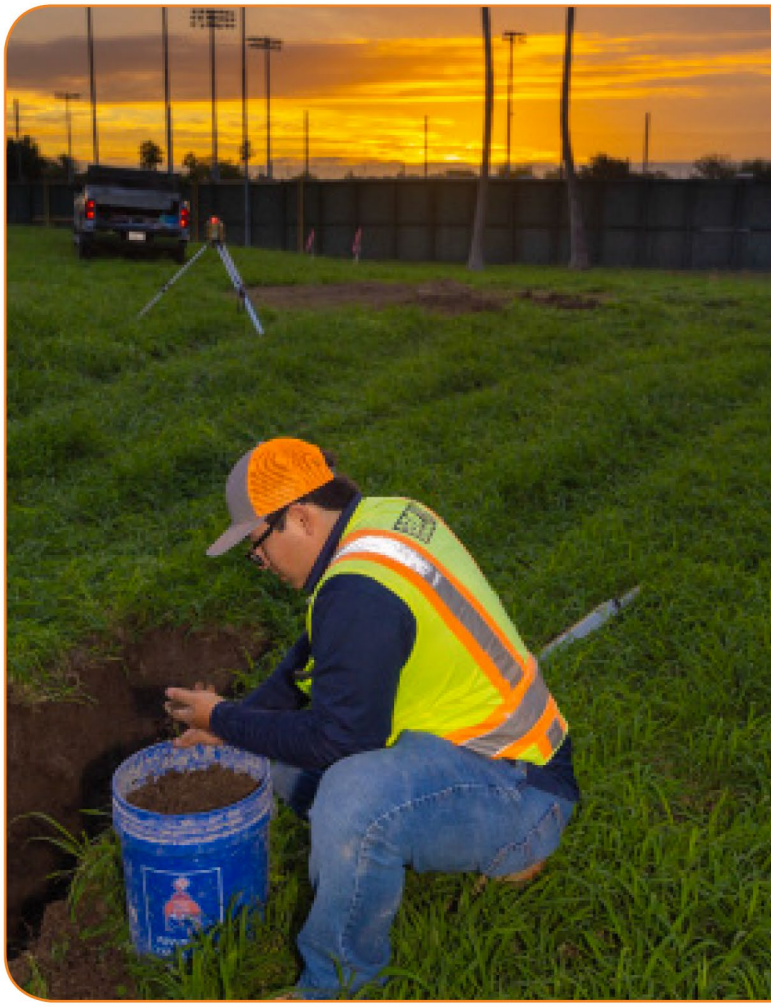
Another tool that we use is performing thorough constructability reviews during the pre-construction phase. We review approved plans, specifications, general notes, TCP phasing, baseline schedule, etc. to identify potential plan errors, quantity discrepancies, utility conflicts, or potential maintenance issues. All findings during the constructability review are provided to the City of Edinburg for review and further discussion.



PROJECT COMMITMENT

MEG is committed to your projects, program, goals, and timelines for project schedule. We will provide the essential staff, equipment, and resources to be available and responsive daily to the City of Edinburg's needs based on your scope of services. Our offices are equipped and trained to provide the level of service and responsiveness required by the City of Edinburg. MEG has extensive local resources and expertise to complete large project programs. The key personnel presented in this Statement of Qualifications are committed to the City of Edinburg projects and will be available throughout the life of the project.





Project Communication

Communication is the key to all successful projects. The management of the testing and inspection program for the project will begin with the introduction of the project team members. Upon notification of award, our engineers and staff will meet with members of the project team who have an active role in the project. This is a critical phase in to communicate project information, goals, timelines, or potential conflicts.

Review of Construction Schedule

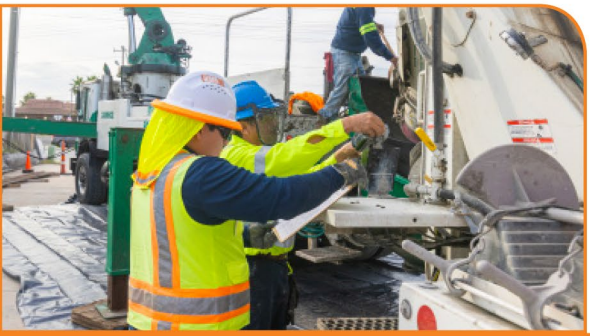
MEG will review the most up-to-date construction schedule by task after design documents are completed. The testing and inspection program can best support regulated testing and control final testing costs if we clearly understand the project testing requirements.

Construction Meetings

From the initiation of the project until the completion, we propose biweekly or monthly management meetings with the construction manager or his representative and other project team members. At these meetings it is necessary to review and discuss testing results, project progress, and project schedule.

Daily Communication

MEG on site representative will maintain daily communication with the contractor's superintendent, and the designated project team members in order to schedule the required services and to communicate inspection and test results. Our project manager will communicate the results of critical off-site testing and inspections to the designated project team representatives the same day testing is performed.



> MEG has been reliable and responsive to our testing needs. – Mr. Ariel Chávez II, PE/RPLS/ Director of Engineering Services

QUALITY ASSURANCE / QUALITY CONTROL

Internal Quality Management

Our firm follows a reporting structure that will best benefit our clients. Steps and processes are performed in every task of our services to give the client the best product possible. Our client first attitude, service approach, methodology of doing business, and internal quality control program allow us to continue providing services throughout the State of Texas building long term business relationships.

Reporting Structure

Reporting Structure starts within our management team. MEG is called for the requested services and to make the necessary arrangements to initiate the project. Our dispatcher will dispatch one of our highly trained technicians to the requested project site. At this point the technician will perform the requested task(s) and then complete his/her field-testing report. Field Testing reports are turned in daily and our project managers review the testing reports. The testing reports are then turned into our administrative staff and are typed for second review of the project managers. The reports are then reviewed and signed by the office engineer before they are sent to the client. The testing reports provided by MEG include all the necessary data that is often requested by the Owner and members of the design team.

Decision Making

Decision Making by MEG starts within our management team. The decisions made by our staff and key personnel come only after consulting with the principal engineer. Timing and scheduling are important factors of construction, and every decision made will consider the best interest of our client. Engineering Recommendations are only made by a Professional Engineer that is registered in the State of Texas.

Quality Control Plans

Quality Control is monitored by MEG in every aspect of our work. Our office maintains a quality control program that has been approved by the American Association of State Highway and Transportation Officials (AASHTO) and the State of Texas, Department of State Health Services Radiation Control Program. Quality control is monitored and documented by our (QA/QC) Manager and Radiation Safety Officer.

Reporting and Billing Quality Assurance

Quality assurance is maintained by MEG in every aspect of our administrative work. Our office maintains an internal quality control program that is used by our administrative staff to audit every process of our reporting and billing procedures. This quality assurance measure allows us to maintain the quality service that is essential to our client's business.

> "MEG provides excellent services in a timely and cost effective manner.– Mr. Alfonso Quintanilla, PE/RPLS/ Quintanilla, Headly, and Associates"





Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

MILLENNIUM ENGINEERS GROUP INC

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

Registration Number
F-3913

Expiration Date
7/31/2028

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1742996684300**
Approval Date: **September 28, 2023**
Scheduled Expiration Date: **September 28, 2027**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

Millennium Engineers Group Inc

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 28, 2023**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

South Central Texas Regional Certification Agency of Bexar County, Texas hereby duly affirms that:

Millennium Engineers Group, Inc. DBA Millennium Engineers Group, Inc

has successfully met the established requirements of SCTRCA's Business Enterprise Certification Program to be certified as a

*SBE MBE ESBE HABE

Certified NAICS Codes

NAICS 541330: CIVIL ENGINEERING SERVICES
NAICS 541370: LAND SURVEYING SERVICES
NAICS 541380: GEOTECHNICAL TESTING LABORATORIES OR SERVICES
NAICS 541990: ALL OTHER PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

Melanie McCoy
Executive Director

Certification Number: 225086103
Effective Date: August 14, 2025
Expiration Date: August 31, 2027

Note: This certificate is the property of the South Central Texas Regional Certification Agency and may be revoked should the above named firm graduate from or fails to comply with SCTRCA's Business Enterprise Program. A Certification Renewal Application is required every two years.

Texas Department of Transportation

125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.416.4700 | WWW.TXDOT.GOV

9/21/2023

Raul Palma
Millennium Engineers Group Inc
5804 N. Gumwood Street
Pharr, TX 78577

Re: Annual Update Affidavit (AUA)
Disadvantaged Business Enterprise (DBE)

Dear Raul Palma:

Upon review of the AUA and supporting documentation, TxDOT has determined that Millennium Engineers Group, Inc. continues to meet the eligibility requirements of the federal [DBE] program.

DBE certification does not expire, however, to remain certified it is incumbent on you to submit the AUA on or before your next certification anniversary date. A courtesy reminder will be sent from the Diversity Management System (DMS) in advance of the AUA due date.

Firms listed in the Texas Unified Certification Program (TUCP) directory located at https://txdot.txdotcms.com are currently certified DBE/ACDBEs. All DBEs certified pursuant to 49 CFR Part 26, are automatically certified in TxDOT's Small Business Enterprise (SBE) Program. TxDOT encourages you to utilize the TUCP directory as a marketing tool. In that respect you should periodically verify your firm's certification description and North American Industry Classification System (NAICS) code(s) closely describe the goods or services your firm provides.

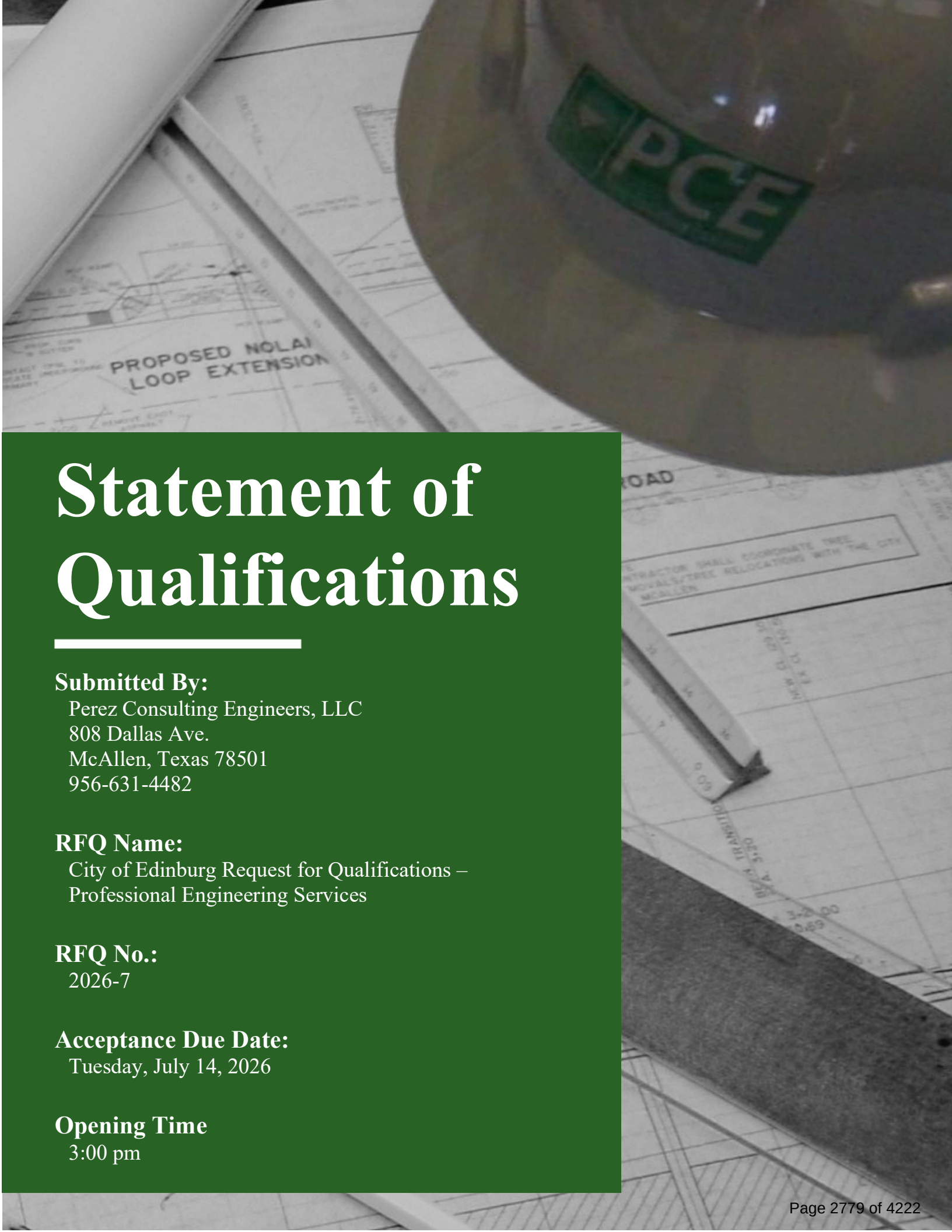
Should your firm be awarded an opportunity to participate on a federally funded project, your firm must perform a commercially useful function (CUF). A DBE performs CUF when it is responsible for execution of the work of the contract and is carrying out its responsibilities by performing, managing, and supervising the work involved. To perform a CUF, the DBE must also be responsible, with respect to materials and supplies used on the contract, for negotiating price, determining quality and quantity, ordering the material, and installing (where applicable) and paying for the material itself.

For information on TxDOT's contracting and procurement opportunities visit https://www.txdot.gov.

Sincerely,

Michael D. Bryant
Director
Civil Rights Division

Cc: Monique Pettaway



Statement of Qualifications

Submitted By:

Perez Consulting Engineers, LLC
808 Dallas Ave.
McAllen, Texas 78501
956-631-4482

RFQ Name:

City of Edinburg Request for Qualifications – Professional Engineering Services

RFQ No.:

2026-7

Acceptance Due Date:

Tuesday, July 14, 2026

Opening Time

3:00 pm

Statement of Qualifications

for

Professional Engineering Services

RFQ No: 2026-7

Engineering Department

Mardoqueo Hinojosa, P.E., CFM, CPM;
City Engineer

July 14, 2026

PREPARED BY:

Perez Consulting Engineers
Texas Registered Engineering Firm F-2158

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1. Transmittal Letter



1. TRANSMITTAL LETTER

Perez Consulting Engineers (PCE) is pleased to submit our Statement of Qualifications for the City of Edinburg Professional Engineering Services RFQ. Having previously worked with various Municipalities, including the City of Edinburg, our company is familiar with the procedures for smooth project design and construction. This familiarity and knowledge can help provide insightful information that will offer improvement alternatives and achieve the desired goals.

All engineering operations and design workflows for this contract will be executed entirely at our established headquarters, located at 808 Dallas Avenue in McAllen, Texas. Any questions could be directed to our President, J. David Perez, P.E. via email at dp@perezce.com or Jorge D. Perez, P.E., R.P.L.S., Vice President via email at jdp@perezce.com. Both David and Jorge Perez are authorized to bind the firm to contract and can be reached at 956.631.4482.

As of the date of this submission, we acknowledge that no addenda have been issued for this solicitation.

PCE brings a deep, historical understanding of the distinct regional characteristics that impact civil infrastructure in the Rio Grande Valley. Since 1976, our firm has provided comprehensive site planning, site development, water and sanitary sewer design, drainage, flood control, and public works engineering. Our localized expertise spans the specific geological, hydrological, soil, and weather conditions that dictate successful project outcomes in this region.

Our structured design methodology relies on a "Total Consultation" approach. The PCE Design Team works in continuous synchronization with three dedicated PCE Professional Engineers to thoroughly evaluate design and construction alternatives. This rigorous engineer review process guarantees that highly analyzed; value-driven engineering considerations are integrated into every phase of the project.

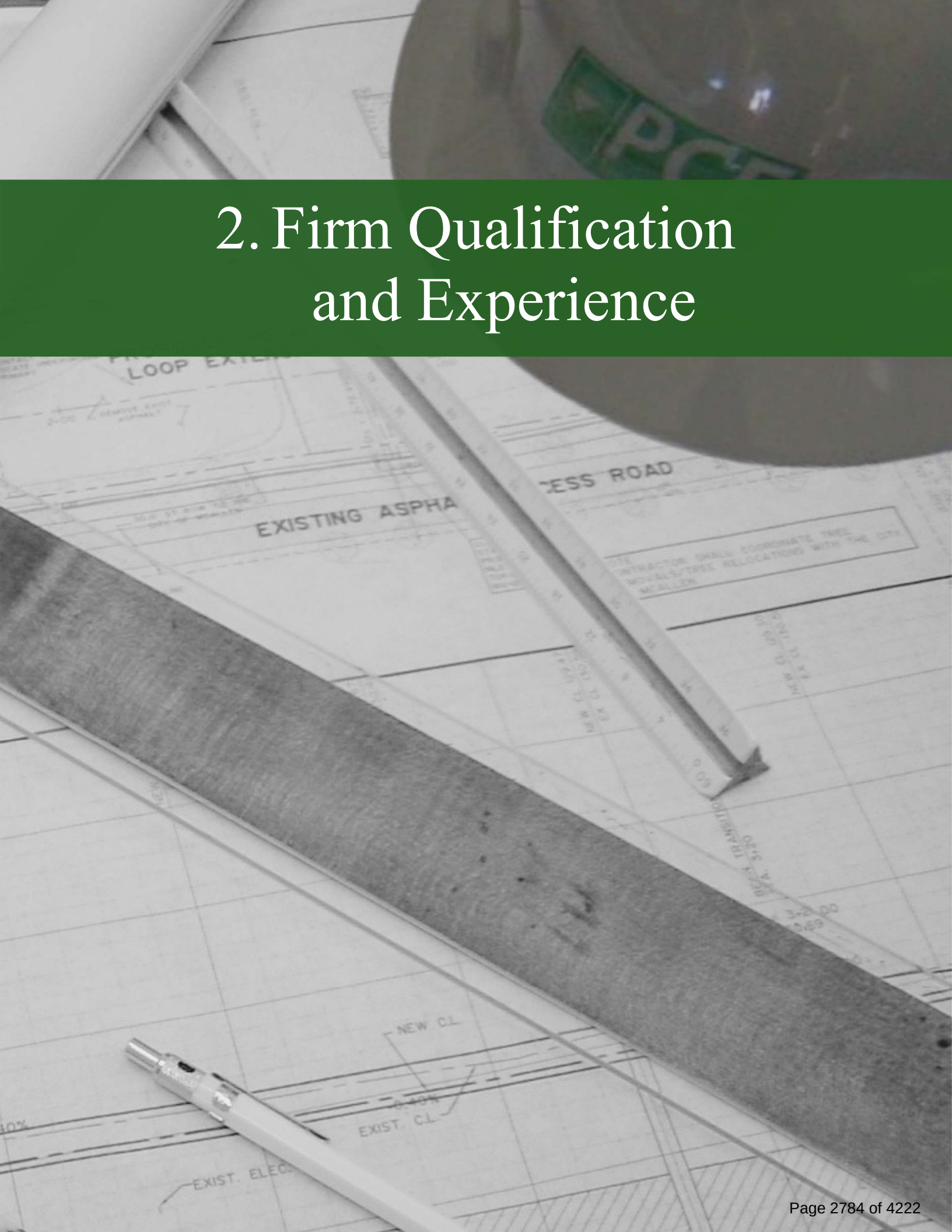
Thank you for the opportunity to present our qualifications. We welcome the prospect of partnering with the City of Edinburg and wish to formally express our genuine commitment to delivering exceptional engineering services to your community.

Should you have any questions or require additional information, please contact us at 956.631.4482 or via the email addresses provide above.

Respectfully submitted,
Perez Consulting Engineers, LLC



J. David Perez, P.E.
President



2. Firm Qualification and Experience

2. FIRM QUALIFICATION AND EXPERIENCE

QUALIFICATIONS

CURRENT WORKLOAD

Perez Consulting Engineers is currently working in design of various civil engineering projects involving educational facility site plans, drainage systems, sanitary sewer collection systems, irrigation system improvements in the South Texas area. Collectively, these projects are approximately 80% complete. PCE's workload is such that it can assign a project engineer to start with the proposed projects as soon as awarded.

It is important that the City of Edinburg feel comfortable knowing that its needs will be met in a timely manner and within schedule. PCE has always been committed to providing our clients with high-level service that is both timely and will meet budgetary constraints.

PROJECT APPROACH

Perez Consulting Engineers, having previously done services for The City of Edinburg, has successfully demonstrated its' capability for fulfilling all scope of services required for the various anticipated projects, all within time and budget. With our familiarity with the City of Edinburg, Railroad Company, TxDOT, Irrigation and Drainage Districts' staff members and policies, we have the knowledge and experience in dealing with the proper key entities involved as stakeholders for such an engineering assignment. We eagerly await the opportunity to once more serve The City of Edinburg based on our merit, experience, and reputation as Civil Engineers.

Summary of Project Approach Tasks and Schedules:

The following provides a general outline of our approach to the various projects. Depending on each project's needs, PCE will conduct additional meetings and coordination as required. PCE's team includes three highly qualified Registered Professional Engineers and one Graduate Engineer who work collaboratively to deliver efficient, cost-effective solutions for the client.

Preliminary Phase

During this Phase of the Project, PCE will meet with the City of Edinburg Officials to clearly understand the anticipated goals and expectations such as the desired permissible levels of flood protection, budget, and schedules for the Project (s). PCE will:

- Meet with City of Edinburg Officials and other stakeholders at a Preliminary Design Conference to establish fundamental aspects, concepts and design criteria and goals of the project and to gather existing information including Drainage Maps and Studies, Drainage Master Plans, Topographic Maps and other related information relative to the Project.
- Request and receive any additional information such as right-of-way limitations for improvements, existing easements, geotechnical reports, and reports from the City.

- As required, along with City Staff, if applicable meet with the Drainage District, Texas Department of Transportation, City Utility Department, Irrigation District(s), Gas Company and other private and public institutions such as the School District and other utilities for coordination of possible conflicts, phasing of the project, permitting requirements and any other matter related to the anticipated design and construction.

- Prepare a Preliminary Engineering Report including related Hydraulic and Hydrological calculations, contributing drainage areas, proposed improvement alignment(s), design criteria, as well as recommendations and cost estimates for the proposed improvements and other options as applicable.

- After City Staff review of the Report, prepare preliminary layout plans based on the approved preferences and options and submit to City of Edinburg staff for review and approval.

Design Phase

- Based on the City of Edinburg's approved option, PCE will conduct detailed engineering and topographical ground surveys, public and private utility locations from field data and record, land acquisition surveys (if required), all performed with adequate information to prepare a detailed digital Base Map to be used for the preparation of plans.
- Prepare Final Plans and Specifications of the approved work.
- Prepare and submit regulatory permits as required, such as Texas Department of Transportation, Railroad, Drainage District, etc.
- Prepare Construction Specifications, Contract and Bidding Documents

Bidding Phase

- Assist the City in scheduling and conducting a Pre-Bid Conference with prospective bidders
- Assist the City staff with the bidding process, including replying to any bidder questions and conducting the bid opening.
- Prepare Bid Tabulations and analyze, study, and evaluate the bids and bidder's qualifications received to ensure their accuracy and prepare a "Letter of Recommendation" to the City Commission for consideration to consider award of the Project.

Construction Phase

- Conduct Pre-construction conference with the Contractor, Engineering, Utility, and Public Works Departments, and any other stakeholders such as gas company, drainage district officials, Texas Department of Transportation, Telephone Company and other affected utilities or institutions.
- Perform periodic site visits to assure that the project is proceeding in accordance with the plans and specifications and in the schedule specified.
- Along with the City Staff, conduct regular scheduled progress meetings with the contractor and other City Departments and stakeholders.
- Assist the City staff with all Request for Information (RFI's) from the Contractor, if any.

- Assist the City in the preparation of Change Orders (if any).
- Assist the City of Edinburg Staff with review of periodic and final estimates and general representation for the construction of the project.
- Assist City of Edinburg staff with the project closeout.

Throughout all the different Phases of the Project, PCE will conduct regular monthly (or bi-weekly) progress meetings with the City of Edinburg Officials, Staff and Stakeholders as required to assure that the designs and preparation of the plans are meeting the City's expectations and schedules and during the Construction Phase, to ensure that all the construction is being conducted in accordance with the Plans and Specifications. In the Progress Meetings, PCE may also include other entities, such as the Texas Department of Transportation, Drainage District, etc., as well as other regulatory agencies and interested parties to make certain that all aspects and conflicts (if any) of the project are being discussed and resolved.

We understand that the growth of the City of Edinburg calls for some projects to be on **FAST-TRACK ENGINEERING** and **CONSTRUCTION SCHEDULES** and it will be implemented as needed to provide timely delivery of submittals and completion of all the Tasks. PCE is cognizant of deadlines and schedules. PCE will incorporate in their plans and Contract Documents, Construction Phasing Schedules and **CONSTRUCTION METHODS** to expedite Construction. PCE's commitment to The City of Edinburg is to PARTNER with CITY STAFF to assure timely and **QUALITY** results.

Throughout the Preliminary, Design and Construction phases of the project, PCE will conduct bi-weekly (or more frequent) progress meetings with the City of Edinburg's Officials to assure that the designs and preparation of the plans are proceeding to the City's expectations. PCE will also meet with other entities, such as drainage district officials, irrigation district officials, and other interested parties to ensure all aspects of the project are taken care of.

As a client-oriented firm, we are committed in providing careful and full attention to each of our client's needs and expectations. We have earned the trust and respect of clients which we have worked for in the past and invite you to contact these clients. We are proud that the greater part of our work is repeat business and from satisfied clients or because of referrals of these clients.

All work will be performed at the 808 Dallas office. It is important to us that The City knows that the Projects will be completed in a timely manner and within schedule. Our workload is such that it can assign a project engineer to start with the proposed projects as soon as awarded. Our company will add more personnel as workload increases.

PROJECT EXPERIENCE

Bentsen Road Paving & Drainage – Multiple Phases - This project has been designed in multiple phases. Phase 1 and 2 originally included the reconstruction of 3.8 miles of Bentsen Road from a 20-foot-wide rural highway section to a 65-foot-wide urban major arterial roadway from U.S. Expressway 83 to 3 Mile Line (Buddy Owens).

Civil Engineering Services included an engineering study and a report with special emphasis for storm drainage impacts to the Mission Lateral, Northwest McAllen Lateral and the Rado Drain. The Project required coordination efforts with Hidalgo County Irrigation District No. 1, Hidalgo County Drainage District No. 1, Texas Department of Transportation (TxDOT), Union Pacific Railroad, and other municipal and public utility companies. Services also included alignment studies, proposed right-of-way widths, typical roadway section designs, drainage design, surveying coordination, utility adjustments, culvert expansion at the Rado Drain and the preparation of plans, specifications and construction estimates (PS&E). The final Construction Cost for the Phase 1 work was under budget at $5.8 million dollars.

Phase 3's proposed project is approximately two miles and extends from Auburn Ave. to Buddy Owens. The proposed project will widen the existing two-lane rural roadway from an average of an 80-ft ROW to a 100-ft ROW Major Collector. The proposed roadway will include the addition of two northbound lanes, two southbound lanes, and a continuous left turn lane with curb, gutter, and an underground drainage system to improve drainage of Bentsen Road. PCE is working closely with the City of McAllen Engineering Department and TxDOT in the design of the project.





City of Edinburg Stadium and Dawson Drive Drainage Project - Perez Consulting Engineers was selected to perform a detailed Hydrologic and Hydraulics (H&H) study and report to determine causes of local flooding in the Stadium and Dawson Drive vicinity of the City of Edinburg.



To aid in the analysis of the specific identified targeted areas of concern, PCE performed a detailed watershed analysis with the aid of an aerial survey implementing *Laser Imaging Detection and Ranging Technology (LIDAR)* for the designated area to provide a clear understanding of the drainage pattern characteristics. The work will require coordination of the Edinburg School District as well as the Hidalgo County Drainage District No. 1

PCE is using its findings to develop plans and specifications to provide solutions and alternate solutions for drainage deficiencies within the study area.

Drainage Utility Projects – Balboa Acres; San Juan, Texas - The City of McAllen contracted PCE for the preparation of Engineering Studies to determine various options to mitigate/alleviate the damage caused by periodic flooding from storm water to the Balboa Acres vicinity.

The engineering services were divided into four main tasks for the Balboa Acres vicinity of the City, generally bound by the Hackney floodway to the north, S. Ware Rd. to the west, Sarah Ave. to the south, and S. 23rd St.

Task 1. Hydraulics and Hydrology (H&H) studies of the Balboa Acres general boundaries based on existing topographic information of the existing storm sewer system as furnished by the City of McAllen's Engineering Department to determine storm sewer hydrology and examine flow capacities of the existing storm sewer infrastructure and to suggest and recommend storm sewer system improvements to mitigate flooding. In addition, a new aerial survey was conducted to establish existing drainage patterns and for delineation of drainage areas.

Task 2. Plans and Specifications for an "Emergency Storm Sewer Interconnect-Bypass System" along Sarah Ave which provided provisions for storm waters diverted from flooded areas within Balboa Aces towards the south with backflow prevention provisions.

Task 3. Prepared Plans and Specifications for the rehabilitation and addition of a new storm water pump and controls for the existing "Balboa Acres Storm Sewer Lift Station."

Task 4. Preparation of Plans and Specifications for the reconstruction of the "Balboa Acres Gravity Gate Structure' based on existing City of McAllen Engineering Schematic Designs.

Tasks 3 & 4 are under construction as they were put on hold until funds were available to construct the project.

East San Juan Water Improvements: San Juan, Texas PCE assisted the City of San Juan with engineering design and procurement for construction services in connection to the installation of a main water transmission line at the Cesar Chavez and US Expressway 83 intersection.



The project's objective was to open cut the west turn-around under the U.S. Expressway 83 overpass at Cesar Chavez in San Juan, TX, to install the water main of the size and class specified in the plans from the southwest corner to the northeast corner of the referenced intersection. From the northwest intersection at said location, the water main will head west for approximately 1,900 linear feet along the north side of the West Bound Frontage Road to connect with an existing water main owned and operated by the City of San Juan.



PCE worked with the Texas Department of Transportation (TxDOT) Pharr Area Office to obtain approval for the open cut request. Some of the main features consist of constructing two cast-in-place reinforced concrete conflict boxes, removal of 1-1/2" of existing asphalt surface pavement to the limits specified in the plans. Re-surface with 1-1/2" compacted TxDOT Item 340 Type D Fine Surface Dense Graded Hot Mix Asphalt Pavement.

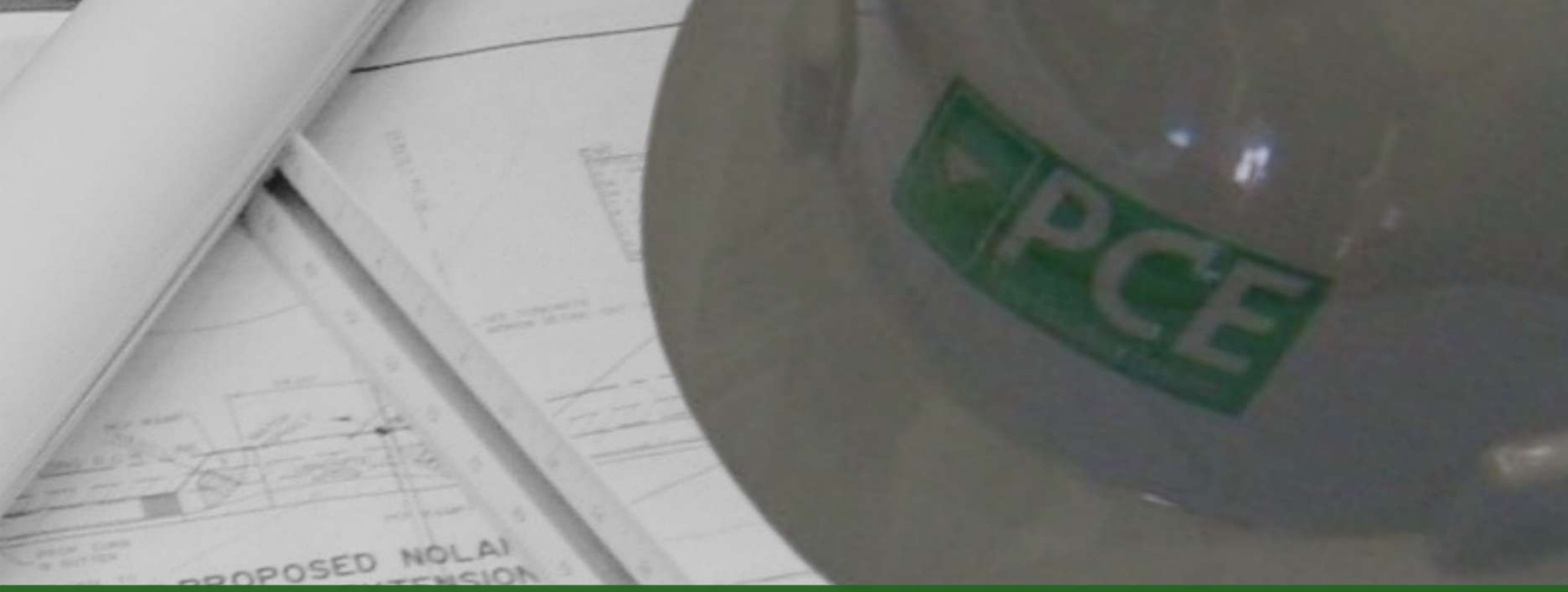


16th & Beech Sanitary Sewer Improvements Project; McAllen, Texas - Design of a 6,500 l.f. 30-inch diameter sanitary sewer outfall for the McAllen Public Utility (MPU), McAllen, Texas for the purpose of the abandonment of an existing sanitary sewer lift station constructed in 1927. The new outfall line followed the same alignment as the old existing 24" clay receiving line constructed in the 1950's and found in poor condition.

The construction of this new 30-inch PVC sanitary sewer main was part of the MPU's Master Plan and has eliminated a 4.5 MGD lift station with the construction of this new gravity line, open cut with trench depths up to 30 feet for the contract bid price of $ 4.2M.

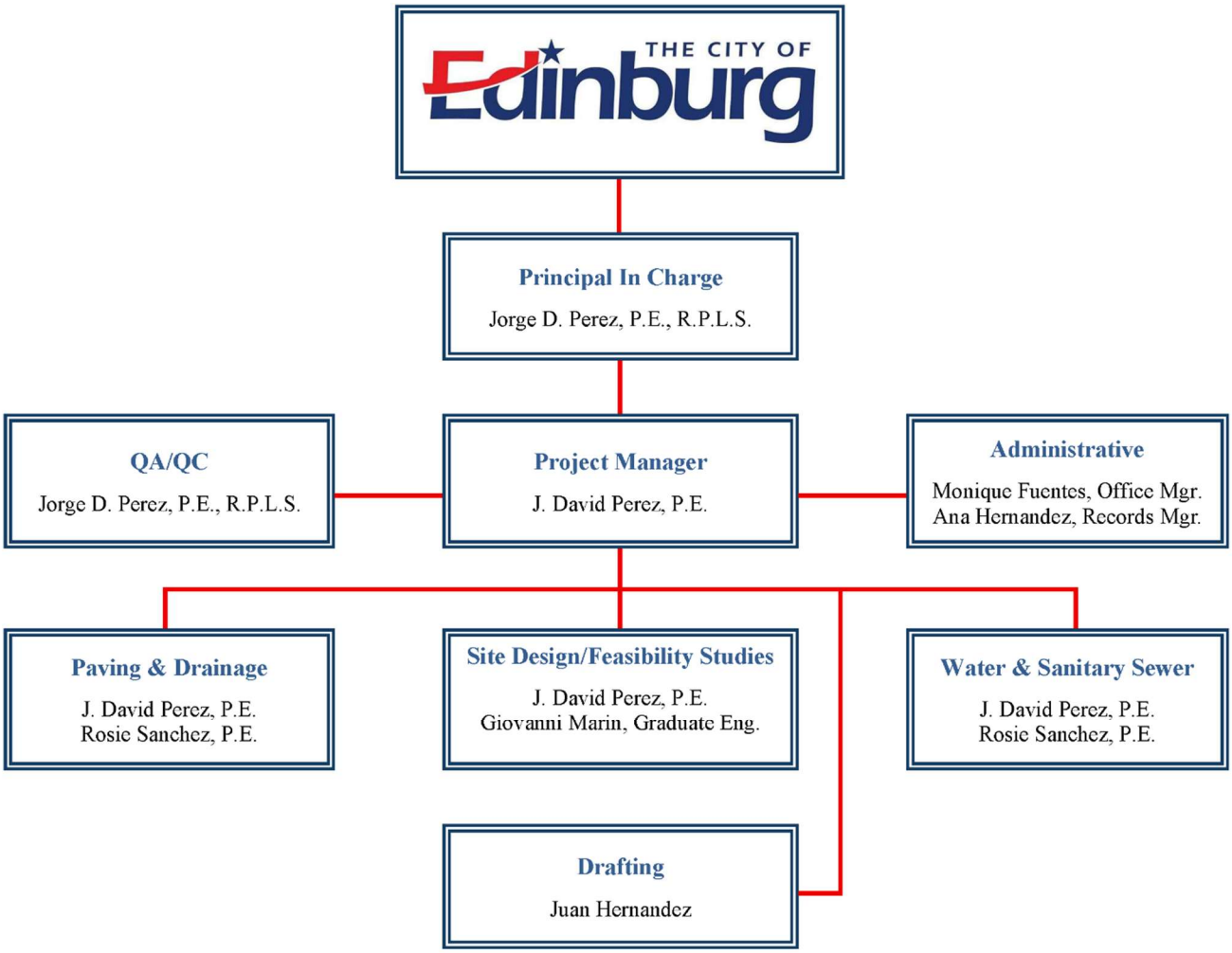
The construction of this outfall included a 675 ft. long 26 ft. deep Microtunnel with a 30-inch Hobas tunnel pipe constructed through contaminated areas. The new gravity line alignment went along existing dedicated city streets and through existing commercial and residential areas. Public and private utility adjustments were included at conflict locations. The Project was completed on time and below the original contract amount for a savings of $85,000.

Texas 2015 Floods Disaster Recovery Appropriation - CDBG DR 4245 - City of Lyford Drainage Improvement Projects. These grant applications were recently approved and awarded during the spring of 2018 by the GLO and consists of two (2) drainage projects. Project one focus on addressing drainage deficiency in a previously identified area by the owner and currently is under preliminary design. Estimated budget is $400,000.00 including construction costs and professional fees. The second project is in early stages involving acquisition. Project two focuses in a larger area drainage area and involves construction of a regional detention basin and regional drainage pump station. The estimated budget is $1,000,000.00 including construction and professional fees.



3. Team Member Qualifications and Experience

3. TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



PCE has always been committed to the *"Collaborative Engineering Design Approach"*; that is, we combine the unique individual talents and experience of each member of our Professional Engineering Staff and the City Staff to every design Project to provide the client with the best alternative for his Project and expectations.

Professional Engineers:
J. David Perez, P.E., President
Jorge D. Perez, P.E., R.P.L.S., Senior Engineer and Vice President (PCE)
Rosie Sanchez, P.E., Project Engineer

Registered Professional Land Surveyor:
Jorge D. Perez, P.E., R.P.L.S.

Graduate Engineer:
Giovanni Marin

Civil CAD Technician/Designer:
Juan Hernandez, Jr

Administrative:
Monique Fuentes, Office Manager
Ana Hernandez, Records Manager

Biographic Summaries
PCE employees are individuals with diverse, yet complementary, professional backgrounds. Most of our skilled employees have grown with PCE in their careers knowing the commitment to quality that makes this firm prominent and successful. Our firm currently employs Three (3) Professional Engineers, One (1) Graduate Engineer, One (1) Civil CAD/Designer Technician, and Two (2) Administrative/Clerical positions. PCE also employs a part-time EIT to help with workload.

Our Senior Engineer and Principal in Charge, **Mr. Jorge D. Perez, P.E., R.P.L.S.,** has over 50 years of experience working with Local, State, and Federal Agencies. His expertise ranges from Drainage Systems, Pump Stations, Land Development and Municipal Waterworks to Transportation and Public Works. Mr. Perez holds a Bachelor of Science in Civil Engineering from The University of Texas at Austin and is a Registered Professional Engineer and a Registered Professional Land Surveyor in the State of Texas. (See Attached Resume)

Perez Consulting Engineers, LLC also employs two other well-qualified Engineers who have experience in Site Development, Municipal Waterworks, Educational, Aviation, Paving & Drainage, and Transportation Projects.

Mr. J. David Perez. P.E. joined the PCE team in March of 2002. He brings extensive experience in Site Development, Aviation, Municipal Wastewater Treatment and Transportation. As a Project Manager for PCE, Mr. Perez has worked on numerous Educational, Paving & Drainage and Municipal Waterworks projects in this area and has previously worked on Aviation related Projects at the DFW, Laredo, and other County Airports. Mr. Perez holds a Bachelor of Science in Civil Engineering from Texas Tech University. He is a Professional Engineer Licensed in the State of Texas. (See Attached Resume)

Ms. Rosie Sanchez, P.E., joined Perez Consulting Engineers, LLC in July of 2018. She has vast experience in Drainage and Water related projects. As a Graduate Engineer, an Engineer in Training, and now a Professional Engineer for PCE, Ms. Sanchez has worked on numerous projects in Paving & Drainage, Municipal Waterworks, Site Development, and Aviation. (See Attached Resume)

J. David Perez, P.E.

President, Perez Consulting Engineers

Years Experience: With This Firm: 24 With Other Firm: 6.5
Education: B.S., Civil Engineering, Texas Tech University, 1995
Registration: Registered Professional Engineer, Texas # 89429

PROFESSIONAL EXPERIENCE

2002-Present: Perez Consulting Engineers, L.L.C., McAllen, Texas
1996 - 2002: Freese and Nichols, Inc., Fort Worth, Texas

Mr. J. David Perez P.E. joined Perez Consulting Engineers (PCE) in March of 2002. He brings extensive experience in Site Development, Transportation, Municipal Wastewater Treatment and Aviation. As a Project Manager for PCE, Mr. Perez has worked on numerous projects such as Paving & Drainage, Municipal Waterworks and Educational Site Development. In addition, he has previously worked on Aviation related Projects at the DFW and other County Airports.

PROJECTS WITH PCE

- **Bentsen Road (5 Mile Line to 3 Mile Line) McAllen, Texas -** Design engineer for the proposed project which will widen the existing two-lane rural roadway from an average of an 80-ft ROW to a 100-ft ROW Major Collector. The proposed roadway will include the addition of two northbound lanes, two southbound lanes, and a continuous left turn lane with curb, gutter, and an underground drainage system to improve drainage of Bentsen Road. PCE is working closely with the City of McAllen Engineering Department and TxDOT in the design of the project.

- **City of McAllen Drainage Bond 2018 – Group E Projects; McAllen, Texas** – Project Engineer for Group E1 - E7, including Northwest Blueline Regrade, Marigold Ave. Drainage Improvements, N. 12th St. at Esperanza Ave. Drainage Improvements, Harvey Ave. at N. Main St. Drainage Improvements, Iris, Ave. at Cynthia Ave. Drainage Improvements, and East Tamarack Ave. Drainage Improvements. Plans, Specifications, and/or reports were completed for each phase.

  E1 Project included design for new storm sewer, utility relocations and coordination, street paving, traffic control, and channel earthwork along Auburn and Future 33rd Street. The new storm sewer system was designed to alleviate flooding problems along Auburn Avenue west of 29th Street.

  Mr. Perez helped design the additional engineering services which were included by the City of McAllen to minimize flooding along the future 33rd Street north of Auburn Ave to the Ware Ridge Subdivision.

- **San Juan Paving Improvements Phase I; San Juan, Texas -** Rehabilitation of 26 streets to reach new City Standards. Project included extensive coordination by PCE with the City of San Juan to determine the best method for value. Procurement Documents drafted using two methods. The first being the standard Rehabilitation method, most common utilized. The second was an Alternate method utilizing soil stabilizer method, open to any supplier.

- **City of Edinburg Stadium and Dawson Road Drainage; - Edinburg, Texas –** Perez Consulting Engineers was selected to perform a detailed Hydrologic and Hydraulics (H&H) study and report to determine causes of local flooding in the Stadium and Dawson Drive vicinity of the City of Edinburg.

PCE will use the data from our report to design plans to alleviate the flooding in the area. The work will require coordination of the City of Edinburg, Edinburg School District as well as the Hidalgo County Drainage District No. 1.

- **MIA Runway 14-32/Taxiway A Safety Improvements (Hydrologic and Hydraulics Report); McAllen, Texas** – Perez Consulting Engineers (PCE) to perform a comprehensive hydraulic and hydrologic (H&H) study to provide general recommendations for the design of storm drainage facilities within the MIA and on the 10th Street and 23 rd. Street Main Drain adjacent to the McAllen International Airport (MIA) property. With the Results of the H&H, the design engineer will be able to design the proposed facilities appropriately.

- **Bentsen Road (U.S. Expressway 83 to F.M. 495); McAllen, Texas** - Design engineer for 1.75 miles by 65 feet wide of new roadway from U.S. Expressway 83 to F.M. 495 (Pecan Blvd.) including storm drainage, striping and signage, railroad crossing, Storm Water Pollution Prevention Plan, retaining wall design and traffic control.

- **Bentsen Road (F.M. 495 to 3 Mile); McAllen, Texas -** Design Engineer for 2 miles by 65' wide of new roadway from F.M. 495 (Pecan Blvd.) to 3 Mile Line (Buddy Owens) including storm drainage design, irrigation siphon at Daffodil Ave, signage and striping, and a drainage feasibility study.

- **Pin Oak Road; Edinburg, Texas** - Design Engineer for ½ mile of 44-foot-wide new roadway from U.S. 107 to Sprague Ave. Project included paving, drainage, traffic signal and marking & signage plan.

- **City of McAllen Bentsen Road Lift Station, Sanitary Sewer and Waterline Improvements from Expressway 83 to Nolana Avenue; McAllen, Texas-** Design engineer for this $8 Million Dollar project including an 8 MGD fourplex Lift Station with control building, 5,100 feet of 18" force main, 15,000 feet of 16" waterline including appurtenances, 9,195 feet of 30 inch sanitary sewer gravity line ranging from 15'-42' deep, 3,605 feet of 24" gravity sanitary sewer line, 1,800 feet of 18" gravity sanitary sewer line, 7,500 feet of 8"-12" sanitary sewer service line. This project included all existing utility relocations, right-of-way acquisition, TXDOT permitting, deep bores, railroad permit, and traffic control.

- **City of McAllen Bentsen Road Sewer Laterals; McAllen. Texas -** Design Engineer and Project Manager for this $1.5 Million Dollar project including sanitary sewer laterals serving the Bentsen Road service area. The project consisted of 8,700 feet of 12" gravity line, 1,325 feet of 15" gravity line, 1,515 feet of 8" gravity line (all ranging from 10 to 22 feet), boring and jacking, directional drilling, irrigation line relocation and pavement repair. This project also included easement acquisition and TxDOT permitting.

- **City of McAllen Manhole Rehabilitation Project; McAllen, Texas -** Design engineer for the rehabilitation of 27 sanitary sewer manholes along the center of 2nd Street, and Trenton Road. This project included rehabilitating deteriorating concrete manholes by inserting fiberglass liners and new concrete bases.

PROFESSIONAL SOCIETIES

ASCE, American Society of Civil Engineer

JORGE D. PEREZ, P.E., R.P.L.S.

Vice President, Perez Consulting Engineers

Years Experience: With this Firm: 35 With other Firms: 19

Education: B.S., Civil Engineering
The University of Texas at Austin, 1969

Registration: Professional Engineer, Texas #34584, 1972
Professional Land Surveyor, Texas #2885, 1980

PROFESSIONAL EXPERIENCE

2001 – Present: **PCE- Perez Consulting Engineers**
1994 - 2000: **Perez/Freese and Nichols, L.L.C.**
1991 - 1994: **PCE - Perez Consulting Engineers**
1972 - 1991: **S.A. Garza Engineers, Inc.**

Jorge D Perez, P.E. has had over 50 years of experience in working with local, state and federal agencies such as the Department of Commerce (Economic Development Agency), H.U.D., Environmental Protection Agency (EPA), Texas Department of Commerce and Community Affairs Block Grants, U.S. Corps of Engineers, Texas Water Commission, Texas Water Development Board, Texas Community Development and Texas Department of Health.

PROJECTS WITH PCE

- **San Juan Paving Improvements Phase I; San Juan, Texas -** Rehabilitation of 26 streets to reach new City Standards. Project included extensive coordination by PCE with the City of San Juan to determine the best method for value.

- **San Juan Subdivision Plans Review; San Juan, Texas -** The Engineer performed review of subdivision plats and engineering plans for infrastructure improvements including paving, drainage, water and sanitary sewer. Engineer also performed periodic visits to assure compliance with the City of San Juan Standard Subdivision Development Guidelines.

- **San Juan City Engineer -** Assisted the City of San Juan Staff in the development of the "Standard Design Guide for Public Infrastructure Improvements" to standardize construction of public works within the City of San Juan. These Standards were implemented by City Ordinance in September 2016.

- **Bentsen Road Reconstruction Project; McAllen, Texas** - This project included the reconstruction of Bentsen Road from a 20 feet wide section to a 65 feet wide urban arterial for 3.8 miles from U.S. 83 to 3 Mile Line (Buddy Owens). Services include feasibility study, drainage study and report, alignment analysis along with associated public meetings, R.O.W. map, and preparation of Plans, Specifications and Estimate (PS&E) including preliminary cost estimates, utility investigations, field surveying, roadway design, and drainage design.

- **S. Bicentennial Blvd; McAllen, Texas** - This project included preparation of plans/specifications for 1500 L.F. of 65 FT. roadway. Also included was storm drainage connecting TxDOT's S. Bicentennial

Blvd. Project and overpass to Wichita Street. Plans included transitions to McAllen-Miller International Airport's main entrance. Total project cost was $881,000.

- **South Sugar Road Paving Project; Edinburg, Texas** - This project included the paving and drainage improvements of South Sugar Road from S.H. 107, southerly to Canton Road in Edinburg, Texas.

- **William Cannon Drive; Austin, Texas** - This project is located on the south area of Austin from Interstate Highway 35 westerly 2 miles. This included the preparation of a preliminary report with an in-depth study of Right-of-Ways, alignment, traffic considerations, at-grade railroad crossing, lighting and irrigation for landscaped medians. Services included preliminary route surveying, right-of-way surveys and document preparation, preparation of alignment surveys, plan and profile plans, drainage plans with drainage area maps, lighting studies, spacing analysis, super elevations, irrigation connections for landscape medians, traffic channel studies, water and wastewater utility adjustments, preparation of steel bores for future utility line crossings and traffic signal conduit preparation.

- **Idela Water Mains Improvement, McAllen, Texas** – Waterline improvements for Idela Subdivision consisting of disconnecting and abandoning existing waterline and replacing with new 8" water loop to serve existing subdivision.

- **Relocation of Water Lines - F.M. 495 - Ware Road to 23rd. Street and South 23rd Street at North Levee. (1996); McAllen, Texas -** Relocation of water lines in connection with the reconstruction and widening of F.M. 495 (Pecan Blvd.) from Ware Road to 23rd Street. Also included was the re-grading of highway cross-sections at the North Floodway Levee on South 23rd Street. In addition, this included 1,900 l.f. 8" PVC water lines, road bores with associated valves, tie-ins and 250 l.f. of 12" PVC water lines at South 23rd.

- **South 10th/Service Center Sanitary Sewer Line Relocations (1998-99); McAllen, Texas -** Relocation and re-construction of existing sanitary sewer lines along the east side of South 10th street between Toronto Avenue and Wichita, and along Wichita Avenue, westerly to the McAllen-Miller International Airport at the new S. Bicentennial Blvd. Project included replacement of existing sanitary sewer lines and abandonment of existing sanitary lift station at the Public Works Service Center with 3250 l.f. of 30", 1380 l.f. of 24", 1600 l.f. of 15" and 100 l.f. of 10" sanitary sewer lines. Also included were all appurtenances and three road bores across S. 10th Street. Total Project Cost is $560,000.

- **30" Sanitary Sewer Outfall Mains, Main Lift Station and 16" Water Line – Bentsen Road; McAllen, Texas –** The project consisted of preparation of plans and specifications for the construction of a 30" sanitary sewer main outfall line and a 16" water transmission line along Bentsen Road from U.S. Expressway 83 to Nolana Avenue. The project also included the construction of a main lift station with an ultimate capacity of 8MGD. The sanitary sewer lines were constructed using the open-cut method with depths ranging from 20 to 45 feet. Ground water was encountered at various locations and mitigated with strategic placing of well points. Construction of the sewer line eliminated two lift stations in the vicinity of Daffodil Avenue. This project provided sanitary sewer service to the western-central parts of McAllen.

- **Arthur Terrace, City of McAllen -** Prepared plans and specifications for the replacement of 820 l.f. 8" PVC Sanitary Sewer Main at Arthur Terrace Subdivision from 36th street to 33rd street along the projection of Gull Avenue.

- **Cameron Park Colonia, Public Utilities Board; Brownsville, Texas -** Perez Consulting Engineers was involved with a joint venture engineering project with Gonzalez Engineering and Surveying Co. of Brownsville, Texas for the design of water and sanitary sewer service for Cameron Park Colonia. The $5.5 Million Project Cost funded in part by the Texas Water Development Board through its Economically Distressed Areas Program (EDAP) Phase II, the Environmental Protection Agency, and the Public Utilities Board of Brownsville. Work included the preparation of an Engineering Design Report, Plans and Specifications for Water and Wastewater lines within the Colonia. This project provided both water and wastewater service to one of the Texas-Mexican Border's largest Colonias.

- **Regional Solid Waste Master Plan; Lower Rio Grande Valley -** Conducted the first Regional Solid Waste Master Plan for Hidalgo, Cameron and Willacy Counties of the Lower Rio Grande Valley. The Master Plan addressed the lack of solid waste management especially in the Colonias. City and colonia leaders were consulted, and various neighborhood meetings were conducted at strategic colonias during the study period to determine particular needs and to inform residents about recycling methods and encouraging the limiting of solid waste volume into landfills. A "Pay-Per-Bag" solid waste collection pilot program was initiated in the South Tower Road Colonia where 5-gallon special coded bags were sold for $ 1.00 for disposal of household waste. The pilot program was implemented to encourage recycling materials such as metals, glass and paper to minimize solid waste volumes going into landfills.

- **City of Edinburg EPA 201 Wastewater Project; Edinburg, Texas -** A $7 Million project funded in part by the Environmental Protection Agency through the Texas Water Development Board. Work included the preparation of a Facilities Plan, Design of Wastewater Collection Improvements, Lift Station Design (4) and design of 1.7 MGD Sewer Treatment Plant. The project provided gravity sanitary sewer service especially for the south and east portions of the City of Edinburg service area. The construction of the line eliminated various lift stations.

PROFESSIONAL SOCIETIES

National Society of Professional Engineers

Texas Society of Professional Engineers:

- Rio Grande Valley Chapter Director
- Rio Grande Valley Chapter Treasurer
- Rio Grande Valley Chapter Secretary
- Rio Grande Valley Scholarship Chairman 1983-88
- Rio Grande Valley Chapter President 1986-87

American Society of Civil Engineers

Texas Society of Civil Engineers

Texas Society of Professional

ROSIE SANCHEZ, P.E.

Project Engineer, Perez Consulting Engineers

Years' Experience: With this Firm: 8 With other Firms: -

Education: B.S., Civil Engineering, The University of Texas Rio Grande Valley

Registration: Professional Engineer, Texas #161364

Professional Experience

2018 – Present: Perez Consulting Engineers, L.L.C.

Ms. Rosie Sanchez, E.I.T., joined Perez Consulting Engineers (PCE) in July of 2018. She brings extensive knowledge in Drainage and Water related projects. As a Registered Professional Engineer for PCE, Ms. Sanchez has worked on numerous projects in Paving & Drainage, Municipal Waterworks and Site Development.

Site Development – Educational Projects

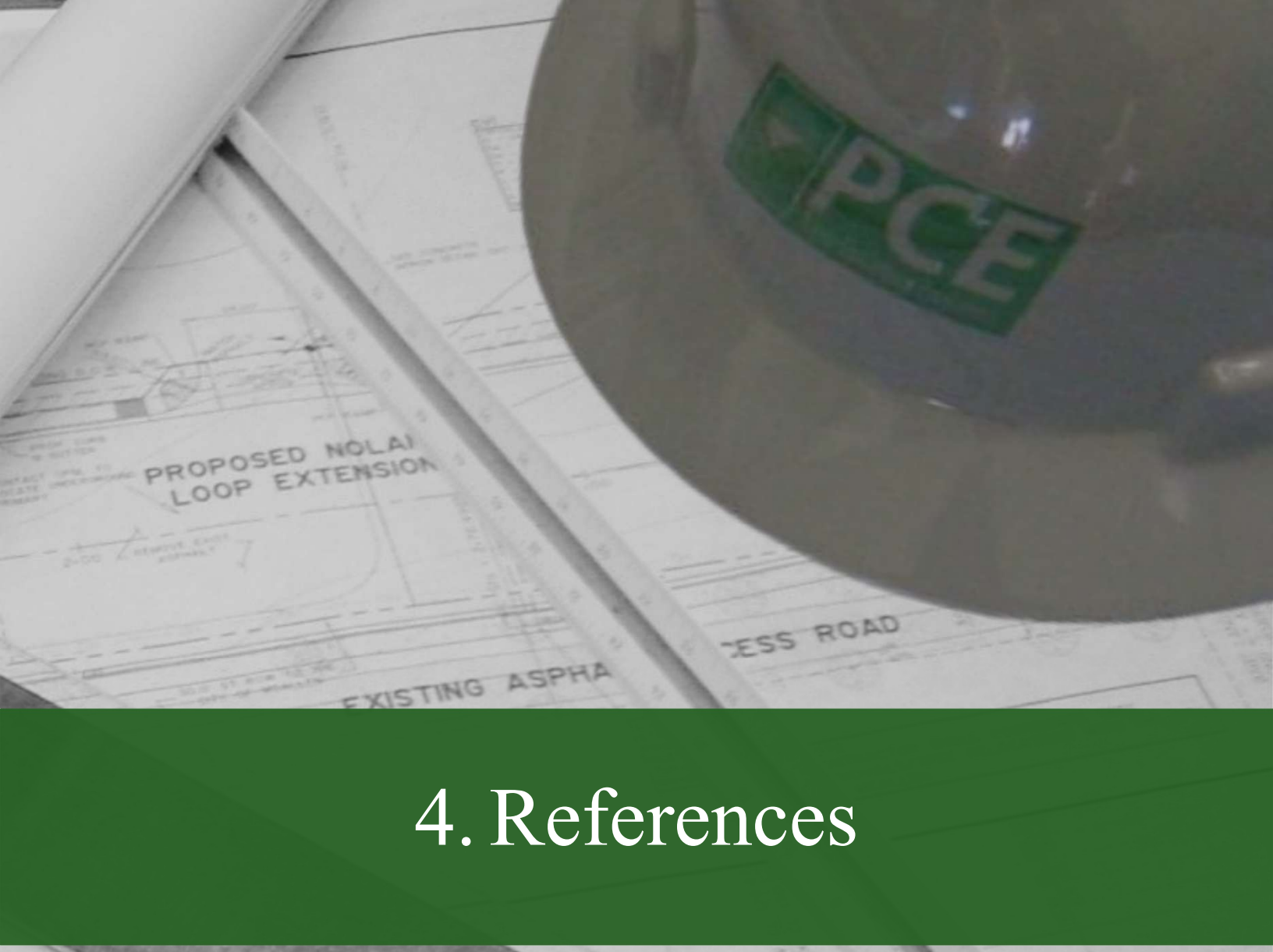
- Lincoln Elementary (Edinburg CISD) Parking Lot and the Parent Drop Off Improvements
- Los Fresnos Performing Arts Center
- STC Pecan Campus Resurfacing of East Drive
- STC Center for Public Excellence FLAGs
- STC Continuing Education Site Work & Subdivision Plat
- STC Mid Valley Building D Additions
- STC Mid Valley New Portable Building
- STC Welding Lab
- UTRGV Golf Practice Facilities
- UTRGV Athletics Soccer & Track Facility
- UTRGV Swimming Pool
- UTRGV Field House and Football Operations
- UTRGV Athletics Temporary Football Facility
- UTRGV Athletic Portables
- UTRGV WERCC Renovation
- UTRGV BSETB Machine Shop

Paving/Drainage Projects

- Harlingen CISD First Responders Academy Drainage Plan
- City of McAllen 2018 Bond Projects (E1 – E7 Tasks)
- City of McAllen 2018 Bond Projects E1 Additions Services (Tasks 1 – 4)
- City of McAllen Balboa Drainage Projects (4 Tasks)
- City of McAllen Bentsen Road Extension (5 Mile to 3 mile)
- McAllen Internation Airport RWY 14-32 & Taxiway A Safety Improvements
- City of Edinburg Dawson Road Drainage Study and Improvements

Professional Societies

ASCE, American Society of Civil Engineers



4. References



4. REFERENCES

A. References

Client:	City of McAllen	**Contact:**	Mario Cruz, P.E.
Address:	1300 Houston Ave. McAllen, Texas 78501	**Number:**	956-681-1151

PROJECTS WITH REFERENCE:

Project Engineer for all Projects:
McAllen Bond Drainage Projects (E1 – E7)

Bentsen Road Reconstruction (US 83 to FM 495)

Reconstruction of 31st Street

Bentsen Road Reconstruction (FM 495 to 3 Mile Line)

Nolana Road Extension

S. Bicentennial Blvd

Client:	City of McAllen PUB	**Contact:**	Mark Vega, P.E., PUB General Manager
Address:	1300 Houston Ave. McAllen, Texas 78501	**Number:**	956-681-1630

PROJECTS WITH REFERENCE:

Project Engineer for all Projects:

29th Street Sanitary Sewer

16th& Beech Lift station

Bentsen Road Water & Sanitary Sewer Project

Bentsen Sewer Laterals

Ware Road Waterline Replacement

Idela Water Mains Improvement

23rd St. Waterline Line Replacement

Relocation of Water Lines - U.S. Bus 83 - Ware Road to 23rd Street

Relocation of Water Lines - F.M. 495 - Ware Road to 42nd. Street

Relocation of Water Lines - F.M. 495 - 42nd Street to Bentsen Road

Relocation of Water Lines - F.M. 495 - Ware Road to 23rd.

16” Water Line – Bentsen Road from U.S. Expressway 83 to Nolana Blvd.

Client:	City of McAllen	**Contact:**	René González, P.E.
Address:	1300 Houston Ave. McAllen, Texas 78501	**Number:**	956-681-1151

PROJECTS WITH REFERENCE:

Project Engineer for all Projects:

Bentsen Road Widening (5 Mile to 3 Mile)

Idela Road Extension

B. LIST OF PAST PROJECTS - CITY OF EDINBURG

City of Edinburg Stadium and Dawson Road Drainage; - Edinburg, Texas – Perez Consulting Engineers was selected to perform a detailed Hydrologic and Hydraulics (H&H) study and report to determine causes of local flooding in the Stadium and Dawson Drive vicinity of the City of Edinburg. The work required coordination of the City of Edinburg, Edinburg School District as well as the Hidalgo County Drainage District No. 1

North Water Booster Station Emergency Power Generator Improvements - Jorge D. Perez prepared plans and specifications for the installation of an Emergency Electric Power Generator for the Edinburg North Water Booster Pump Station capable of providing power to 4-100 hp high-pressure potable water pumps and providing pump controls for Pump No. 4.

Jackson Point Subdivision Sewer Improvements - Jorge D. Perez prepared plans and specifications for the installation of an 8-inch sanitary sewer line and 4-inch services along Roy Drive to serve Lots 1-10 of the Jackson Point Subdivision, located on the southwest corner of Mile 17 ½ Road and North Jackson Road. The preparations of the engineering plans were based on a topographic survey of the site as prepared by the City of Edinburg's surveyor.

Pin Oak Road - J. David Perez was the design Engineer for ½ mile of 44-foot-wide new roadway from U.S. 107 to Sprague Ave. Project included paving, drainage, traffic signal and marking & signage plan.

"I" Road Spur (U.S. 281 to "I" Road) - Design Engineer for a 41-foot-wide roadway from U.S. 281 to "I" Road including drainage, striping and signage for the Texas Department of Transportation and the City of Edinburg.

City of Edinburg EPA 201 Wastewater Project - A $7 Million project funded in part by the Environmental Protection Agency through the Texas Water Development Board. Work included the preparation of a Facilities Plan, Design of Wastewater Collection Improvements, Lift Station Design (4) and design of 1.7 MGD Sewer Treatment Plant. The projected provided gravity sanitary sewer service especially for the south and east portions of the City of Edinburg service area. The construction of the line eliminated various lift stations.

South Sugar Road Paving Project- This project included the paving and drainage improvements of South Sugar Road from S.H. 107, southerly to Canton Road in Edinburg, Texas

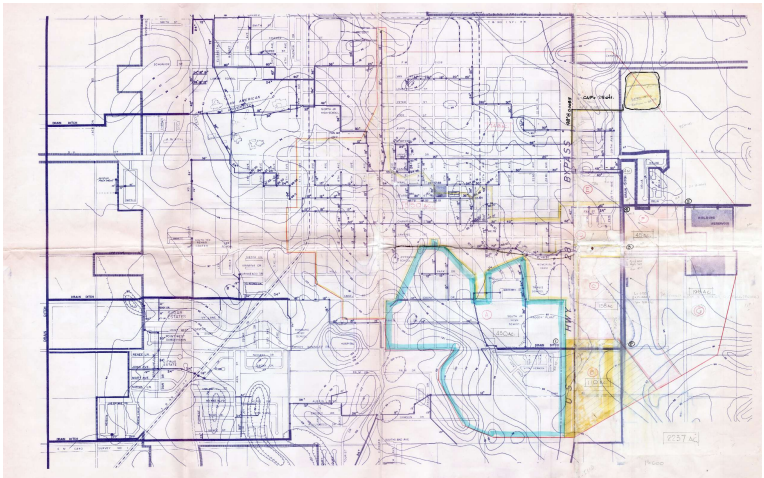
Two major storm water detention facilities - Jorge D. Perez was part of a design team for the San Juan Road Holding Pond and Control/Pump Structure that accommodated drainage for the southeast quadrant of Edinburg, and the Northeast Ponds which regulates flows out of the University of Texas Pan American and adjacent areas. (With another company)

LIST OF PAST PROJECTS – WITHIN THE CITY OF EDINBURG

Mr. Jorge D. Perez, P.E. while managing the Edinburg office of S.A. Garza Engineers from 1976 to 1991 was responsible for the design and construction of two major storm sewer facilities in the city of Edinburg. These projects included the following:

- 1983: Engineering study, design and construction of the drainage pump station to the "Northwest Holding Ponds" designed to minimize flooding within the drainage basin that included the downtown and courthouse square in Edinburg. The City, through the EDC, funding construction of two 20-acre ponds at the intersection of N. Sugar Rd. and Chapin Rd. Since the city's N.W. main 72" outfall was limited to a 18" outfall at the N. main ditch, it became necessary to construct the ponds and pump station with backflow valves to allow the pumps to provide full capacity of the 72" storm main by installing two 17,500 g.p.m. pumps driven by diesel power. This system allowed the full flow to be lifted into the two 20 acre-ponds and later discharged into the storm system after waters subsided.

- 1983-84: Similarly, Jorge D. Perez, P.E. prepared an engineering report, design and construction documents for improvements to drainage for the east section of Edinburg draining into the E**ast Edinburg ditch** with a **drainage area of 2,237 acres** and implementing the "Stormwater Detention Ponds" (San Juan Holding Ponds and now the Birding Center Ponds) with the construction of diesel driven storm sewer pumps, radial gates and backflow sluice gates, capable to prevent storm sewer back-up from the East Edinburg Ditch's downstream areas east of Raul Longoria Road.



COPY OF ORIGINAL "SAN JUAN HOLDING PONDS" DRAINAGE ENGINEERING STUDY PENCIL WORK SKETCH. J.D.P., S.A. GARZA ENGINEERS

Universal Health Services

STHS ER at Edinburg

STHS ER at McColl

Various University of Texas Rio Grande Valley Projects

Sugar Road Traffic Study - Project Engineer

Pedestrian Route - Project Engineer

West Campus Parking Lot - Project Engineer

Lamar Parking Lot – Project Engineer

Academic Building - Sub Consultant to Architect

4-Phase Parking Lots – Project Engineer

Education Complex – Sub consultant to Architect

123 - Space parking lot located at old Jody Ramsey stadium – Project Engineer

Child Development Center – Sub consultant to Architect

Portable Buildings Site Layout - Edinburg

Interdisciplinary Engineering & Academic Studies Building - Sub Consultant to Architect

New Office Building for School of Medicine - Sub Consultant to Architect

Vackar Stadium Renovations - Sub Consultant to Architect

Vaquero Performance Center & Fieldhouse Renovations - Sub Consultant to Architect

Edinburg North High School Fine Arts Center – Sub consultant to Architect

Edinburg High School Fine Arts Center – Sub consultant to Architect

Edinburg Economedes High School Fine Arts Center – Sub consultant to Architect

Payne Auto Group - 107 & McColl Used Car Dealership

Payne Auto Group – CDJR Car Dealership

Payne Auto Group – Volkswagen Dealership


PROPOSED NOLAI
LOOP EXTENSION
EXISTING ASPHA
ESS ROAD

5. Insurance


NEW C.L.
EXIST. C.L.
EXIST. ELEC.

5. INSURANCE

Insurance Claims

Perez Consulting Engineers is not currently involved in any litigation or have any insurance claims.



6. Professional Services Agreement

6. PROFESSIONAL SERVICES AGREEMENT

Professional Services Agreement

The Professional Services agreement has been read and we will meet the prerequisite insurance requirements. If selected, we agree to enter into such an agreement.



7. Contact Information

7. CONTACT INFORMATION

Name: J. David Perez, P.E.

Title: President

Address: 808 Dallas Ave.
McAllen, Texas 78501

Phone #: 956.631.4482

Mobile #: 956.369.7770

Email: dp@perezce.com

Name: Jorge D. Perez, P.E., R.P.L.S.

Title: Principal, Senior Engineer and Vice - President

Address: 808 Dallas Ave.
McAllen, Texas 78501

Phone #: 956.631.4482

Mobile #: 956.330.4507

Email: jdp@perezce.com

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

July 10, 2026

City Engineer
City of Edinburg
415 W University Drive
Edinburg TX 78539

RE: RFQ No 2026-7 PROFESSIONAL ENGINEERING SERVICES

Dear City Engineer:

Quintanilla, Headley and Associates, Inc. appreciates the opportunity to submit our Statement of Qualifications for the above mentioned project.

Quintanilla, Headley & Associates, Inc. realizes the City requires a strong project team that is ready to meet the demands associated with its' projects. Our firm provides engineering and land surveying services to both public works and private developers and is ready and willing to commence work for the City of Edinburg. We look forward to working with you.

In order to ensure the success of every project, the firm will

- Conduct business with respect and integrity
- Follow the ethics of our profession
- Strive to meet and exceed the expectations of the County

Should you have any questions, please feel free to call me at (956) 381-6480 or email me at alfonsoq@qha-eng.com.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

Firm Information

Quintanilla, Headley & Associates, Inc.
Consulting Engineers and Land Surveyors
124 E. Stubbs St.
Edinburg, Texas 78539
Phone #: (956) 381-6480
Fax #: (956) 381-0527
Website: www.qha-eng.com
Email: alfonsoq@qha-eng.com
Texas Board of Professional Engineers Firm #: F-1513
Texas Board of Professional Land Surveying Firm #: 10041100

Principals

Alfonso Quintanilla, P.E., R.P.L.S.
President

Norma Quintanilla
Vice President

Lilia Quintanilla
Secretary

Eulalio Ramirez, P.E.
Director

Jaime Gomez
Director

Alejandro Rios
Director

Firm Philosophy

Our firm provides cost effective land surveying and engineering services based on our resources, experience and knowledge. We offer the best of technical performance, high standard of professionalism and integrity to the project.

Firm History

Quintanilla, Headley & Associates, Inc.

Founded in 1986, QHA provides a wide range of engineering and land surveying services throughout the Rio Grande Valley. QHA specializes in land surveying projects for right of way mapping, survey parcels, metes, and bounds descriptions, and topographic surveying. QHA uses the latest equipment and software to ensure we provide the most accurate field data.

QHA is managed by professional individuals who are registered with the Texas Board of Professional Engineers and the Texas Board of Professional Land Surveying. QHA is a certified as a Historically Underutilized Business (HUB).

Firm Capabilities

Our project management objectives are to deliver a final plan on schedule, on budget and one that fits the needs of our clients.

Boundary Survey	Survey Plats	Property Legal Descriptions	Right of Way Mapping	Topographic Survey
Utility Location Survey	Construction Survey	Roadway Design	Water Distribution System Design	Wastewater Collection System Design
	Storm Sewer Design	Land Development Design	Utility Coordination	

Staff by Discipline

Project Manager & Designer
Alfonso Quintanilla, P.E., R.P.L.S.
Eulalio Ramirez, P.E.
Marco Gonzalez, P.E.

Drafting Team
Jaime Gomez, Designer/Senior CADD Technician
Guadalupe Garza, Drafting Technician

Field Inspector
Reynaldo Corpus

Surveying Crew
Alejandro Rios, Field Crew Leader
Alejandro Rios, Jr., Field Crew Assistant
Antonio Villalpando, Field Crew Assistant

Administrative
Norma Quintanilla, Administrative Manager
Clarissa Quintanilla, Administrative Support
Lilia Quintanilla, Administrative Secretary
Daniela Quintanilla, Administrative Secretary

References

HC Drainage District No. 1
Raul Sesin, P.E.
902 N. Doolittle Rd
Edinburg, TX 78539
956-292-7080

Red Rock Real Estate Development
Eduardo (Eddie) Cantu
2912 S. Jackson Rd
McAllen Tx 78503
956-800-1333

Management and Organizational Approach

Our firm is located in the heart of Hidalgo County. We are very familiar with the geographies of this area. We have a long and successful relationship with the Hidalgo County staff as we have provided them with professional engineering services for a large number of developments throughout the city for the past 25 years. We have a great amount of records and data of the County's existing infrastructure.

QHA understands the County's need to constantly improve on the existing infrastructure for the people of Hidalgo County. We will provide the County with alternatives of the most cost effective systems and design. We understand the requirements of the utility companies and drainage and irrigation districts and we will design all projects in compliance.

Our firm provides full professional engineering, surveying, management, and inspection services. We use the latest equipment for field data collection and engineering design. This gives us the ability to expedite the design of the project and provide an efficient design.

Our principal, Mr. Alfonso Quintanilla is a Licensed Professional Engineer and a Registered Professional Land Surveyor. He will be the principal assigned to this project. Should the project require the acquisition of easements, Mr. Quintanilla has prepared hundreds of survey parcels with metes and bounds descriptions. This is a unique qualification that our firm provides.

Our firm ensures a successful partnership that will meet and exceed the County of Hidalgo's expectations. We will specifically become familiarized with a project by conducting field visits and gathering all information needed to properly design and execute all phases. Our project management objectives are to deliver a final plan on schedule, on budget, and personalized to meet the County's needs.

Additional Information

Ability to Commence Services

Quintanilla, Headley and Associates, Inc. is immediately able to commence services after successfully negotiating a contract for services.

Professional Insurance

Liberty Insurance Underwriters Inc.
Medallion Insurance
Phyllis Constantino
(212) 208-2824

Worker's Compensation Insurance

The Hartford Insurance
Medallion Insurance
Phyllis Constantino
(212) 208-2824

Auto Coverage
General Liability

State Farm Insurance
Juan Cazares, Agent
1408 S. Closner Blvd.
Edinburg, Texas 78539
(956) 381-0928

Affirmative Action Statement

Quintanilla, Headley and Associates, Inc. is a minority-owned corporation that does not discriminate on the basis of race, color, gender, religion, age, sexual orientation, national or ethnic origin, disability, marital status, veteran status, or any other occupationally irrelevant criteria.

Alfonso Quintanilla, P.E. R.P.L.S.

President

Summary

Mr. Quintanilla has been a licensed professional engineer since 2005. Since then, he has managed and performed numerous civil engineering designs in the areas of roadway design, drainage system design, wastewater collection design, water distribution system design, storm sewer design, drainage studies, and utility coordination. He has performed several engineering projects for City of Edinburg, City of Alamo and Hidalgo County in the past 19 years and has completed all projects on time and within budget.

Relevant Experience

City of Edinburg:
FM 1017 Waterline Relocation

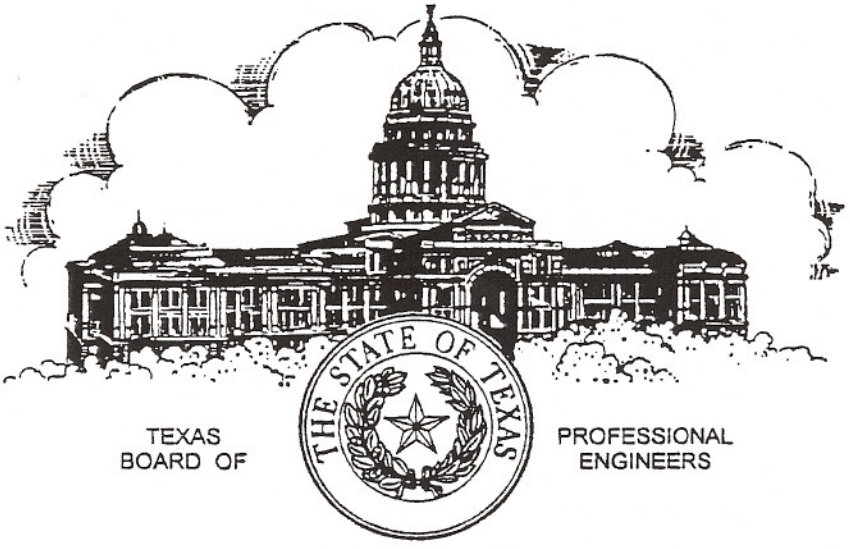
City of Edinburg:
Doolittle Detention Pond

Hidalgo County Drainage District No 1:
Bond Projects No. 12, No. 22 and No. 25

Instituto Tecnologico de Estudios Superiores, Monterrey, N.L. Mexico

- Bachelor of Science in Civil Engineering, 1984

Licensed Professional Engineer, Texas - No. 95534
Registered Professional Land Surveyor, Texas - No. 4856



BE IT KNOWN THAT

ALFONSO QUINTANILLA

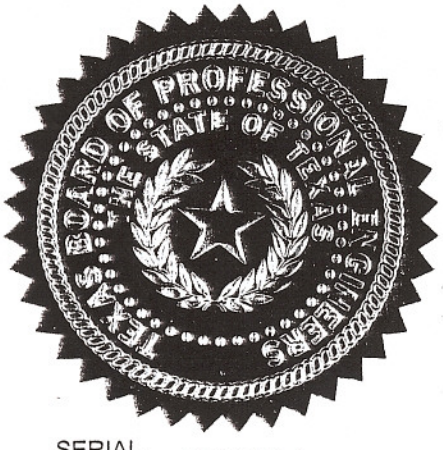
HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS REQUIRED UNDER THE TEXAS ENGINEERING PRACTICE ACT, TEXAS CIVIL STATUTES, ARTICLE 3271a, IS GRANTED THIS

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS

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



SERIAL NUMBER **95534**

TEXAS BOARD OF
PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 20TH DAY OF MAY, 2005

James R. Nichols
BOARD CHAIR

Vicki L. Radeburg
BOARD SECRETARY

BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

THE STATE OF TEXAS

BE IT KNOWN THAT

Eulalio Ramirez

HAVING GIVEN SATISFACTORY EVIDENCE OF QUALIFICATIONS REQUIRED BY SEC. 12(a), SENATE BILL NO. 74, ACTS REGULAR SESSION, 45TH LEGISLATURE OF TEXAS IS GRANTED THIS

CERTIFICATE OF REGISTRATION

AND IS HEREBY AUTHORIZED TO PRACTICE AS A

PROFESSIONAL ENGINEER

SO LONG AS THIS CERTIFICATE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

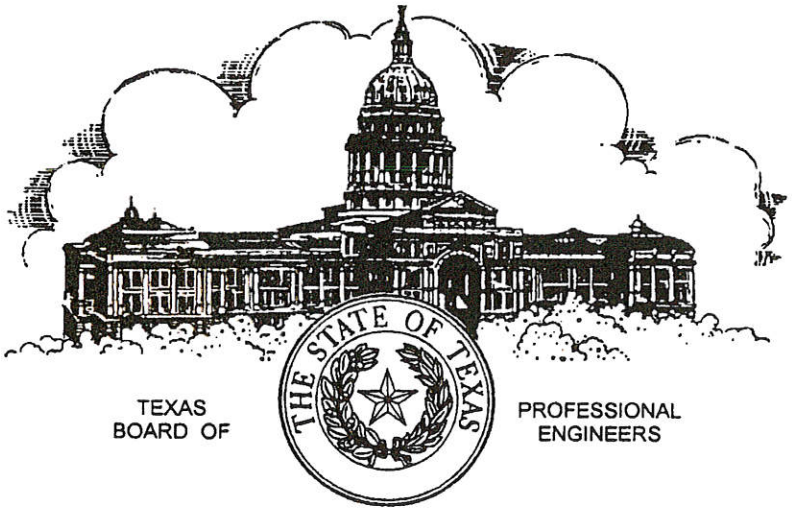
STATE BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,
WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 23RD DAY OF JULY, 1993.

CHAIRMAN

SECRETARY

SERIAL NUMBER 77062



BE IT KNOWN THAT

Marco Antonio Gonzalez

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS
PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

TEXAS BOARD OF
PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

We have hereunto set our hands and affixed the seal of the Board at the City of Austin, this 23rd day of May, 2015.



BOARD CHAIR

Carry A. Baker

BOARD SECRETARY

SERIAL
NUMBER **120016**

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1742648167100**
Approval Date: **June 27, 2024**
Scheduled Expiration Date: **June 27, 2028**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

QUINTANILLA, HEADLEY AND ASSOCIATES, INC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **June 27, 2024**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

STATEMENT OF

QUALIFICATIONS

for

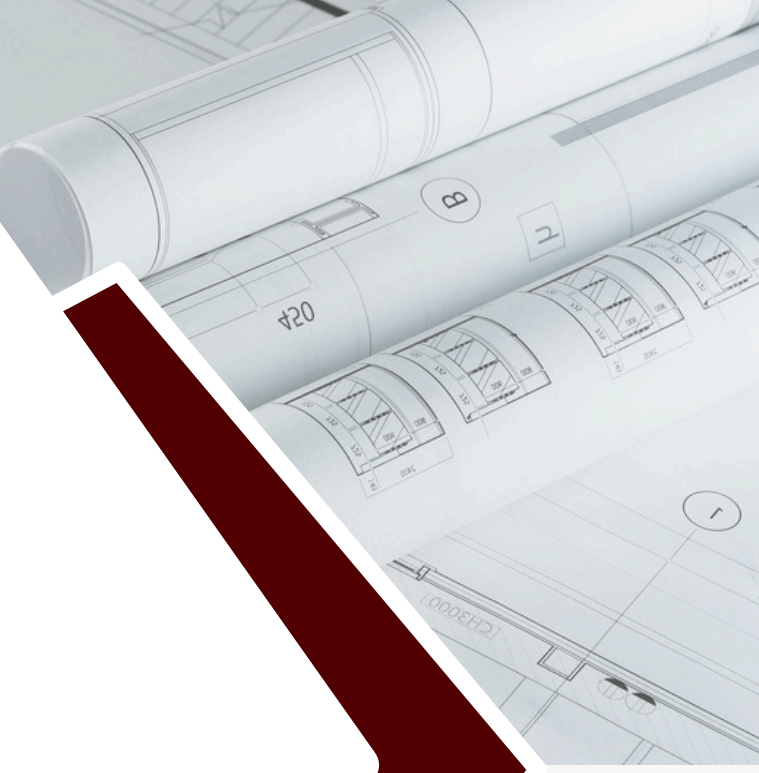
CITY OF EDINBURG

REQUEST FOR QUALIFICATIONS FOR

PROFESSIONAL ENGINEERING SERVICES

RFQ Number: 2026-7

DEADLINE DATE:
JULY 14, 2026
AT 3:00 PM





Prepared By:

RIO DELTA ENGINEERING

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS ENGINEERING FIRM # F-7628 • TEXAS SURVEYING FIRM #10194027

CIVIL ENGINEERING | LAND SURVEYING | PROJECT MANAGEMENT | LAND DEVELOPMENT

921 S. 10TH AVE.
EDINBURG, TX 78539
PH: (956) 380-5152
FAX: (956) 380-508

117 RIO VISTA BOULEVARD
RIO GRANDE CITY, TX 78582
PH: (956) 263-1041
FAX: (956) 263-1112

www.riodeltaengineering.com

SERVING THE RIO GRANDE VALLEY SINCE 2004

Table of Contents

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SECTION I. Firm Response- Understanding the Project

July 14th, 2026

Mardoqueo Hinojosa, P.E.
Engineering Director / City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Re: RFQ 2026-7 – Request for Qualifications – Professional Engineering Services

Dear Mr. Hinojosa,

Rio Delta Engineering is pleased to submit our Statement of Qualifications for consideration in response to RFQ 2026-7 – Request for Qualifications – Professional Engineering Services. We appreciate the opportunity to be considered for inclusion on the City of Edinburg's rotation list of qualified engineering firms and look forward to continuing our partnership with the city.

Our main office is located at 921 S. 10th Avenue, Edinburg, Texas 78539. As a locally owned and operated engineering and surveying firm, we are committed to providing responsive, high-quality professional services that support the City's continued growth and infrastructure improvements. Our team takes pride in delivering practical, cost-effective solutions while maintaining the level of accessibility and responsiveness that only a local firm can provide.

Rio Delta Engineering has successfully completed numerous infrastructure and municipal projects for the City of Edinburg and throughout Hidalgo and Starr Counties. Our experienced staff provides a comprehensive range of professional services, including planning, civil engineering design, utility design, construction management, project management, construction administration, engineering review, cost estimating, utility coordination, land and topographic surveying, drainage analysis, environmental considerations, permitting assistance, and related engineering support services. We possess the technical expertise, personnel, and resources necessary to successfully deliver projects of varying size and complexity while meeting aggressive schedules and project deadlines.

Our philosophy is centered on collaboration, communication, and client service. We strive to become a trusted extension of our clients' teams by providing innovative engineering solutions, maintaining open communication throughout every phase of a project, and delivering quality work that is completed on time and within budget. We remain committed to utilizing the latest technology and industry best practices to achieve successful project outcomes for the city and its residents.

We sincerely appreciate your consideration of our qualifications and welcome the opportunity to continue serving the City of Edinburg. Should you have any questions regarding our Statement of Qualifications or require additional information, please do not hesitate to contact me at (956) 380-5152, by cell at (956) 263-0934, or by email at ivan@riodeltaengineering.com.

Thank you for your time and consideration. We look forward to the opportunity to continue partnering with the City of Edinburg.

Sincerely,



Ivan Garcia, P.E., RPLS, C.F.M.
Principal
Rio Delta Engineering

SECTION II: Firm Information

a. Firm History:

Firm Name:

Gilbert J Guerra Engineering, LLC dba Rio Delta Engineering
Texas Engineering Firm #F-7628 • Texas Surveying Firm #10194027
Legal Business Description: Limited Liability Company

Address:

Main Office
921 S. 10th Ave.
Edinburg, Tx 78539
Ph: (956) 380-5152
Fax: (956) 380-5083

Branch Office #1
117 Rio Vista Boulevard
Rio Grande City, TX 78582
Ph: (956) 263-1041
Fax: (956) 263-1112

Submittal for: Main Office

Rio Delta Engineering is an engineering firm offering general civil engineering and surveying services in the Lower Rio Grande Valley and South Texas. Our staff has a variety of background experiences ranging from structural adhesives sales to general contracting and oilfield fracking. This varied experience, coupled with our education in Agricultural and Civil Engineering, allows us to apply common sense and a practical approach to our civil engineering services. We've all heard a contractor say" Sure, everything fits fine on paper, but…" when they encounter a design issue that just doesn't work as well in the ground as it does on the plan. At Rio Delta Engineering, our objective is to deliver a civil engineering project to our client that is practical, cost effective, and buildable within the allotted budget and time frame. Our experience on both sides of the project "table" allows us to communicate clearly to everyone involved with a project the objectives of our plans and designs, from the contractor to the system operator, to the Board or Council member, and on up to the funding agencies.

Names, Position, Phone and Fax Numbers of Contact Person:

Depending on the locality of the project, the local office has taken the lead on the project. In this instance, the Edinburg office managed by **Ivan Garcia, P.E., R.P.L.S.**, would be the lead surveyor on any projects. Ivan would provide project management, survey services coordination and supervision. Ivan would also be primarily responsible for on-site inspections and would be the direct contact with the Owner.

Office Number: (956) 380-5152
Mobile Number: (956) 263-0934
Fax Number: (956) 380-5083
E-mail: ivan@riodeltaengineering.com

At Rio Delta Engineering, our objective is to provide quality engineering and surveying services to our client in a timely, professional manner. Our experience in working with a variety of clients, including private developers, municipalities, county agencies, and state agencies has shown us that listening to

the client and understanding his needs is the most important step in the completion of a successful project. To this end, we make it a practice to establish clear and open channels of communication with our clients.

Our firm has completed a variety of different types of projects in South Texas since the company's inception in 2005. The projects range from land development and roadway design, to site-civil for educational institutions, commercial development, sanitary sewer treatment and collection systems, and water treatment and distribution systems. Rio Delta Engineering has completed and is currently working on, numerous Federally and State funded projects for Starr County, Rio Grande City, Union Water Supply Corporation, North Alamo Water Supply Corporation, the City of Escobares, and the City of Roma. These projects include projects funded by the Texas Department of Rural Affairs (TDRA), the Texas Department of Agriculture (TDA), the Texas Department of Transportation (TxDOT), the Texas Water Development Board (TWDB), The Border Environment Cooperation Commission (BECC, EPA-NADBANK), the US Economic Development Agency (EDA), and the United States Department of Agriculture (USDA). The projects include roadway paving projects, extension of sanitary sewer, water distribution system improvements, wastewater treatment plant rehabilitation and new construction, and storm drainage improvements.

Rio Delta Engineering offers professional land surveying services using state-of-the-art technology and equipment. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed. Some of our deliverables are ALTA, title and boundary surveys, parcel/right-of-way maps for acquisition, appraisals, and condemnation proceedings, metes and bounds/legal descriptions, construction staking for survey alignments of roadways and/or utilities including the establishments of rights-of-way, easements, baselines and legal descriptions, as-built survey, design and construction survey, topographical survey, drone-surveying for aerial photogrammetry and mapping, horizontal and vertical control points (benchmarks) and maps, construction staking, and virtually any surveying and mapping applications our clients have required for their projects.

We also coordinate and perform all surveying activities related to utility conflicts, easement/right-of-way issues, permits, and have experience working with the Hidalgo County Drainage District No. 1, TxDOT, Texas Gas Service, AEP, Spectrum, AT&T, Irrigation Districts, and Magic Valley Electric Coop.

In addition, we have an in-house GIS specialist who plans, develops, and implements systems and databases for storing and accessing geospatial data. We have the capability to create maps and graphs using GIS software and related equipment.

Our approach to projects entails a hefty combination of the latest CADD and GPS technology and equipment, creativity, and an innovative approach towards the problem at hand. By using smartphones and tablets we have implemented an effective line of real time and direct communication within our company and with our clients. We can read and reply to emails immediately, upload/view reports, schedules and photos, have remote access to drawings, budgets, set up meetings, and have live videoconferences to bring solutions and answers to our clients in real time. We also coordinate and perform all surveying activities related to utility conflicts, easement/right-of-way issues, permits, and have experience working with the Hidalgo County Drainage District No. 1, TxDOT, Texas Gas Service, AEP, Spectrum, AT&T, Irrigation Districts, and Magic Valley Electric Coop.

During our 21-year existence, Rio Delta Engineering has dealt with City, County, and State agencies to complete our projects. We can work with any person or entity necessary to move projects forward to successful completion in a timely manner.

Capacity to Perform

We are very familiar with the Hidalgo County design standards and guidelines, as well as County, State, and Federal regulations, policies and procedures to bring projects to completion while complying with any applicable regulations.

We are a local firm with offices in Edinburg and Rio Grande City. We offer our clients the whole range of surveying services while maintaining the local everyday type of availability and service required by our clients. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed.

We are confident that, if given the opportunity, we can provide a broad scope of expert surveying services, and with the help of our qualified staff we are sure we can become an essential asset for the County.

Familiarity with the Geographical Area

In this instance, the Edinburg's local office has taken the lead on the project. We are very familiar with the issues at hand and have worked on similar projects within Hidalgo and Starr Counties.

Current Workload

Rio Delta Engineering has the capacity to take on any project, large or small. Our current workload is such that we can begin work on any project immediately. We have the equipment and office space available with which to expand our personnel and operations as may be required.

Affirmative Action Program/Equal Employment Opportunity Affirmative Action/Program Statement of Policy:

It is the policy of Rio Delta Engineering to provide equal employment opportunity in full compliance with the Civil Rights Act of 1964, as amended, the Age Discrimination in Employment Act of 1973, the Veterans Readjustment Act of 1974, and the Presidential Executive Orders of Federal Contract Compliance Programs. This provides for equal employment without regard to race, color, religion, sex, national origin, marital status, age, disability, or veterans status.

b. Personnel and Staffing

Names of Principals in The Firm:

Rio Delta Engineering Principals	Titles
Jose Ivan Garcia, P.E., R.P.L.S., CFM	Principal
Julio A. González, Graduate Engineer, CFM	Principal

Key Personnel's Professional Background, Caliber and Availability

One of our key personnel is **Ivan Garcia, P.E., R.P.L.S.,** who has accumulated over 15 years of experience in the civil engineering and surveying field ranging from supervising construction and design of municipal utilities, drainage, and roadway projects, to managing construction projects for the City of Edinburg, the City of Rio Grande City, Hidalgo County, Starr County, Edinburg CISD and Rio Grande CISD, Union Water Supply Corporation, and North Alamo Water Supply Corporation. Because of his extensive background, Ivan possesses unique expertise that will contribute to the project's success. Ivan would be the surveyor out of our local Edinburg office and would provide primary project management and surveying services coordination and supervision. Ivan would also be the direct contact with the Owner.

In the event that one or more key personnel are not available for any reason during the performance period, we have professional relationships with other local surveying firms that would allow us to immediately team up with other experienced and fully qualified professional surveyors and their staff in order to cover for any key personnel that might not be available.

Organizational Chart and Summary of Work to be Performed by each Staff Member

- Ivan Garcia, P.E., RPLS, CFM – Principal
  As the lead surveyor, Ivan would provide primary project management and surveying services coordination and supervision. He would also be primarily responsible for on-site inspections and would be the direct contact with the Owner.

- Julio Gonzalez, Graduate Engineer, CFM – Principal
  Julio would provide survey supervision and inspection and construction management support from the Rio Grande City office and Edinburg office. He would also coordinate survey support for the project

- Gilbert J. Guerra, P.E. -Senior Project Manager
  Gilbert would provide surveying, construction supervision and management support. He would be the secondary contact with the Owner.

- Edwin Pena, Graduate Engineer
  Edwin would provide surveying supervision and inspection support from the Edinburg office.

- Norberto Lopez III, Graduate Engineer
  Norberto would provide inspection support.

- Rusbel Peña, E.I.T.
  Rusbel would also provide design, surveying and construction supervision and inspection support from the Edinburg office.

- Roberto Salinas and David Rodriguez, Survey Crew
  As field data collection specialists, Roberto and David would provide field data collection services and construction staking services, for design and construction phases, respectively.

Staff:

Civil Engineer (P.E.)	1
Civil Engineer/Surveyor (P.E./R.P.L.S.)	1
Surveyor-In-Training (S.I.T.)	1
Graduate Engineer	6
ACAD Technician/Designer/GIS	6
Field Data Collection	6
Administrative Staff	3
Total Personnel	**23**

Team Member Qualifications and Experience (Resumes)

Jose Ivan Garcia, P.E., R.P.L.S.
Principal, Rio Delta Engineering

Education:

Texas A&M University Kingsville, TX, BS Civil Engineering, December 2008

Licensure & Certifications:

Licensed Texas Board of Professional Engineers, December 2013, P.E.#115662

Texas Board of Professional Land Surveying, May 2014, R.P.L.S. #6496

American Institute of Constructors, March 2012, Associate Contractor (AC)

Work Experience:

May 2009 – Present — **Rio Delta Engineering**
Duties: Partner, Civil Engineer, RPLS, Project Manager

- Manages the day-to-day operations of the Edinburg office.
- Supervises the engineering and surveying staff and all engineering design and surveying services.
- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management for clients, as may be required.
- Attend public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Coordinates with City, County, and State agencies on behalf of client throughout the course of completing a project.

Summer 2008 — **Texas Department of Transportation, Pharr, TX 78577**
Duties: Engineering Technician Internship

- Assisted Civil Engineer in application of principles, methods, and techniques of civil engineering technology on the planning and construction of US 83 “Arroyo Roma” bridge, FM 650 “Los Negros Creek” bridge and Garcia St. relocation of utilities in the city of Roma, Texas.

Feb 2006 – Dec 2006 — **CRC Engineering, Inc., McAllen, TX 78504**

Duties: CADD Technician

- Designed and prepared detailed electronic (CAD) working plans for complex projects from observation, measurements, sketches, specifications, and standard layouts provided by customers, consultants, and/or departmental contacts.
- Revised computer-aided designs and plans to comply with modified specifications made during actual construction.

Gilbert J. Guerra, P.E.
Senior Project Manager, Rio Delta Engineering

Education:
Texas A&M University, College Station, TX, BS Agricultural Engineering, May 1985

Licensure & Certifications:
Licensed by the Texas Board of Professional Engineers, July 2002, P.E. #90156
Licensed by the Alabama Board of Professional Engineers, February 2008, P.E. #29229

Military Service:
United States Marine Corps, 1976-1982, Honorable Discharge, E-5

Work Experience:

Jul 2005 – Present — **Gilbert J. Guerra Engineering, LLC dba Rio Delta Engineering**
Duties: Owner, President, Civil Engineer, Project Manager

- Supervises the engineering and drafting staff and all engineering design.
- Coordinates with City, County, and State agencies on behalf of the client throughout the course of completing a project.
- Consultant for Rio Grande City (8yrs)
- Consultant for Union Water Supply Corporation (7yrs)

Feb 2004 – Jun 2005 — **Rio Delta Engineering & Surveying**
Duties: Vice President, Resident Engineer

- Supervised the engineering and drafting staff and all engineering design.
- Coordinated with City, County, and State agencies on behalf of the client throughout the course of completing a project.

Aug 1996 – Feb 2004: — **J.E. Saenz & Associates, Inc., Edinburg, TX**
Duties: Director of Engineering

- Supervised the engineering and drafting staff and all engineering design.
- Coordinated with City, County, and State agencies on behalf of the client throughout the course of completing a project.
- Provided construction management and supervision on City construction projects.
- Provided field engineering services for the City on projects undertaken by City utility and street paving crews.
- Conducted weekly construction progress meetings for City construction projects on behalf of the City.
- Provided engineering reports, certifications, design and permitting services to the City for City construction projects.
- Provided engineering liaison services for TxDOT paving projects, School District projects, and UTPA projects on behalf of the

Julio A. Gonzalez, Graduate Engineer,CFM
Principal, Rio Delta Engineering

Education:

Texas A & M University Kingsville, BS Civil Engineering, December 2010

South Texas College, Associate of Mathematics and Science, May 2008

Work Experience:

July 2011 – Present
Duties:

Rio Delta Engineering
Graduate Engineer, Partner, Project Manager

- Manages day-to-day operations of the Rio Grande City office.
- Supervises the engineering and surveying staff and all engineering
  design and survey services in the Rio Grande City office.
- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management for clients, as may be required.
- Attend public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Coordinates with City, County, and State agencies on behalf of client throughout the course of completing a project.

Jan 2005 – Dec 2008
Duties:

Construcciones en General, Camargo, Tamaulipas
Project Manager

- Supervised site work for paving as well as sewer build outs.
- Prepared bid proposal for project bidding.
- Managed budget and expenses.

Jun 2004 – Dec 2004
Duties:

COMAPA, Camargo, Tamaulipas
Technician

- Performed analysis of potable system and wrote reports on improvements.
- Developed a computerized tracking system to keep records of gage pressures and water pH.

Norberto Lopez, Graduate Engineer, Surveyor -In-Training

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2017

Work Experience:

March 2018 – Present — Rio Delta Engineering

Duties: **Graduate Engineer**

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management and inspection for clients, as may be required.
- Attend public meetings in order to present projects for consideration and approval when required and to provide project updates when necessary.

Edwin Pena, Graduate Engineer

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2020

Work Experience:

January 2017 – Present — Rio Delta Engineering

Duties: **Graduate Engineer**

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project inspection for clients, as may be required.
- Attend public meetings in order to present projects for consideration and approval when required and to provide project updates when necessary.

Rusbel Peña, E.I.T.

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2017

Work Experience:

April 2026 – Present
Rio Delta Engineering
Duties:
E.I.T.

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management and inspection for clients, as may be required.
- Attends public meetings to present projects for consideration and approval when required and to provide project updates when necessary.

November 2020 – March 2026
SAMES, INC
Duties:
Assistant Project Manager

- Provides project management and inspection for clients, as may be required.
- Attends public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Meets with clients to plan, manage, design, and supervise the construction of projects.

c.Proof of Licenses and Certifications



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Gilbert J. Guerra Engineering, LLC
Rio Delta Engineering

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

Registration Number
F-7628

Expiration Date
1/31/2027



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Gilbert J. Guerra Engineering, LLC

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

Registration Number
10194027

Expiration Date
12/31/2026

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **115662**
Status: **ACTIVE**
Expires: **9/30/2026**

JOSE IVAN GARCIA

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

Texas Historically Underutilized Business (HUB) Certificate

HUB
Statewide Historically Underutilized Business Program

Certificate/VID Number: **1830430819200**
Approval Date: **September 27, 2021**
Scheduled Expiration Date: **September 27, 2025**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

GILBERT J. GUERRA ENGINEERING, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 27, 2021**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

SECTION III: Firms Experience and Qualifications

a.Competency

Professional Engineering Competency

Rio Delta Engineering provides comprehensive professional engineering services to municipalities, counties, utility districts, developers, and public agencies throughout South Texas. Our multidisciplinary team possesses extensive experience in planning, design, permitting, construction administration, project management, and infrastructure improvements for a wide variety of public works and capital improvement projects.

Our engineering expertise includes water distribution systems, wastewater collection systems, lift stations, roadway and pavement design, drainage and stormwater management, subdivision infrastructure, utility coordination, land development, and construction administration. We work closely with our clients to develop practical, cost-effective engineering solutions that meet project objectives while complying with all applicable local, state, and federal regulations.

As a full-service engineering firm, Rio Delta Engineering also offers in-house land surveying, GIS mapping, and utility coordination services. This integrated approach allows our team to efficiently manage projects from initial planning and field investigations through final design, bidding, construction, and project closeout while maintaining consistent communication and quality throughout every phase.

Our experienced staff regularly coordinates with regulatory agencies and utility providers including TxDOT, Hidalgo County Drainage District No. 1, Texas Gas Service, AEP Texas, Spectrum, AT&T, irrigation districts, and other public and private utility providers to successfully resolve permitting, utility conflicts, easement requirements, and right-of-way issues.

To support our engineering services, Rio Delta Engineering utilizes advanced engineering software, GPS technology, GIS mapping systems, drone surveying, and modern data collection equipment to provide accurate, efficient, and reliable project deliverables that meet today's engineering standards.

Capacity to Perform

Rio Delta Engineering possesses the professional staff, technical expertise, and organizational resources necessary to successfully perform multiple engineering assignments while maintaining exceptional quality, responsiveness, and client service.

Our team includes licensed Professional Engineers, a Registered Professional Land Surveyor, Graduate Engineers, Engineering Designers, CAD Technicians, GIS specialists, survey crews, and experienced administrative personnel who work collaboratively to deliver projects from planning and design through construction and project completion.

As a locally owned engineering firm with offices in Edinburg and Rio Grande City, we provide our clients with direct access to our principals and project managers, allowing for rapid response, timely decision-making, and consistent communication throughout every phase of a project. Our local presence enables us to attend meetings on short notice, perform field investigations promptly, and maintain close coordination with City staff and project stakeholders.

Rio Delta Engineering has the capacity to undertake projects of varying size and complexity while meeting aggressive schedules and maintaining the highest standards of excellence in engineering. Our commitment to responsive service, practical design solutions, and sound project management allows us to consistently deliver projects on time and within budget.

Familiarity with the Geographical Area

Rio Delta Engineering has extensive experience providing professional engineering services throughout the Lower Rio Grande Valley, including Hidalgo County, Starr County, Cameron County, and surrounding communities. Our headquarters in Edinburg provides us with a unique understanding of the region's infrastructure, development patterns, permitting requirements, utility systems, drainage challenges, and regulatory environment.

Our team has successfully completed numerous municipal, county, utility, and private development projects throughout the area, giving us firsthand knowledge of local design standards, construction practices, utility coordination requirements, and agency review processes. This familiarity enables us to efficiently navigate project development, minimize delays, and provide practical engineering solutions that address the unique needs of the communities we serve.

Because of our established relationships with local municipalities, utility providers, regulatory agencies, and contractors, Rio Delta Engineering can respond quickly to project needs and maintain effective communication throughout the life of every project.

Client Service Philosophy

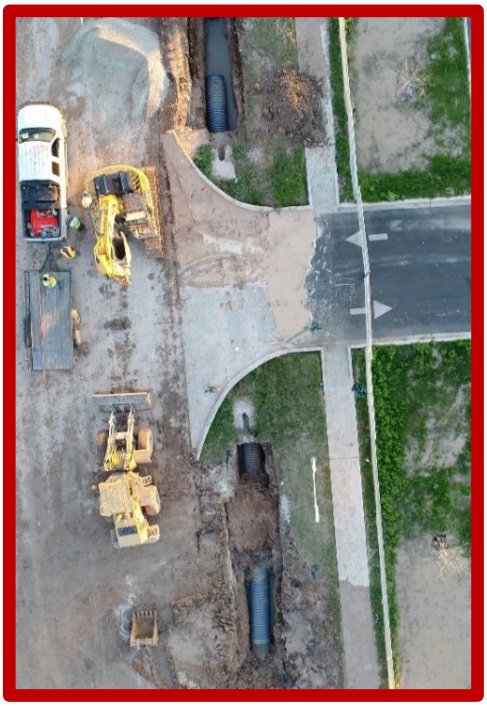
At Rio Delta Engineering, our objective is to provide high-quality professional engineering services in a timely, responsive, and professional manner. We believe that successful projects begin with understanding our clients' goals and maintaining open communication throughout every phase of the project.

Our experience working with municipalities, counties, utility districts, state agencies, and private developers has reinforced the importance of collaboration, accountability, and proactive communication. We strive to become a trusted extension of our clients' teams by delivering practical engineering solutions, providing responsive service, and maintaining the highest standards of technical excellence.

From project initiation through construction completion, our approach emphasizes quality, innovation, regulatory compliance, and client satisfaction. Every assignment receives direct involvement from experienced professionals who are committed to delivering successful projects that serve our clients and the communities in which they live.

b. Experience and Recent Projects

1. City of Edinburg – Northeast Doolittle Road Area Drainage



This project consisted of the construction of various drainage improvements, including, but not limited to, approximately 2,200 L.F. of 36" and 24" storm drain gravity lines, 2,800 L.F. of excavation/fill and re-grading of roadside ditch, and related improvements to alleviate flooding along Doolittle Road between Rogers Road and Russell Road. The improvements were completed at a cost of approximately $387,000 and have been fully operational since March 2019. Rio Delta Engineering was responsible for all design and construction surveying services required for this project.

Contact: **Mardoqueo Hinojosa, P.E., CFM, CPM**
City of Edinburg
(956) 388-8211
415 W. University Dr.
Edinburg, Texas 78541

2. City of Roma, Efren Ramirez Paving and Drainage Paving Improvements

This project consists of widening and paving approximately 2,315 lf of Efren Ramirez Street in Roma, Texas. The work involved includes installing approximately 5,630 lf of drainage improvements and constructing a new 37' B-B street section with curb and gutter. The total cost of this project is estimated to be approximately $1,921,769.00 including environmental assessment, R.O.W. acquisition, engineering, testing, inspection, and construction management. The funding for this project will be
provided by the United States Department of Agriculture. All funding applications, environmental investigations, and engineering design have been completed. The R.O.W. acquisition is also in the final phases of completion. The project is scheduled to be put out for bid within the next few months. Rio Delta Engineering was responsible for preliminary engineering reports, environmental investigation, engineering design, and surveying services for design and R.O.W. acquisition. We will also be responsible for bidding, construction inspection, testing, and project management.

City Manager, City of Roma
(956) 849-1411
P.O. Box 947
Roma, Texas 78584-0947

3. North Alamo Regional Wastewater Treatment Plant and Collection System



This project consisted of constructing a new 0.5 mgd activated sludge wastewater treatment plant for North Alamo WSC. The plant is the first phase of what will ultimately be a 20-mgd plant located at the intersection of Minnesota and Goolie roads in Hidalgo County. This initial phase cost $13 million, including planning, acquisition, design, testing, permitting, and construction management. This project was funded jointly by the Texas Water Development Board (TWDB), the Border Environmental Cooperation Commission (BECC/NADBANK), and the Texas Department of Agriculture (TDA). The collection system consisted of approximately 32,000 linear feet of gravity sanitary sewer lines, approximately 15,000 linear feet of force main lines, and four sanitary sewer lift stations. This project provides sanitary sewer service to 471 families in six Colonias and will establish the backbone for future expansion and connections within the projected 50 square-mile service area. On this project we coordinated and performed all surveying activities related to utility design, construction staking, as-builts, horizontal and vertical control establishment and verification, conflicts, easement/right-of-way issues, permits, with TxDOT, Hidalgo County Irrigation District #2, Donna Irrigation District, Hidalgo County Drainage District No. 1, Texas Gas Service, AEP, Spectrum, and AT&T.

Steven Sanchez
General Manager, North Alamo WSC
(956) 383-1618
420 S. Doolittle Road
Edinburg, Texas 78542

4. Starr County, Disaster Recovery 2.2, General Land Office (GLO) Paving and Drainage Improvements

This project consisted of providing paving and drainage improvements at various locations in Starr County. The work included constructing paving and drainage improvements for one street in Pct #4, constructing paving and drainage improvements including a 1.5-acre detention pond in Pct #3, and constructing a pilot channel for approximately 1.5 miles of Los Morenos Creek in Pcts #1 and 2. The total cost of this project was approximately $1,100,000.00, including R.O.W. acquisition, engineering, testing, inspection, and construction management. The funding for this project was provided by the Disaster Recovery Fund 2.2 administered by the Texas General Land Office. All work has been completed except for the pilot channel for Los Morenos Creek. Negotiations for the acquisition of R.O.W. for these proposed improvements have been onerous due to the lack of clear title for most of the properties in this area. This area is in “undivided” Porciones. The project will have to be closed out by the end of the year with whatever progress has been accomplished at that time. Rio Delta Engineering was responsible for all design, bidding, testing, surveying services for appraisal and acquisition activities, and construction management.

Contact: **Eloy Vera**
County Judge, Starr County
(956) 716-4880
100 N. FM 3167
Rio Grande City, Texas 78582



5. Union Water Supply Corporation (UWSC) Water System Improvements



This project was split up into two contracts. The first consisted of the installation of approximately 27,000 linear feet of new water distribution lines ranging in size from eight inches to sixteen inches, the installation of two altitude valves for two existing elevated water storage tanks, and approximately 240 service reconnections. This project provided an upgrade to a distribution system that consisted mainly of six-inch lines. The water line improvements have been completed at a cost of approximately $1,527,000.00 and is fully operational. The second contract consisted of replacing approximately 1,900 old meters with new electronic meters and a remote read system at a cost of approximately $937,889.00. The total cost of this project is approximately $2,950,000.00, including engineering, testing, inspection, and construction management. This system is in place and working and has enabled UWSC to read all the meters from the office. Meter reading used to take two people two weeks to complete because of interruptions to the process during service calls. Water loss has been greatly reduced, and labor costs associated with the meter reading have decreased markedly since the new system has been in place. Both projects were funded by TWDB. Rio Delta Engineering was responsible for all planning, funding applications, design, permitting, land surveying for easement, right-of-way and parcel acquisition, bidding, and construction management.



Contact: **Jorge Bazan**
General Manager, Union WSC
(956) 487- 3744
P.O. Box 31
Garciasville, Texas 78547

C.References

1. Eloy Vera, Jr.
   County Judge
   Starr County
   100 N. FM 3167
   Rio Grande City, TX 78582
   (956) 716-4800

2. Mardoqueo Hinojosa, P.E., CFM, CPM
   City of Edinburg
   415 W. University Dr.
   Edinburg, Texas 78541
   (956) 388-8955

3. Alberto Perez
   City Manager
   City of Mercedes
   400 S. Ohio Ave.
   Mercedes TX 78570
   (956) 565-3114

4. Robert Estrada, AIA
   Former District Architect
   Edinburg Consolidated Independent School District (ECISD)

   Back in 2019 our firm completed surveys, design, plans and specifications for a new band practice field, which included the installation of artificial turf and site drainage improvements within Robert Vela Highschool. This project was bid out but never awarded and canceled due to insufficiency of funds to complete the project and start of the COVID pandemic. Mr. Estrada was the District Architect at the time.

SECTION IV: Scope of Services

A.List of Services

Rio Delta Engineering provides a comprehensive range of professional engineering, surveying, and construction administration services to municipalities, counties, utility districts, developers, and public agencies throughout South Texas. Our multidisciplinary team has the technical expertise, personnel, and resources necessary to successfully deliver projects from planning and design through construction and project closeout.

Our professional services include, but are not limited to:

Civil Engineering

- Municipal infrastructure planning and design
- Engineering studies and feasibility analyses
- Capital Improvement Program (CIP) support
- Utility coordination
- Cost estimating and budgeting
- Project management

Water & Wastewater Systems

- Water distribution system design
- Wastewater collection system design
- Lift station design and rehabilitation
- Waterline and sanitary sewer improvements
- Utility extensions and replacements
- Hydraulic analysis

Roadway & Transportation

- Roadway design and reconstruction
- Change order evaluation
- Final inspections
- Record drawings (As-Builts)
- Street improvements
- Pavement rehabilitation
- Sidewalk and ADA improvements
- Traffic circulation improvements
- Construction plans and specifications

Drainage & Stormwater

- Storm drainage system design
- Detention and retention facilities
- Drainage studies
- Flood mitigation improvements
- Hydraulic and hydrologic analysis
- Erosion control measures

Construction Administration

- Construction observation
- Resident project representation
- Shop drawing and submittal review
- Requests for Information (RFI) responses
- Pay application review

Surveying & Geospatial Services

Rio Delta Engineering maintains an in-house Registered Professional Land Surveyor (RPLS) and provides a full range of professional surveying and mapping services that support engineering design and construction.

B. Narrative

Experience & Commitment

For more than 20 years, Rio Delta Engineering has successfully partnered with municipalities, counties, utility districts, school districts, developers, and state agencies throughout South Texas. Our experience working with City, County, State, and Federal agencies has provided our team with a comprehensive understanding of regulatory requirements, funding agency procedures, utility coordination, permitting, and construction administration.

Our commitment is to deliver practical, innovative, and cost-effective engineering solutions while maintaining the highest standards of professionalism, responsiveness, and client service. We understand the importance of completing projects on schedule, within budget, and in full compliance with applicable regulations, and we remain dedicated to becoming a trusted engineering partner for the City of Edinburg.

Project Approach

Our Approach to Successful Project Delivery

Rio Delta Engineering is committed to delivering responsive, practical, and cost-effective engineering solutions through a collaborative project management approach. Our team works closely with City staff, regulatory agencies, utility providers, and project stakeholders throughout every phase of project development to ensure successful project delivery while maintaining quality, schedule, and budget
objectives. Our approach emphasizes proactive communication, technical excellence, regulatory compliance, and timely decision-making to minimize project risks and maximize project success.

Planning & Preliminary Engineering

During the planning and preliminary design phase, Rio Delta Engineering will:

- Conduct project kickoff and coordination meetings with City staff, regulatory agencies, utility providers, and other project stakeholders.
- Review available project information, existing infrastructure, utility records, surveys, and applicable design standards.
- Perform site investigations, engineering evaluations, and field verification as necessary.
- Prepare preliminary engineering studies, conceptual layouts, and alternative analyses to support project development.
- Coordinate with utility companies, drainage districts, TxDOT, irrigation districts, and permitting agencies to identify potential conflicts and project requirements.
- Perform topographic surveys, boundary surveys, easement exhibits, and right-of-way mapping as required to support engineering design.
- Develop preliminary cost estimates and project schedules for budgeting and planning purposes.

Engineering Design

Upon approval of the preliminary concepts, our engineering team will:

- Prepare complete engineering plans, specifications, and construction documents.
- Design water, wastewater, roadway, drainage, and utility infrastructure in accordance with applicable local, state, and federal standards.
- Coordinate utility relocations, easement requirements, and permitting activities.
- Prepare engineer's opinions of probable construction cost.
- Provide quality assurance and quality control reviews prior to project submittals.
- Coordinate with City staff throughout the review process and promptly address review comments.

Construction Phase Services

During construction, Rio Delta Engineering will provide comprehensive engineering support including:

- Construction administration services.
- Construction observation and field inspections.
- Review of shop drawings and material submittals.
- Responses to Requests for Information (RFIs).
- Review and evaluation of contractor pay applications.
- Evaluation of change orders and contract modifications.
- Coordination meetings with contractors, utility providers, and City representatives.
- Construction staking coordination and survey support as required.
- Preparation of record drawings (As-Builts) upon project completion.
- Final project inspections and project closeout assistance.

Technology & Project Delivery

Rio Delta Engineering utilizes the latest engineering and surveying technologies to improve project efficiency, accuracy, and collaboration.

Our engineering team uses **AutoCAD Civil 3D** as its primary design platform and has the capability to provide deliverables in multiple electronic formats to meet client requirements. Our integrated engineering, surveying, GIS, and CAD teams work collaboratively between our Edinburg and Rio Grande City offices, allowing us to efficiently allocate resources and maintain project schedules. Through advanced GPS equipment, drone technology, GIS mapping, cloud-based collaboration tools, and digital project management systems, Rio Delta Engineering delivers

accurate, timely, and cost-effective engineering solutions while maintaining clear communication with our clients throughout every phase of the project.

Ability to Commence Services

Rio Delta Engineering has the professional staff, technical resources, and organizational capacity to begin work immediately upon execution of a professional services agreement.
Our current workload allows us to dedicate experienced engineering, surveying, and project management personnel to new assignments while maintaining the responsiveness and level of service our clients expect. Because our principals remain actively involved in every project, we are able to make timely decisions, respond quickly to client requests, and maintain project momentum from project initiation through completion. Whether the assignment involves planning, design, construction administration, surveying, or project management, Rio Delta Engineering has the personnel, equipment, and experience necessary to successfully meet project schedules and deliver high-quality professional engineering services.

Legal Documents

Insurance:
General Liability ($2,000,000.00)
Professional Liability ($2,000,000.00)
Umbrella/Excess Liability ($1,000,000.00)
Commercial Auto ($1,000,000.00)
Workers Compensation ($500,000.00)

Pending Litigation:

Rio Delta Engineering is not currently under any type of legal litigation related to any professional services rendered by the firm.

Professional Services Agreement:

The Professional Services agreement has been read, and we will meet the pre-requisite insurance requirements. If selected, we agree to enter into such agreement.

Statement of Conflicts:

No potential conflicts of interest are identified.

Contact Information Regarding this SOQ:

Ivan Garcia, P.E., R.P.L.S., C.F.M, Vice-President
Rio Delta Engineering

SECTION V: Miscellaneous

THE CITY OF EDINBURG, TEXAS

PROFESSIONAL ENGINEERING SERVICES | RFQ 2026-7



SUBMITTED BY | **RUMMEL, KLEPPER & KAHL, LLP (RK&K)**

RK&K

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July 14, 2026

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Interim Purchasing Manager
Submitted Electronically
https://secure.procurenow.com/portal/cityofedinburg

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Project Manager, Primary Point of Contact
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McAllen, TX 78503

RE: RFQ 2026-7, Professional Engineering Services

To Whom It May Concern:

Rummel, Klepper & Kahl, LLP (RK&K) is pleased to submit this Statement of Qualifications and express our strong interest in partnering with the City of Edinburg. Since our founding in 1923, RK&K has provided planning, engineering, environmental, and construction phase services to state departments of transportation, municipalities, and other public agencies. From a single office with two employees, RK&K has grown into a nationally recognized firm of more than 2,000 professionals operating from over 40 offices across 13 states and the District of Columbia.

What has not changed over the past century is our commitment to responsive client service and technical excellence. Our one-profit-center business model allows us to quickly mobilize the right resources from across the firm to meet our clients' needs, regardless of project size or complexity. To better serve Texas communities, RK&K established offices in Austin in 2019 and McAllen in 2025, reinforcing our long-term commitment to the Rio Grande Valley.

In the last two years alone, RK&K has delivered more than 9,000 assignments under over 240 on-call contracts for municipalities and public agencies. In Texas, our team provides transportation planning, environmental services, schematic development, plans, specifications, and estimates (PS&E) preparation, traffic engineering, construction phase services, and toll operations. Backed by nearly 250 years of combined Texas experience, our leadership team brings deep technical expertise, local knowledge, and a proven history of successfully delivering projects throughout the state.

Our team will be led by Mike Miranda, PE, PTOE, who will serve as the City's primary point of contact. A Rio Grande Valley resident for nearly 35 years, Mike offers a unique blend of municipal, state, and private-sector experience. During 12 years in public service with the City of McAllen and the TxDOT Pharr District, he developed extensive knowledge of local infrastructure challenges and built strong relationships with agencies and stakeholders throughout the region. Over the past seven years in private consulting, he has continued to provide high-quality engineering solutions to public sector clients. Mike also serves on the national committee that works with the Federal Highway Administration to develop and update the Manual on Uniform Traffic Control Devices, helping shape traffic engineering standards nationwide. Mike's combination of local experience, technical expertise, and national leadership is a significant asset to the City of Edinburg. Supported by RK&K's extensive resources and multidisciplinary expertise, he will lead a team that serves as a trusted extension of City staff, delivering practical, responsive, and cost-effective solutions that support the City's goals and enhance quality of life for its residents.

As an authorized representative of RK&K and a licensed Professional Engineer in Texas (PE No. 133328), I have the authority to negotiate and contractually bind the firm.

Thank you for your consideration. We appreciate the opportunity to present our qualifications and look forward to discussing how RK&K can support the City of Edinburg's continued growth and success.

Respectfully Submitted,

RK&K

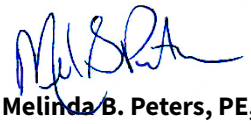


Melinda B. Peters, PE, CCM | Partner
mpeters@rkk.com | 443.865.9865 (mobile)

RK&K is not aware of any addenda issued related to this RFQ.

REQUIRED INFORMATION

Rummel, Klepper & Kahl, LLP (RK&K) is a Limited Liability Partnership headquartered in Baltimore, MD (700 E. Pratt Street, Suite 500, Baltimore, MD 21202). The firm is owned and operated by seven equal-share partners, identified below, each with the authority to bind the firm in a contract.



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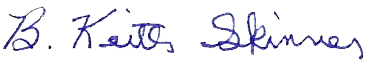

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FIRM
QUALIFICATIONS & EXPERIENCE

RESPONSIVE PEOPLE | CREATIVE SOLUTIONS

RK&K has been a trusted planning, engineering, and construction inspection/management consultant since 1923, delivering innovative, community-focused solutions to complex infrastructure challenges across the United States. Guided by our principle of "Responsive People | Creative Solutions," our teams deliver thoughtful, efficient solutions that address immediate project goals while positioning our clients and communities for long-term success.

With more than 2,000 professionals in over 40 offices, including in McAllen and Austin, we combine the depth and resources of a national firm with the responsiveness and personal attention of a local partner, allowing us to consistently deliver successful projects on time and within budget. Our track record of providing quality services and meeting client objectives and has repeatedly earned us a spot on Engineering News-Record's Top 500 Design Firms list.

> RK&K's Texas leadership team brings more than 250 years of multi-discipline experience spanning the full project lifecycle.

Our work in the last two years has run the gamut from environmental and planning services to transportation design, construction administration and management, and toll operations. These services have been delivered through on-call contracts similar to this one, as well as through project-specific agreements.







RK&K has identified the following core services as the areas where our Texas team can provide the greatest value to the City.

These selected services leverage our deep local experience, specialized technical capabilities, and successful track record delivering similar projects for governmental agencies in Texas and across the US.

RK&K's relevant qualifications and experience for each are described in the following pages.



STREET INFRASTRUCTURE EVALUATION & IMPROVEMENTS



STRUCTURAL ENGINEERING (IMPROVEMENTS & DESIGN)



HYDROLOGY & HYDRAULICS



TRAFFIC ENGINEERING



TRAFFIC SIGNAL DESIGN



ENVIRONMENTAL ENGINEERING

STREET INFRASTRUCTURE EVALUATION & IMPROVEMENTS

Street and roadway design is at the core of RK&K's business. Having delivered hundreds of roadway projects in the past two years, our team brings proven expertise in all phases of street and roadway design—including concept development, alternatives analyses, cost estimating, traffic modeling, operational analyses, schematic design, final design (preparation of PS&E), utility coordination, and construction support. We design safe, efficient, and cost-effective roadway, drainage, traffic, pedestrian, and bicycle improvements that enhance mobility while balancing operational, environmental, and community needs. All work is performed in accordance with applicable local, state, and federal standards.

PROJECT SPOTLIGHT

STREET INFRASTRUCTURE PROJECTS
Montgomery County, MD

For nearly 30 years, RK&K has been a trusted engineering partner to Montgomery County, MD, supporting a task order-based program through seven consecutive contracts and more than 150 assignments, including numerous projects completed within the past two years. Our team has provided planning, design, and construction support for projects ranging from roadway, intersection, drainage, and multimodal improvements to complex transportation infrastructure initiatives.

This long-standing partnership reflects RK&K's ability to deliver dependable, scalable engineering services while helping clients advance transportation, safety, and infrastructure priorities as needs arise.

Representative assignments include the East Gude Drive Roadway Improvements project, where RK&K provided preliminary and final engineering, intersection upgrades, ADA-compliant pedestrian facilities, drainage improvements, and construction-phase services through project completion in 2024, as well as numerous corridor and intersection improvement projects delivered under on-call task orders.



RK&K provided design and construction-phase services for the East Gude Drive Roadway Improvement project.



RK&K provided design and construction-phase services for the East Gude Drive Roadway Improvement project.

STRUCTURAL ENGINEERING (IMPROVEMENTS & DESIGN)

RK&K's structural engineers provide comprehensive services for bridges, retaining walls, culverts, drainage structures, utility tunnels, and other critical infrastructure—from planning and feasibility studies through final design, inspection, and construction support. Since our founding, we have designed more than 1,000 bridges and structures, including approximately 30 completed within the past two years.

Our team delivers practical, cost-effective, and context-sensitive solutions that balance constructability, aesthetics, environmental considerations, and long-term performance. We have experience with projects ranging from single-span crossings to complex multi-span bridges and routinely address structural repairs, inspections, hydraulic considerations, right-of-way impacts, and stakeholder-driven design requirements.

RK&K also maintains a team of NHI-certified bridge inspectors experienced in evaluating bridges, tunnels, retaining walls, stormwater structures, parking garages, and ancillary transportation assets in accordance with National Bridge Inspection Standards. Through every phase of project delivery, we emphasize collaboration, quality, and regulatory compliance to deliver safe, durable infrastructure that meets owner objectives and community needs.

PROJECT SPOTLIGHT

FRANCIS SCOTT KEY BRIDGE RECONSTRUCTION
Maryland Transportation Authority (MDTA)

Following the collapse of Baltimore's Francis Scott Key Bridge in March 2024, Maryland turned to RK&K to help advance recovery and replacement efforts for this critical transportation link. Our team provided expedited environmental studies and permitting support for both debris removal and bridge replacement, while also leading public involvement, stakeholder outreach, and agency coordination. Due to the scale and urgency of the project, the replacement bridge was divided into three design sections, with RK&K selected to lead the design of one segment. We are honored to support MDTA in rebuilding this iconic structure and restoring a vital connection for the region.



RK&K is honored to be one of three teams selected to design and construct a segment of the replacement Francis Scott Key Bridge.

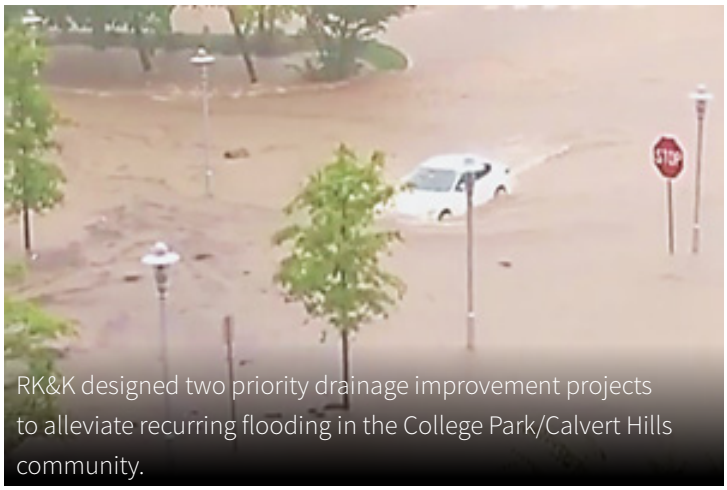
HYDRAULICS & HYDROLOGY (H&H)

RK&K provides comprehensive hydrology, hydraulics, drainage, and flood mitigation services backed by a multidisciplinary team of engineers, hydrogeologists, and environmental scientists. Over the past two years alone, we have completed more than 50 H&H studies, drainage designs, and floodplain analyses for transportation and infrastructure projects.

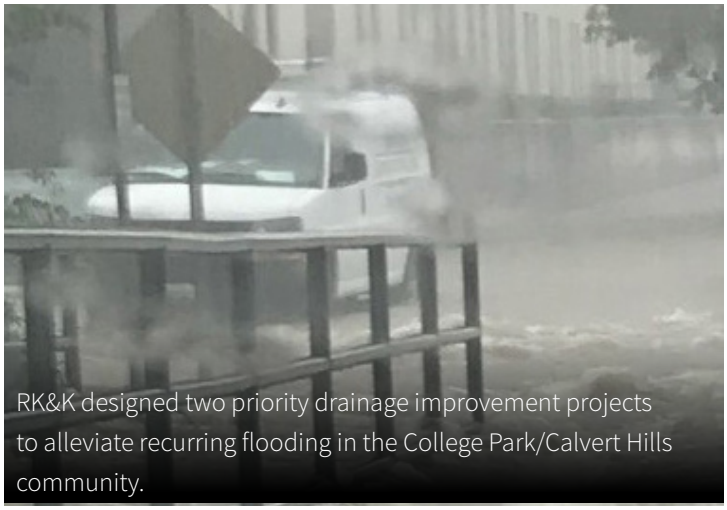
H&H Studies. RK&K performs advanced 1D and 2D H&H modeling using industry-leading tools such as HEC-RAS, HEC-HMS, and TUFLOW. Our services include floodplain analysis, watershed modeling, drainage evaluations, and stormwater management assessments that support informed, data-driven decisions.

Drainage Design. From planning through final design, RK&K develops efficient, constructible drainage solutions that optimize system performance while minimizing impacts. Our experience spans urban and rural settings and includes storm sewer systems, culverts, conveyance systems, and stormwater management facilities designed in accordance with local and state requirements.

Flood Control & Mitigation. RK&K helps communities improve resilience through floodplain management, stormwater conveyance and treatment, stream restoration, and innovative BMP implementation. Our team routinely performs floodplain analyses and develops FEMA Letters of Map Revision (LOMR) and LOMR applications, delivering practical solutions that reduce flood risk while protecting critical infrastructure and natural resources.



RK&K designed two priority drainage improvement projects to alleviate recurring flooding in the College Park/Calvert Hills community.



RK&K designed two priority drainage improvement projects to alleviate recurring flooding in the College Park/Calvert Hills community.

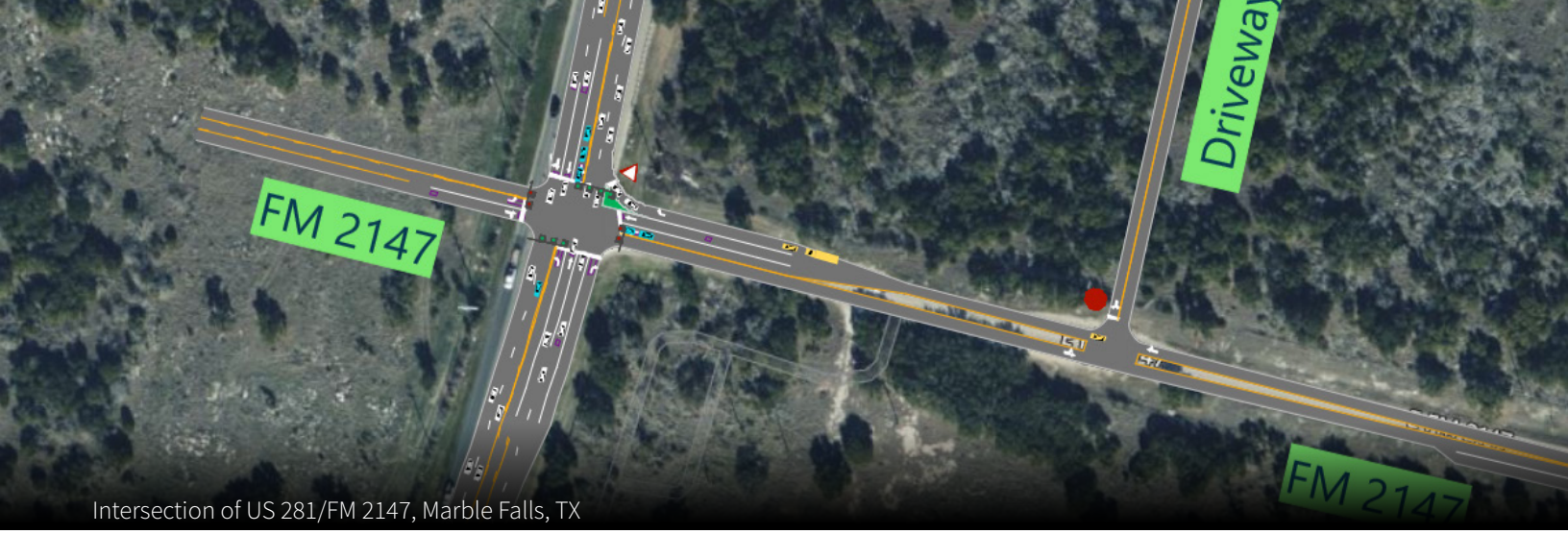
PROJECT
SPOTLIGHT

COLLEGE PARK/CALVERT HILLS FLOODING FEASIBILITY STUDY & DRAINAGE IMPROVEMENTS
Prince George's County, MD

Located just south of the University of Maryland, the College Park/Calvert Hills corridor has experienced recurring flooding due to rapid development, increased impervious surfaces, and backwater impacts from Paint Branch. These flooding events have resulted in road closures and damage to businesses and residential properties.

RK&K conducted a comprehensive flood mitigation study of the nearly one-square-mile watershed, evaluating drainage system performance, hydraulic connectivity, and environmentally beneficial improvement alternatives using advanced H&H modeling tools.

The study identified multiple flood reduction solutions, four of which advanced to final design. RK&K completed final design for two priority drainage improvement projects and continues to provide construction phase services to help reduce flooding risks and enhance community resilience.



Intersection of US 281/FM 2147, Marble Falls, TX

TRAFFIC ENGINEERING

RK&K provides a comprehensive suite of traffic engineering services that deliver safe, efficient, and context-sensitive transportation solutions. Over the past two years, RK&K has completed thousands of traffic engineering assignments, supporting clients with planning, analysis, design, and implementation services across diverse transportation systems.

Traffic Operations & Analysis: RK&K evaluates the performance of intersections, interchanges, and roadway networks through traffic studies, operational analyses, capacity assessments, crash evaluations, travel forecasting, and simulation modeling to identify practical mobility improvements.

Safety, Access & Innovative Intersection Improvements: RK&K develops data-driven solutions that enhance safety and mobility for all roadway users. Our experience includes access management, intersection control evaluations, signal warrant analyses, roundabouts, reduced conflict intersections, median U-turns, pedestrian and bicycle accommodations, traffic calming measures, and corridor-wide safety enhancements.

Traffic Design & Construction Support: RK&K delivers traffic engineering design services from concept through construction, including signing and pavement marking plans, traffic signal improvements, traffic control plans, traffic control staging, ITS coordination, lighting coordination, and construction-phase support.

PROJECT SPOTLIGHT

TRAFFIC ENGINEERING AND ITS IDIQ

TxDOT Austin District

RK&K has successfully delivered more than 60 on-call traffic engineering assignments for the TxDOT Austin District, providing expertise in traffic impact analysis (TIA) reviews, Synchro and VISSIM modeling, sight distance evaluations, signal warrant analyses, and signal timing optimization. Our team conducts comprehensive peer reviews of developer-submitted TIAs, validates safe access and driveway locations, and evaluates the effectiveness of proposed mitigation measures.

RK&K serves as a trusted advisor in reviewing and coordinating new traffic signals with local agencies and TxDOT, while actively participating in weekly district traffic signal committee meetings to support stakeholder alignment and decision-making. The team has also played a key role in implementing TxDOT's Intersection Control Evaluation (ICE) process, completing numerous evaluations throughout the district.

A notable example is the US 281 corridor, where RK&K conducted Stage 1 and Stage 2 ICE evaluations for multiple intersections, including US 281/FM 2147. These analyses helped establish preferred intersection configurations along a rapidly developing corridor, supporting safer and more efficient operations as future growth occurs.

TRAFFIC SIGNAL DESIGN

RK&K provides comprehensive traffic signal design, modification, and upgrade services that improve safety, visibility, and operational efficiency for motorists, pedestrians, and bicyclists. Our designs balance agency standards, ADA requirements, existing infrastructure, constructability, maintenance, and future system needs. Since our inception, RK&K has designed hundreds of traffic signals, including approximately 500 during the past two years.

Signal Operations & Justification Support: RK&K supports project development with signal warrant analyses, phasing evaluations, clearance interval and preemption calculations, detection strategies, pedestrian accommodations, and signal timing recommendations. Our work is developed in accordance with applicable TMUTCD, TxDOT, and local agency requirements.

Signal Design, Replacements & Upgrades: RK&K prepares complete signal plans for new and existing intersections, including signal replacements, mast arm upgrades, signal head placement, controller cabinets, conduit and wiring systems, detection, accessible pedestrian signals, pedestrian push buttons, signing and pavement markings, phasing diagrams, and timing plans.

ITS, Communications & Construction Coordination: RK&K integrates traffic signal improvements with ITS and communications infrastructure, including fiber networks, CCTV, video detection, lighting enhancements, and corridor-wide signal systems. Our approach emphasizes system compatibility, maintainability, scalability, and seamless coordination with construction phasing and traffic control requirements.





RK&K is advancing Henrico County's transportation network through upgrades at more than 120 signalized intersections.

PROJECT SPOTLIGHT

ADVANCED TRAFFIC MANAGEMENT SYSTEM (ATMS) PHASE 2 IMPROVEMENTS

Henrico County, VA

RK&K is leading the design of a major traffic signal modernization program for Henrico County, advancing the County's transportation infrastructure through upgrades at more than 120 signalized intersections. The project includes TS-2 cabinet conversions, uninterruptible power supply installations, video detection systems, fiber optic communications infrastructure, electrical service upgrades, and the replacement of aging span-wire signals with modern mast arm installations.

RK&K's services include field inventory, condition assessments, GIS-based data collection, environmental compliance, utility coordination, final design, and construction support. The RK&K team also developed the County's transition strategy from leased communications lines to a fiber optic network, improving reliability while reducing long-term operating costs.

During implementation, RK&K provides signal turn-on support, timing verification, communications testing, and staff training on signal operations, fiber communications, and detection technologies. This project demonstrates RK&K's ability to deliver complex traffic signal and ITS design solutions that improve safety, reliability, and operational performance.



Intersection of Ronald Reagan Boulevard and RM 2338, Williamson County, TX

ENVIRONMENTAL ENGINEERING

RK&K's full-service environmental team includes more than 120 planners, scientists, biologists, historians, archaeologists, noise analysts, and air quality specialists. Over the course of the past two years, RK&K has secured environmental clearance and/or secured required environmental permits for dozens of projects of varying sizes, scopes and complexities.

Environmental Planning & NEPA Compliance: RK&K prepares environmental documentation and technical studies for federally, state, and locally funded projects, including categorical exclusions, environmental assessments, environmental impact statements, re-evaluations, and due diligence studies. Our team is experienced in meeting TxDOT requirements and coordinating complex environmental review processes.

Permitting & Natural Resource Services: RK&K regularly performs wetland delineations, jurisdictional waters determinations, threatened and endangered species assessments, biological assessments, habitat evaluations, mitigation planning, and permit applications, including Section 404 and Texas Antiquities Code compliance.

Technical Studies & Regulatory Coordination: Our specialists conduct noise, air quality, and other environmental analyses while working with regulatory agencies to secure approvals and minimize project risks. We emphasize practical solutions that balance environmental stewardship with project objectives.

Public Outreach & Stakeholder Engagement: RK&K helps build public consensus through open houses, public meetings, and hearings, supported by clear, visually compelling presentations, graphical exhibits, and communication materials that effectively engage stakeholders and decision-makers.

PROJECT SPOTLIGHT

RONALD REAGAN BOULEVARD, SEGMENT D1
Williamson County, TX

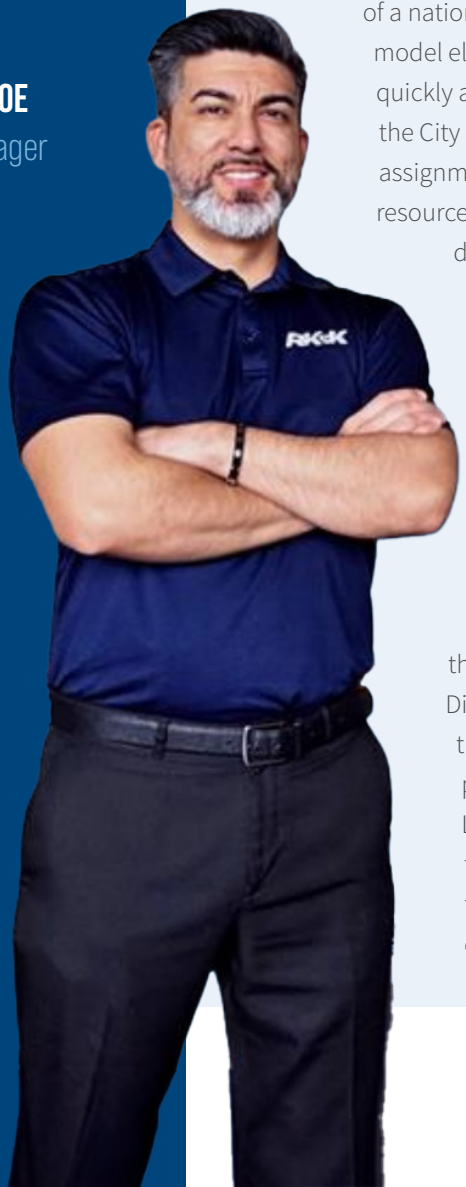
RK&K served as the prime consultant for the upgrade of Ronald Reagan Boulevard from a two-lane roadway to a four-lane divided arterial, supporting future conversion to a freeway facility. The team successfully advanced the design while adapting to ongoing land use and development changes throughout the corridor.

For this locally funded project, RK&K conducted comprehensive environmental due diligence investigations in accordance with Williamson County requirements, including studies related to Section 404 permitting, threatened and endangered species, cultural resources, and hazardous materials. The team prepared technical reports, coordinated with resource agencies, and documented environmental commitments and permit needs.

Because the project intersects TxDOT's RM 2338, environmental clearance was also required for work within TxDOT right-of-way. RK&K prepared all investigations, technical studies, and documentation necessary to secure a TxDOT categorical exclusion, resulting in environmental clearance for all project elements. The project has since advanced to construction bidding.

> Having spent 12 years serving communities in the Rio Grande Valley and South Texas, I understand the challenges local agencies face and the importance of having a consultant who is responsive, accountable, and invested in your success.
>
> I am excited about the opportunity to partner with the City of Edinburg and am committed to earning your trust through every task assignment, no matter the size.

MIKE MIRANDA, PE, PTOE
Proposed Project Manager



UNIQUENESS TO BEST PERFORM THESE SERVICES

As outlined below, RK&K's team offers several unique benefits which make us best suited to perform these services for the City.

Extensive Track Record Managing Municipal On-Call Contracts. While RK&K is recognized for delivering some of the nation's most complex infrastructure projects, we are equally valued for our ability to execute on-call contracts efficiently and reliably. In the last two years alone, RK&K has completed more than 9,000 assignments through more than 240 municipal on-call contracts, demonstrating a proven ability to provide responsive, high-quality services to public sector clients. Our scalable, multidisciplinary teams adapt to changing priorities and workloads, allowing us to quickly provide the right expertise for a single task, a dedicated project team, or multiple concurrent assignments.

Seamless Access to Firmwide Resources. RK&K combines the responsiveness of a trusted local partner with the depth and capabilities of a national infrastructure firm. Our unique one-profit-center business model eliminates internal competition for resources, allowing us to quickly assemble the right team, regardless of office location, to meet the City of Edinburg's needs. Whether responding to a specialized assignment or an accelerated schedule requiring additional resources, RK&K can seamlessly deploy staff from across the firm to deliver timely, effective solutions.

Local Knowledge and Owner-Side Perspective. With offices in McAllen and Austin, deep knowledge of Texas transportation and infrastructure programs, and more than 250 years of combined experience among our Texas leadership team, RK&K understands the unique challenges and opportunities facing Rio Grande Valley communities. Proposed Project Manager Mike Miranda further strengthens our team through his 12 years of public sector experience, including nine years with the City of McAllen and three years with the TxDOT Pharr District. Having worked on the owner side, Mike understands the realities of budget constraints, competing priorities, public accountability, and the need for practical solutions. Leveraging strong relationships throughout the region and the full resources of RK&K, he provides responsive, owner focused leadership that helps the City efficiently navigate challenges and advance its goals.

OFFICE PROVIDING SERVICES AND APPROACH TO HANDLING PART-TIME STAFFING NEEDS FOR SMALLER ASSIGNMENTS

RK&K will manage this contract from our McAllen office, located less than 15 minutes from the City of Edinburg. Day-to-day services will be delivered by our local team, supported by staff from across the firm. Through RK&K's unique one-profit-center business model, our project manager, Mike Miranda, can seamlessly access additional resources whenever needed, ensuring the City receives responsive service.

RK&K has a successful track record of handling part-time staffing needs for smaller assignments under on-call contracts. We understand that staffing needs can fluctuate from a single specialist needed a few hours each week to multiple professionals supporting simultaneous initiatives. By leveraging our multi-disciplinary staff and firmwide resources, we can quickly identify and deploy the right staff for each assignment. Our project managers also use RK&K's internal workload forecasting tools to proactively manage resources and maintain staff availability, ensuring we can respond quickly to upcoming needs.

RK&K will manage this contract from our McAllen office, located less than 15 minutes from the City of Edinburg.

Day-to-day services will be delivered by our local team in Texas, supported by staff from across the firm.



RK&K McAllen, TX

TEAM MEMBER QUALIFICATIONS & EXPERIENCE

RK&K's team combines experienced local leadership and specialized technical experts—backed by firmwide resources—to deliver responsive, high-quality service across all requested disciplines.



Stacey Benningfield
Director-In-Charge



Mike Miranda, PE, PTOE
Project Manager

Ed Pensock, PE
Michael Chacon, PE
QA/QC and Senior Advisors

ROADWAY	DRAINAGE	STRUCTURES	TRAFFIC	ENVIRONMENTAL
Laura Fuller, PE, RAS Task Lead	**Matt Slagel, PE, DBIA** Task Lead	**Brian Hepting, PE** Task Lead	**Mike Miranda, PE, PTOE** Task Lead	**James Lowe** Task Lead
Roadway Support Bob Baker, PE Miguel Mendez, EIT Nikhil Reddy Gavini, EIT, CMIT **Constructability Reviews** John DeWitt, PE	**SWM/Sediment Control** Max DeYoung, EIT Chris Hernandez-Herrera **H&H** Jason Coleman, PE, CFM Shuangshuang Fan	**Bridge/Culvert Design** Christine Szympruch, PE **Retaining Walls** Edgar Lorete, PE	**Traffic Warrant Studies/ Signal Design** Jessica Jia, PE, PTOE, RSP$_1$ Monisha Sanampuri, EIT **Traffic Signal Timing** Larry Picasso, PE, PTOE Sheila Mendoza Isela Cantu **Traffic Modeling** Jessica Kessigner, PE **ITS** Mahmood Shehata, PE **Signing & Pavement Markings** Diego Robalino Munoz, EIT	**Environmental Studies & Documentation** Mike Walker **Biological Investigations; Waters of the US (WOTUS)/ Permitting** James Lowe Daniel MacKenzie **Cultural Resources** Karen Hutchins-Keim, PhD, RPA **Hazardous Materials** Christina Burns **Public Involvement** Mike Walker



MIKE MIRANDA, PE, PTOE

Project Manager; Task Lead, Traffic

Years of Experience: 19 (1 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 110127); Professional Traffic Operations Engineer (3264)

Mike offers a rare combination of public sector insight and private-sector delivery experience, bringing more than 19 years of traffic engineering and transportation operations expertise to the team. During 12 years in public service, he held key traffic engineering leadership roles with the City of McAllen and TxDOT's Pharr District, where he managed traffic operations, reviewed development-related transportation impacts, supported signal design and optimization efforts, and served as a trusted advisor on planning and growth initiatives. As the City's traffic subject matter expert, he collaborated with developers, elected officials, and municipal staff to advance safe and efficient solutions.

Over the past seven years in the private sector, Mike has delivered complex traffic engineering projects via various local on-call contracts while maintaining strong working relationships with transportation leaders and stakeholders throughout the Rio Grande Valley.

Mike's industry leadership extends nationally through more than a decade of service on the National Committee on Uniform Traffic Control Devices, where he works alongside FHWA and transportation professionals from across the country to help shape future editions of the MUTCD and influence traffic control standards at both the national and state levels.

Hidalgo County | New County Courthouse - Traffic Analysis, Edinburg, TX: As project manager, Mike led the completion of a traffic analysis for the new courthouse. The analysis included the collection of updated traffic volume data, analysis of eight existing traffic signals along TxDOT roads, future traffic volume projections, future traffic signal operations and level of service using Synchro software, existing and future parking requirements, and recommendations on driveway treatments and other proposed safety and mobility enhancements. Mike coordinated with staff from the County, the City of Edinburg, and TxDOT during the completion of the traffic analysis.

City of Pharr | New Traffic Signal Design – Intersection of N. Sugar Road & W. Minnesota Road, Pharr, TX: Served as project manager for the preparation of PS&E documents for a new traffic signal installation. Under the City's on-call contract, he provided technical oversight of the design team, coordinated with City staff throughout project development, and ensured the signal design accommodated future roadway widening and incorporated appropriate operational, detection, and pedestrian features.

City of Pharr | Traffic Signal Warrant Analysis – Intersection of N. Sugar Road & W. Minnesota Road, Pharr, TX: Served as project manager for a traffic signal warrant analysis under the City's on-call contract, coordinating traffic data collection, crash history review, and TMUTCD warrant evaluations. Prepared the technical memorandum and recommended signal installation after determining that multiple signal warrants were satisfied.

City of McAllen | Speed Zone Studies, McAllen, TX: As project manager, Mike led more than 40 speed zone studies throughout McAllen on both municipal- and state-maintained roadways. He coordinated traffic and speed data collection, performed 85th-percentile speed analyses, and prepared documentation in accordance with TxDOT's Procedures for Establishing Speed Zones Manual. When studies supported speed limit changes, Mike guided the approval process through City ordinance revisions or Texas Transportation Commission Minute Orders.

City of McAllen | Signalized Intersection Improvements, McAllen, TX: As project manager, Mike led the design of signalized intersection improvements at more than 10 locations throughout McAllen. Projects primarily involved roadway widening to add dedicated turn lanes and improve traffic operations, along with associated drainage, pedestrian, utility, signing, and pavement marking improvements. These enhancements increased intersection capacity while improving safety by reducing turning conflicts and keeping stopped vehicles clear of through traffic.



STACEY BENNINGFIELD

Director-In-Charge

Years of Experience: 45 (3 with RK&K)

As RK&K's Texas Transportation Director, Stacey is responsible for the strategic direction of the firm's Texas transportation practice. She provides staff and project oversight and bears ultimate responsibility for project delivery and client satisfaction. Stacey has more than 45 years of transportation planning and project delivery experience, specializing in environmental studies and documentation. Her TxDOT career included serving as the Environmental Coordinator for the 11-county Austin District, Environmental Program Manager for the Turnpike Division, and Assistant to the Director of Environmental Affairs. She has secured environmental clearances and permits for hundreds of transportation projects across Texas, either through direct project involvement or oversight of multidisciplinary teams. Stacey possesses extensive knowledge of the transportation project development process and the state and federal laws, regulations, and policies that govern it.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Stacey served as director-in-charge for this arterial roadway expansion project, which widened the existing facility from two to four lanes between RM 2338 and CR 245. Under her oversight, RK&K conducted field investigations, prepared required environmental documentation, performed traffic analyses, and developed roadway design and PS&E documents for bidding and construction.

City of Round Rock | Kenney Fort Boulevard Segments 2 & 3, Williamson County, TX: Stacey served as project manager and environmental task lead for this new-location six-lane arterial facility. She prepared the Environmental Assessment (FONSI approved May 21, 2021), led public involvement and agency coordination efforts, secured environmental permits, and oversaw development of the project schematic and PS&E documents.

Cameron County Regional Mobility Authority | South Padre Island Second Access from SH 100 to Park Road 100, Cameron County, TX: Stacey served as environmental task lead for this high-profile project spanning the environmentally sensitive Lower Laguna Madre. She directed public meetings, agency coordination, and preparation of the Draft Environmental Impact Statement, while coordinating extensively with the USACEs, National Marine Fisheries Service, and U.S. Fish and Wildlife Service.

Cameron County Regional Mobility Authority | SH 550 Environmental Assessment Re-evaluation, Cameron County, TX: Stacey served as environmental task lead responsible for preparing an Environmental Assessment re-evaluation to assess the impacts of tolling. Key issues included environmental justice considerations and impacts to jurisdictional waters. As agent for the Cameron County Regional Mobility Authority, she successfully negotiated an Individual Section 404 Permit and associated mitigation requirements.

TxDOT Turnpike Division | Central Texas Turnpike Project (CTTP), Williamson, Travis, Caldwell & Guadalupe Counties, TX: As environmental program manager for the TxDOT Turnpike Division, Stacey was responsible for environmental documentation, agency coordination, and permitting for all four components of the CTTP: SH 130, SH 45 North, Loop 1 North Extension, and US 183A. Each project required preparation of an Environmental Impact Statement and ultimately received a Record of Decision in accordance with NEPA.



ED PENSOCK, PE

QA/QC and Senior Advisor

Years of Experience: 43 (6 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 66114)

Ed is a transportation advisor and QA/QC lead in RK&K's Austin office responsible for providing quality reviews of project deliverables. He has extensive experience in planning, feasibility, design, right-of-way acquisition, construction, operations, and maintenance across a broad range of highway, toll road, and other projects. As a former Division Director for TxDOT, Ed directed alternative delivery projects with over $12 billion under construction and a total program portfolio of over $20 billion. He also helped develop and implement TxDOT's Innovative Delivery Program for infrastructure, the two-phase best-value procurement process, and the internal design-build training curriculum. Ed's leadership experience includes managing design-build and design-bid-build projects, encompassing schematic design and PS&E preparations.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Ed provided quality oversight and design support on this project, including constructability analysis and brainstorming technical solutions. He also assisted in handling sensitive environmental elements of the project.

TxDOT | FM 734 Parmer Lane, Williamson County, TX: As lead design engineer, Ed developed all roadway geometrics and hydraulic/hydrologic designs for the extension of FM 734 from RM 620 (now SH 45 North) to FM 1431. This project included sensitive environmental analysis and archaeological attention to the bridge crossing of Lake Ganzert including mitigating any impacts to the SCS Reservoir Site 7. The location was a known habitat for historic indigenous peoples.

Texas Turnpike Authority/TxDOT | US 183A, Williamson County, TX: As director of planning and design, Ed oversaw the development of the original engineered schematic and assisted in the preparation of the Environmental Impact Statement. He also oversaw the preparation of preliminary and intermediate traffic and revenue studies.

TxDOT | Energy Sector Roadway Repair Project (ESRP) Design-Build Contract, Numerous Locations in South TX: As division director/procurement manager, Ed oversaw the development of design-build documents and the procurement. He also directed the proposal evaluation and recommended award of the project. This innovative use of the design-build business model allowed TxDOT to maximize available funds to rebuild numerous farm-to-market roadways in south Texas. These roadways had suffered severe damage from extensive oil field traffic. Design-build teams bid the project based on a set dollar amount. Competition was best value determination centered around the proposer that could rebuild the most roadways.

TxDOT/Travis County | US 183 Improvements - Value Engineering Study (I-35 to the Colorado River): Ed provided owners oversight to the week-long value engineering study. He procured the VE facilitator and identified subject matter experts to analyze the planned highway improvements to a controlled access facility. This included geotechnical, structural, construction, hydraulic, and traffic engineering experts. Hazardous material contamination and constructability factors were also considered. Ed supported the subject matter expert staff and provided overall departmental engineering expertise. The value engineering team made recommendations on project scope, pavement design, bridge types, and cost.



MICHAEL CHACON, PE

QA/QC and Senior Advisor

Years of Experience: 32 (1 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 86215)

Michael brings deep expertise in transportation engineering and a strong history of success across civil engineering and transportation sectors. Prior to joining RK&K, he led the TxDOT Traffic Safety Division as the State Safety and Traffic Engineer, managing all operational functions and guiding a team of 175 professionals. His responsibilities included the development and administration of policies, guidelines, and programs for TxDOT. He has strong operations and professional leadership skills and specialized expertise in traffic operations, traffic engineering, roadway safety, crash data analysis, intelligent Transportation Systems (ITS), behavioral traffic safety, and strategic oversight of the Texas Highway Safety Program.

Michael has contributed at the national level as Texas' voting member of the American Association of State Highway and Transportation Officials Committee on Traffic Engineering. He also served on the National Committee on Uniform Traffic Control Devices (NCUTCD), collaborating with the Federal Highway Administration to shape new editions of the Manual on Uniform Traffic Control Devices. Through this work, Michael has influenced traffic standards nationwide, including those adopted in the Texas MUTCD.

Delaware Department of Transportation | ITMS Design Services, Statewide, DE: Technical Advisor supporting the development of DelDOT's Transportation Systems Management and Operations (TSMO) Strategic Plan, including multimodal, intermodal, and cross-jurisdictional strategies to improve the safety, reliability, security, and efficiency of the transportation system.

Delaware River Joint Toll Bridge Commission | Hard AET Preliminary Design, DE: Technical Advisor supporting the Hard All-Electronic Tolling (AET) program across seven legacy toll bridges. Responsibilities include advising on the transition to highway-speed electronic toll collection and leading roadway signing design efforts associated with toll plaza removal and open-road tolling implementation.

Washington State Department of Transportation | Speed Camera Program Support, Olympia, WA: Conducted a detailed review of WSDOT's 2025 Work Zone Speed Camera Program, providing technical comments and recommendations to support program refinement and regulatory compliance.

Pennsylvania Department of Transportation | E05869 – HSTO Traffic Safety and Engineering Open-End (2024), Task: E05869 WO#2 2025 ASBE Support, Statewide, PA: Conducted a comprehensive review of Pennsylvania's 2024 Automated School Bus Enforcement (ASBE) Annual Report, providing detailed comments and recommendations to improve clarity, accuracy, and alignment with program objectives.

Indiana Department of Transportation | Work Zone Safety & Mobility Support, Indianapolis, IN: Reviewing and updating INDOT's Work Zone Safety and Mobility Policies and Procedures to ensure compliance with FHWA regulations under 23 CFR Part 630, Subparts J and K, including revisions to TCDV, TCCO, TCLC, and TCCB standard sheets.

TxDOT | Development of Statewide Traffic Engineering Standards, Manuals, & Policies, Statewide, TX: As the State Traffic Engineer and Safety Engineer, Michael served as Director of TxDOT's Traffic Safety Division, where he provided strategic leadership in traffic engineering, operations, and safety. In this role, he oversaw the development and administration of statewide policies, guidelines, and programs that shaped Texas's transportation safety framework. His responsibilities included leading the development, revision, and implementation of the 2011 and 2026 editions of the Texas Manual on Uniform Traffic Control Devices and managing more than 300 state-issued traffic engineering standards.



LAURA FULLER, PE, RAS

Task Lead, Roadway

Years of Experience: 28 (1 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 92927); Registered Accessibility Specialist (TX, 1256)

Laura has extensive experience in both urban and rural roadway design, utility coordination, traffic control plans (TCP), and CE&I inspection and management. She began her career working with a contractor before transitioning into design. Laura has contributed to projects of varying size and complexity, including sidewalk improvements, mill and overlay, turn lane widenings, intersection safety modifications, multi-level interchanges, and freeway widenings. Her diverse experience with clients across Texas, combined with her construction background, provides Laura with unique insight into multidisciplinary coordination and the full project life cycle across all phases of development. As a Registered Accessibility Specialist (RAS) for 15 years, she has also performed pedestrian safety inspections.

TxDOT Fort Worth District | US 287/US 81 at Harmon Road, Fort Worth, TX: Laura served as project manager for an urban freeway widening project that included frontage road reconstruction and intersection safety improvements. The project involved realigning three ramps, adding mainlane auxiliary lanes, and constructing two underpass bridges for the Harmon Road and North Tarrant Parkway intersection realignment. Laura worked closely with the City of Fort Worth and multiple developers to establish safe access points for new developments. She performed intersection safety analyses at all intersections and median-opening driveways and developed alternative access solutions for two developers seeking conflicting access points at the same location with sight-distance constraints. Laura shifted these access points to a planned signalized intersection, preserving access while improving safety.

TxDOT Fort Worth District | FM 1220 from West Bailey Boswell Road to Azle Avenue, Fort Worth, TX: Laura served as project manager for the design of a four-mile 3R safety improvement project. The project converted a four-lane roadway with a two-way left-turn lane into a raised median with dedicated left-turn lanes. Due to increased traffic from nearby residential and commercial development, the corridor experienced growing safety concerns. Laura evaluated access at each median opening to balance safety and business accessibility. She identified sight-distance issues at several intersections caused by trees, fences, and signs and coordinated with TxDOT to remove these obstructions and reduce crash potential. To meet funding and letting requirements, the schematic and PS&E were developed concurrently, accelerating project delivery. Construction was also phased in one-mile segments to minimize traveler impacts.

TxDOT Houston District | FM 1092 at Cartwright, FM 1092 at Lexington, SH 6 at FM 1092, & SH 6 at Glenn Lakes, Houston, TX: As project engineer, Laura developed conceptual designs for safety and mobility improvements at four intersections. She collaborated with the roadway safety engineer to evaluate and refine multiple alternatives. Based on traffic modeling, turn-lane storage lengths were increased, lane configurations modified, and signal timing adjusted. At SH 6 and FM 1092, heavy turning volumes required a triple left-turn lane, prompting Laura to design widening improvements along SH 6. She also modified pedestrian crossings to accommodate the added lanes and reviewed pedestrian access at each intersection to ensure safe crossings throughout the corridor.



BOB BAKER, PE

Roadway Support

Years of Experience: 36 (1 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 99726)

Bob has more than three decades of experience focused on both rural/urban roadway and interstate system projects, including all phases of project development from planning to schematic, final design/PS&E and construction. He brings a proven track record managing multidisciplinary teams delivering projects both large and small in both rural and urban environments. His expertise also includes ensuring compliance with AASHTO and PROWAG standards, preparing client submittals, and comment resolution. Bob collaborates across all disciplines, including traffic control, drainage, structures, signing and pavement markings, and SWP3. He conducts quality and constructability reviews at each milestone, as well as interim and over-the-shoulder checks throughout the design and construction process.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Bob served as project manager for this 2.5-mile rural arterial roadway project, which includes the construction of two westbound frontage roads, intersection improvements, roadway safety enhancements, and a new 360-foot, three-span concrete bridge at RM 2338. The project is located within the Edwards Aquifer Contributing Zone and requires coordination with TxDOT and the Texas Commission on Environmental Quality. Bob led coordination with the GEC, Williamson County, adjacent segment design teams, stakeholders, and TxDOT, while overseeing roadway design, project delivery, and bid-phase and construction-phase services.

TxDOT Dallas District | BUS 287 (Ennis Avenue) Grade Separation at Union Pacific Railroad (UPRR), Ennis, TX: Bob served as roadway lead for the 0.5-mile reconstruction of BUS 287, including grade-separated underpasses at the UPRR and E. Main Street. He led roadway design efforts and constructability reviews, optimizing roadway and drainage improvements to reduce construction complexity and costs. Bob managed traffic control and construction phasing, working closely with TxDOT and the City of Ennis to implement a full closure of Ennis Avenue between E. Main Street and Breckenridge Street. He supported stakeholder coordination, maintained business access throughout construction, and developed a cost-effective detour strategy utilizing existing on-system roadways to improve safety and accelerate project delivery.

TxDOT | FM 734 PS&E, Austin, TX: As deputy project manager, Bob helped lead the widening of 4.2 miles of FM 734 (Parmer Lane) from a four-lane roadway to a six-lane divided urban thoroughfare. He managed roadway design, OpenRoads corridor modeling, multidisciplinary coordination, stakeholder engagement, constructability reviews, and quality control throughout project development.

Williamson County | Bagdad Road at CR 278, Cedar Park, TX: Bob served as roadway task lead for the design of improvements to Bagdad Road and River Ranch County Park Road. He was responsible for developing roadway plans and managing the design team for the reconstruction of approximately 2,000 feet of Bagdad Road and construction of approximately 2,500 feet of new roadway providing access to River Ranch County Park. The project included roadway reconstruction, turn lanes, acceleration lanes, shared-use paths, and the extension of CR 278 into the park. Bob oversaw roadway geometric design and plan production to enhance access, safety, and multimodal connectivity within the corridor.



MIGUEL MENDEZ, EIT

Roadway Support

Years of Experience: 5 (2 with RK&K)

Education: BS, Mechanical Engineering

Registration: Engineer-In-Training (TX, 77762)

Miguel has experience developing engineering reports, cost estimates, plats, and submittals for roadway design projects in Texas, all in adherence with client standards and within project timelines. Miguel's background also includes hydrology studies, utility design, and coordination with agencies and consultants to deliver complete, accurate plan sets.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Miguel supported the planning, environmental documentation, and roadway design services for the Ronald Reagan corridor from RM 2338 (Williams Drive) to CR 275. This project involved upgrading the existing two-lane roadway to a four-lane divided arterial, including a grade separation at RM 2338.

West Virginia Division of Highways | WV Route 9 and County Routes 1, 9/21 & 9/30 Roundabout, Martinsburg, WV: Miguel assisted with developing roadway engineering models to accommodate overlay limits, full-depth pavement requirements, and right-of-way constraints. He utilized CAD software to troubleshoot design templates, integrating curb drains and roadway widening requirements into the existing model. This design-build roundabout project was located on Route 9 in West Virginia and included an extension of the access road crossing as part of a roadway widening effort to meet updated design criteria.

Virginia Department of Transportation | Route 58 Vesta Section Design-Build, Patrick County, VA: Miguel helped develop 3D models for crossroad connections, precisely adjusting end conditions to ensure seamless transitions between proposed and existing roadway surfaces. The Route 58 Vesta Project is a major design-build transportation improvement initiative involving the widening of approximately 4.5 miles of an existing two-lane roadway into a four-lane divided highway. The project also includes the replacement of the existing Dan River Bridge with new structures to enhance safety and improve traffic flow.



NIKHIL REDDY GAVINI, EIT, CMIT

Roadway Support

Years of Experience: 2 (1 with RK&K)

Education: MS, Civil Engineering; BS, Civil Engineering

Registration: Engineer-In-Training (TX, 82607)

Nikhil is a roadway engineering professional with experience supporting transportation planning, environmental documentation, roadway design, pavement evaluation, and construction quality assurance for state clients. His project experience includes corridor improvement and highway widening projects for TxDOT and the Virginia Department of Transportation, where he has contributed to roadway design development, maintenance of traffic coordination, cross sections, alignments, traffic control plans, and cost estimates using OpenRoads Designer and MicroStation.

Nikhil also brings extensive field experience supporting pavement evaluation, geotechnical investigations, and asphalt quality assurance, providing him with a strong understanding of constructability, roadway materials, and project delivery. His combination of design support, field engineering, and quality management experience enables him to effectively contribute to complex roadway and transportation infrastructure projects.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Nikhil supported the planning, environmental documentation, and roadway design services for the Ronald Reagan corridor from RM 2338 (Williams Drive) to CR 275. This project involved upgrading the existing two-lane roadway to a four-lane divided arterial, including a grade separation at RM 2338.

Virginia Department of Transportation | Route 58 Vesta Section Design-Build, Patrick County, VA: Nikhil is supporting the roadway design efforts for this 4.5 miles of an existing two-lane roadway into a four-lane divided highway. The project also includes the replacement of the existing Dan River Bridge with new structures to enhance safety and improve traffic flow.

TxDOT | Material Testing Contract, San Antonio District, TX: Nikhil served as the QA representative for hot mix asphalt production, ensuring compliance with TxDOT specifications during continuous plant operations. Reviewed HMA production test data, coordinated with contractors and TxDOT inspectors, supported corrective actions when needed, and managed documentation and billing verification to maintain contract compliance and accurate invoicing.

TxDOT | Maintenance Projects, Various Locations, TX: Nikhil supported numerous pavement evaluation and maintenance projects for TxDOT, coordinating field operations and conducting DCP testing, soil sampling, GPR reviews, and pavement assessments. Managed traffic control, coring, and CPT activities while collaborating with TxDOT staff and design teams to support roadway investigations, field data collection, and project delivery.



JOHN DEWITT, PE

Constructability Reviews

Years of Experience: 43 (1 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 63514)

John brings more than 41 years of TxDOT experience spanning planning, design, construction, and maintenance, providing a unique perspective on project constructability and risk management. As Director of Transportation Planning & Development for TxDOT's San Angelo District for 28 years, he led the development and delivery of more than $2 billion in transportation improvements across 15 counties.

Having served in leadership roles including Transportation Planning and Development (TP&D) Director, Interim Director of Construction, Area Engineer, and District Design Engineer, John understands every phase of project delivery and how design decisions affect construction outcomes. His experience enables him to identify potential issues early, improve constructability, minimize construction impacts, and support efficient project delivery.

John's extensive background with interstate, roadway, and bridge projects, combined with his deep knowledge of TxDOT standards and procedures, makes him a valuable resource for constructability reviews, contractor coordination, risk mitigation, and successful project execution. He is also the recipient of the 2019 DeWitt C. Greer Award, recognizing outstanding contributions to transportation in Texas.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: John performed constructability reviews for the Ronald Reagan corridor from RM 2338 (Williams Drive) to CR 275. This project involved upgrading the existing two-lane roadway to a four-lane divided arterial, including a grade separation at RM 2338.

TxDOT San Angelo District | US 67 – Houston Harte Freeway Corridor, San Angelo, TX: As director of transportation planning and development, John managed planning and design efforts for five project segments that converted an urban arterial corridor into a freeway. The project included multiple interchanges, 16 new bridges, bridge-class culverts, grading, drainage, base, asphalt concrete pavement (ACP), signage, and pavement markings. His oversight provided valuable constructability insight into phased freeway construction, bridge coordination, traffic management, and corridor-wide project delivery.

TxDOT San Angelo District | Construction of Interchange at SH 158 and SH 137, Glasscock County, TX: John served as director of transportation planning and development for the construction of a new grade-separated interchange at SH 158 and SH 137. The project included bridge construction, bridge approaches, grading, flex base, surface treatment, asphalt concrete base, signage, pavement markings, and a significant continuously reinforced concrete pavement component on SH 137. His involvement provided key constructability and construction coordination experience for complex interchange work.

TxDOT San Angelo District | Loop 306, San Angelo, TX: This project converted three segments of a two-lane rural roadway into a four-lane divided highway with grade separations. Work included roadway widening and reconstruction, interchanges, a river crossing, seven bridges, bridge-class culverts, grading, flex base, asphalt concrete base, signage, and pavement markings. The project required careful coordination of multiple structures and phased construction activities.

TxDOT San Angelo District | US 90 Widening and Reconstruction, Val Verde County, TX: This project included the stack-flip reconstruction of the US 90 bridge over a railroad. Scope included full-depth pavement rehabilitation, flex base, two-course surface treatment, pavement markings, signage, and culverts. The project presented significant constructability challenges associated with maintaining traffic and coordinating structural improvements.



MATT SLAGEL, PE, DBIA

Task Lead, Drainage

Years of Experience: 21 (12 with RK&K)

Education: MS, Environmental Engineering & Science; BS, Environmental Science

Registration: Professional Engineer (TX, 156062); Certified Design-Build Professional

Matt has experience in various water resources design and planning projects requiring H&H applications. He has prepared plans, reports, and design recommendations for numerous transportation and environmental development projects, including minor arterial roadways, collector roadways, and major interstate highway drainage; new and retrofit stormwater and management facilities; and cost benefit analyses.

Matt has also led multiple large-scale alternative delivery projects that required comprehensive program planning, schedule driven project delivery, and cost-benefit driven alternatives analyses. He is particularly skilled in managing complex drainage challenges, especially in areas with flat terrain, little relief, and a history of local flooding during storm events. His experience spans a diverse set of clients across multiple states.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Matt performed quality control reviews for all drainage elements of the PS&E for this 2.5-mile arterial project.

Prince George's County, MD | College Park/Calvert Hills Drainage Improvements, Prince George's County, MD: Matt served as the water resources engineer and Project Manager for improvements that included culvert upgrades, channel capacity enhancements, storm drain system upgrades, and implementation of an underground detention vault. He was responsible for all water resources engineering activities, including upsizing culverts within County rights-of-way to reduce nuisance flooding along roadways and adjacent properties. Matt led the H&H analysis using PCSWMM's dual-drainage modeling approach, allowing efficient evaluation and comparison of alternatives on a project-wide scale. Additional responsibilities included project management, subconsultant coordination, and permitting.

Maryland Department of Transportation State Highway Administration | US 50 to East of Holly Road Design-Build, Caroline, Queen Anne's, and Talbot Counties, MD: Matt served as water resources design lead for this $105 million, 10-mile roadway dualization project. The project converted an existing two-lane roadway into a four-lane divided highway and included utility coordination, drainage improvements, stormwater management, and erosion and sediment control. Water resources efforts included the design and construction oversight of more than seven miles of stormwater management facilities and seven miles of drainage ditches. Key challenges included extremely flat terrain and an aggressive design schedule, both of which were successfully managed throughout project delivery.

West Virginia Division of Highways | Inwood Bypass, Berkeley County, WV: As project engineer, Matt was responsible for preparing contract plans and specifications for stormwater management and drainage features associated with the reconstruction and widening of WV 51 and US 11, as well as construction of approximately 1.49 miles of new bypass roadway. His work included the design of 11 stormwater management facilities featuring bioretention and infiltration BMPs, open and closed drainage systems, roadway cross sections, roadside grading, ditch design, storm drain profiles, and construction details.



MAX DEYOUNG, EIT

SWM/Sediment Control

Years of Experience: 6 (5 with RK&K)

Education: BS, Civil and Environmental Engineering

Registration: Engineer-In-Training (MD, 55280)

Max has experience in all aspects of water resources engineering, with a focus on stormwater management, drainage design, and erosion and sediment control. His expertise includes surface water hydrology, open-channel analysis, storm drain analysis and design, and H&H modeling. He has supported the analysis and design of large-scale drainage systems, stormwater management facilities, and sediment and erosion control measures, while also conducting field investigations and site assessments.

Virginia Department of Transportation | I-81 Roanoke Design-Build Exit 143 to Exit 150 Improvements, Roanoke and Botetourt, VA: Max provided water resources engineering services for four miles of I-81 roadway widening, including the design of storm drains, culverts, roadside ditches, erosion and sediment control measures, and five stormwater management facilities. He developed drainage and sediment control plans to accommodate complex phased maintenance-of-traffic requirements and collaborated closely with the contractor to address constructability and temporary drainage needs.

West Virginia Division of Highways | Mt. View to Gilbert Creek Design, Gilbert, WV: Max provided water resources engineering services, including drainage design and erosion and sediment control for roadway improvements along Gilbert Creek Road. He designed erosion and sediment control measures for extensive tree clearing and earthwork operations, as well as roadside ditches and culverts to minimize impacts on adjacent residential properties. His designs addressed steep terrain, limited access, and highly erodible soils while supporting safe construction sequencing and long-term drainage performance.

Fairfax County, VA | Pleasant Valley Road Walkway Improvements, Fairfax, VA: Max analyzed and upgraded existing drainage infrastructure along approximately one mile of roadway improvements, including culverts, roadside ditches, and storm sewer systems. He designed an underground stormwater management detention facility, conducted field investigations, and reviewed geotechnical and survey data to support facility sizing and design. His work improved stormwater management, reduced downstream impacts, and enhanced corridor resilience.

Virginia Department of Transportation | Richmond Highway Corridor Improvements, US 1 Widening, Fairfax County, VA: Max provided water resources engineering services, including storm drain design and erosion and sediment control for roadway widening and multimodal improvements along US Route 1. He analyzed existing drainage systems, identified capacity constraints, and developed solutions that improved drainage performance while minimizing impacts to utilities and existing right-of-way. His efforts supported a constructable and maintainable drainage system within a constrained urban corridor.



CHRIS HERNANDEZ-HERRERA

SWM/Sediment Control

Years of Experience: 2 (2 with RK&K)

Education: BS, Civil Engineering (minor Green Engineering)

Chris specializes in stormwater management, drainage design, and erosion and sediment control for transportation and infrastructure projects. His experience includes surface water hydrology, open-channel analysis, storm drain system analysis and design, and H&H modeling. He has supported the planning, analysis, and design of large-scale drainage systems, stormwater management facilities, and erosion and sediment control measures to meet both regulatory requirements and project performance goals.

Chris is experienced in performing H&H analyses, developing drainage and stormwater management solutions, and conducting field reconnaissance to evaluate existing conditions and identify project constraints. His technical expertise helps deliver practical, resilient designs that improve stormwater conveyance, minimize erosion impacts, and support long-term infrastructure performance.

West Virginia Division of Highways | WV Route 9 and County Routes 1, 9/21 & 9/30 Roundabout, Martinsburg, WV: As a water resources engineer, Chris conducted hydrologic analyses by evaluating soil types and land-use characteristics to determine runoff coefficients, curve numbers, time of concentration, and detention requirements for stormwater modeling. He evaluated hydraulic conditions under existing and proposed scenarios and designed stormwater management facilities, including outlet structures with weirs and risers to control discharge rates. Chris also developed stormwater facility profiles to define facility geometry, water surface elevations, and utility conflicts, ensuring practical and constructible drainage solutions.

Virginia Department of Transportation | I-81 Roanoke Design-Build Exit 143 to Exit 150 Improvements, Roanoke and Botetourt, VA: Chris served as a water resources engineer for this roadway widening project, performing H&H analyses for multiple watersheds. He supported the design of storm drain systems, culverts, open channels, detention facilities, and outlet control structures. Chris also developed erosion and sediment control measures for multiple construction phases, including sediment traps, sediment basins, inlet protection, channel stabilization, and temporary drainage systems. He prepared drainage reports, coordinated environmental permitting efforts, and reviewed contractor shop drawings to support constructability and compliance with Virginia Department of Transportation requirements.

City of Richmond, VA | Worthington Farms Drainage Improvements, Richmond, VA: Chris served as the water resources engineer responsible for addressing stormwater management and flooding concerns. He evaluated and designed alternatives to improve system performance, including increasing storm drain capacity, optimizing inlet placement, enhancing natural drainage channels, and incorporating green infrastructure solutions. His work focused on reducing flooding risks and improving stormwater conveyance throughout the project area.

Fairfax County, VA | Route 1 (Richmond Highway) Bus Rapid Transit System, Fairfax, VA: Chris was responsible for stormwater management analyses and the design of flood-control facilities along 7.4 miles of roadway improvements. He applied local stormwater regulations, Virginia Department of Transportation design criteria, and Virginia Department of Environmental Quality requirements to develop detention basins, retention ponds, bioretention facilities, and natural channel improvements. His designs reduced flood risk, improved water quality, and supported corridor-wide stormwater management objectives.



JASON COLEMAN, PE, CFM

H&H

Years of Experience: 24 (11 with RK&K)

Education: MS, Environmental Engineering & Science; BS, Civil & Environmental Engineering

Registration: Professional Engineer (TX, 142285); Certified Floodplain Manager

Jason specializes in hydrology and hydraulics, with extensive experience performing watershed studies, flood analyses, stormwater management evaluations, and hydraulic modeling for transportation, water resources, and ecosystem restoration projects. He is highly skilled in 1D and 2D hydraulic modeling, floodplain and floodway delineation, bridge hydraulics, FEMA mapping, dam breach analysis, levee evaluations, and drainage system design. Throughout his career, Jason has been responsible for the H&H analysis of complex watershed and riverine systems, development of flood hazard mapping, preparation of FEMA map revisions, and design of stormwater management and drainage improvements. His expertise in hydrologic modeling, hydraulic analysis, and regulatory compliance enables him to develop practical solutions that reduce flood risk, improve system performance, and support long-term infrastructure resilience.

West Virginia Division of Highways | Route 93 Scherr Overpass, Grant County, WV: Jason served as the hydraulic engineer for the H&H analysis supporting replacement of the Scherr Road bridge over Elklick Run. Jason estimated peak discharges, performed bridge hydraulic analyses to determine water surface elevations under existing and proposed conditions, and evaluated complex flood flow patterns influenced by the stream channel, valley alignment, and roadway embankment. He also completed a scour analysis.

West Virginia Division of Highways | Mt. View to Gilbert Creek Design, Gilbert, WV: Jason provided technical oversight for a hydraulic study supporting a design-build roadway improvement project along Gilbert Creek Road. The study evaluated approximately two miles of stream corridor and 10 bridge structures. Jason also supported FEMA coordination and preparation of a Conditional Letter of Map Revision for the project.

Maryland Department of Transportation State Highway Administration | MD 5 from MD 471 to MD 246 – Stream Stabilization, St. Mary's County, MD: As project engineer, Jason performed geomorphic assessments, hydrologic studies, and 1D and 2D hydraulic modeling to support restoration of approximately 3,000 feet of the St. Mary's River in conjunction with a bridge replacement project. He recommended bridge alignment improvements to increase hydraulic capacity, reduce scour potential, and improve long-term channel stability. The project incorporated an integrated stream and wetland floodplain system designed to improve bridge hydraulics and reduce maintenance requirements.

Anne Arundel County, MD | Furnace Creek Stream Restoration, Glen Burnie, MD: As lead engineer, Jason directed H&H analyses, 2D hydrodynamic modeling, floodplain studies, and restoration design for approximately 4,300 feet of stream restoration and 5.9 acres of riparian wetland creation. He utilized TUFLOW 2D modeling to evaluate stream stability, floodplain performance, and restoration alternatives. His responsibilities included FEMA Conditional Letter of Map Revision/Letter of Map Revision coordination, floodplain analysis, construction document preparation, permitting, and construction-phase services.



SHUANGSHUANG FAN

H&H

Years of Experience: 4 (1 with RK&K)

Education: MS, Civil Engineering; BS, Hydraulic and Hydropower Engineering

Shuangshuang is a water resources engineer with a focus on stormwater management, condition assessment, and capital improvement projects. Her project experience includes floodplain delineation, H&H modeling, drainage design, stream restoration, and multi-beneficial flood mitigation projects. Shuangshuang has worked extensively with modeling and design software such as HEC-RAS, SWMM, StormCAD, ArcGIS, and FLO-2D, with additional skills in Civil 3D and Microsoft Office. She has supported permitting, design reports, master plans, and construction observation for municipalities and regional flood districts. Shuangshuang holds PACP/LACP/MACP and OSHA 10-hr certifications and has passed the Principles and Practice of Engineering (PE) exam.

Mile High Flood District | Sand Creek Flood Hazard Area Delineation, Denver, CO: As project engineer, Shuangshuang updated hydrology for Sand Creek as part of the master drainage plan and flood hazard area delineation studies. She integrated more than 10 Mile High Flood District hydrology models, performed flood frequency analyses, validated watershed hydrology, and supported the development of flood resiliency and stream health alternatives for a 181-square-mile watershed.

City of Greeley | Greeley Downtown Master Plan, Greeley, CO: As a design engineer, Shuangshuang performed H&H analyses using FLO-2D and EPA-SWMM to evaluate flooding and stormwater system capacity within the North Greeley and Downtown Basins. She analyzed outfall systems, assessed conveyance deficiencies, developed phased drainage improvement concepts, and prepared planning-level recommendations to reduce flood risk and improve stormwater infrastructure performance.

Mile High Flood District | Willow Creek Tributaries Master Drainage Plan & Flood Hazard Area Delineation, Centennial, CO: As project engineer, Shuangshuang developed updated hydrologic models and runoff scenarios for five Willow Creek tributaries. She supported flood hazard analyses, stream health evaluations, and resiliency planning through the development of water quality, annual, and historic hydrologic conditions used to assess future drainage and flood mitigation alternatives.

City and County of Broomfield | Broomfield Heights Pedestrian & Flood Improvements, Broomfield, CO: Shuangshuang supported floodplain delineation, H&H analyses, drainage design, and plan development for a corridor improvement project focused on reducing flood risk within one of Broomfield's most flood-prone neighborhoods. The project improved floodwater conveyance, enhanced stormwater management, and reduced risks to residential properties while integrating roadway, pedestrian, and bicycle improvements.

City and County of Denver | 48th Avenue Corridor Improvements, Denver, CO: Shuangshuang assisted with floodplain delineation, H&H analyses, drainage evaluations, and report preparation for a greenway corridor project designed to reduce flooding while enhancing community connectivity. Her work supported development of a stormwater management strategy that improved flood conveyance and helped mitigate widespread flooding issues within the Globeville community.



BRIAN HEPTING, PE

Task Lead, Structures

Years of Experience: 34 (33 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX. 135742)

Brian has experience in structural and foundation design and analysis, preservation and rehabilitation design, and structural condition inspection and rating (using LARS) for a variety of structures. He prepares contract PS&Es for state, county, and local bridge projects involving state and federally funded assignments and provides construction support, including shop and working drawing reviews.

His experience includes bridge design and repair over highways, waterways, and railroads; deck and superstructure replacements; overlays; widenings; foundations; box and pipe culverts; and retaining walls using conventional and accelerated bridge construction (ABC) methods. He has supervised destructive and non-destructive testing, responded to emergency events on a 24/7 basis, and performed life-cycle cost analyses.

Brian manages multiple concurrent multidisciplinary assignments and has led constructability reviews, prepared cost estimates, managed alternate delivery projects, and overseen on-site staff.

City of Baltimore, MD | Reconstruction of Central Avenue, Baltimore, MD: Brian served as project manager for the type, size, and location design of the replacement of the existing Central Avenue Drain. Responsibilities included preliminary design of the "jumper" bridge option, including H-pile sizing and spacing, prestressed concrete plank beam sizing, typical sections, and construction sequencing for staged removal of portions of the existing arch and construction of the new bridge. He also conducted a preliminary review of numerous utility crossings and conflicts.

Baltimore County, MD | Minor Bridge Inspection Program, Baltimore County, MD: Brian led the inspection and reporting of 205 small bridges, including pedestrian structures, throughout Baltimore County. Work included post-flood inspections at locations with known scour concerns. He oversaw structural analyses and load ratings for deteriorated and previously unrated structures and performed quality control reviews of detailed inspection reports. Additional tasks included documenting conditions, providing photographs, identifying repairs and cost estimates, updating SI&A data, and presenting sounding results.

Washington County, MD | Professional Boulevard Bridge & Extension, Washington County, MD: Brian served as contract manager for the development of two contract packages for a new roadway extension and bridge crossing of Antietam Creek. The selected bridge featured haunched steel girders and aesthetic railings, along with sidewalks and an overlook area for pedestrians. The roadway includes a four-lane undivided urban arterial, shared-use path, and bioswales.

City of Richmond, VA | Manchester Bridge Structural Inspection, Analysis, & Rehabilitation, Richmond, VA: Brian served as structural engineer for the inspection, analysis, and rehabilitation of the Manchester Bridge carrying Route 60 over the James River, CSX, and Norfolk Southern rail lines. The bridge included pin-and-hanger assemblies in three mainline spans and two ramp spans. Services included railroad coordination, paint assessment, NDE of pin-and-hanger assemblies, condition inspection reporting, repair design for expansion joints, concrete and steel repairs, deck patching, installation of a pin-and-hanger suspender system, and construction-phase support.



CHRISTINE SZYMPRUCH, PE

Bridge/Culvert Design

Years of Experience: 30 (26 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (MD, VA, DC)

Christine specializes in bridge and culvert design, rehabilitation, inspection, and structural analysis. She has extensive experience designing new bridges and culverts, evaluating existing structures, and developing repair and rehabilitation solutions for concrete and steel transportation structures. Her expertise includes bridge inspections, condition assessments, structural calculations, plan development, specifications, shop drawing reviews, and construction-phase services. Christine has successfully guided bridge and culvert projects from preliminary design through final construction while providing clients with practical, cost-effective solutions that enhance safety, durability, and long-term performance.

Morgan State University | O'Connell Hall Pedestrian Bridge, Baltimore, MD: Christine served as project manager for the design of a 250-foot pedestrian bridge connecting O'Connell Hall to Morgan State University's campus road network across Herring Run. The bridge includes concrete abutments and piers strategically located outside the 100-year floodplain. She guided the project through schematic design and coordinated structural design development.

Virginia Passenger Rail Authority | Project Management Support Services, Long Bridge Project, Arlington, VA: Christine developed inspection, maintenance, and access requirements for a proposed bicycle and pedestrian bridge adjacent to the new Long Bridge over the Potomac River. Her work included coordination with multiple agencies and development of long-term maintenance and inspection strategies supporting a major rail and bridge infrastructure program.

City of Baltimore | Harford Road Bridge over Herring Run (#1288), Baltimore, MD: As construction project supervisor, Christine supported the replacement of a three-span concrete-filled arch bridge with a new three-span prestressed concrete girder bridge founded on cantilever abutments and wall piers. The $18.9 million project also included storm drainage improvements, retaining walls, utility relocations, and a precast concrete pedestrian underpass. She coordinated field activities, RFIs, shop drawings, contractor communications, and project documentation.

Maryland Transportation Authority | Superstructure Replacement of I-895 over Patapsco River Flats, Baltimore, MD: Christine served as senior structural and bridge engineer for the rehabilitation and replacement design of the I-895 bridge superstructure. She oversaw evaluation of concrete and steel superstructure alternatives and subsequent design of a lightweight concrete-filled grid deck supported on steel girders. The project included bridge rehabilitation while maintaining traffic and minimizing impacts to environmentally sensitive areas.

Concrete General | SHA MD 32/Linden Church Road Interchange Design-Build, Howard County, MD: Christine served as project engineer for the design-build delivery of a new two-span continuous steel girder bridge carrying Linden Church Road over existing and future widened MD 32. Her responsibilities included design of the steel multi-girder superstructure, load rating analysis, reinforced-concrete piers, pile-supported abutments, and condition assessments of existing reinforced concrete and corrugated metal pipe culverts within the corridor.



EDGAR LORETE, PE

Retaining Walls

Years of Experience: 18 (11 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (MD)

Edgar brings extensive experience in the analysis and design of transportation structures. His expertise includes the design of retaining walls, bridges, culverts, and sign structures, with a particular emphasis on developing practical and cost-effective retaining wall solutions for complex roadway and site constraints.

Edgar has managed and designed a wide range of retaining wall systems, supporting roadway widening, bridge approaches, grade separations, and corridor improvement projects. His experience also includes the design of new prestressed concrete and steel girder bridges, bridge widenings and redeckings, culvert replacements, and rehabilitation of existing transportation structures. In addition, he has performed structural evaluations and field inspections to assess existing conditions and develop maintenance, rehabilitation, and replacement recommendations.

Maryland Department of Transportation State Highway Administration | On-Site Engineering Services - BCS 2009-03C, Baltimore, MD: Edgar served as an on-site consultant engineer for multiple highway structure assignments, including the MD 254 over Neale Sound bridge replacement, which included full-height cantilever abutments, pile-supported substructures, and two additional retaining walls. He also performed abutment and wingwall design for the MD 364 over Dividing Creek bridge replacement, including concrete design and pile capacity computations.

Maryland Department of Transportation State Highway Administration | US 13 Salisbury Bypass Design-Build (WI2145180), Salisbury, MD: Edgar served as design engineer for the rehabilitation of five dual bridges, including barrier and joint modifications, deck overlays, substructure modifications, and superstructure replacements. His work included steel girder design, plan preparation, detail development, geometry calculations, and coordination with the contractor to integrate existing and proposed bridge components.

City of Wilmington, DE | South Wilmington Combined Sewer Separation, City of Wilmington, DE: Edgar served as structural engineer responsible for the structural design of drainage structures, including non-typical utility vaults, manholes, and junction boxes. He coordinated with multiple disciplines to develop contract plans and details for a sewer separation project involving more than 14,000 linear feet of combined sewer separation and new storm drain infrastructure.

Maryland Transportation Authority | Physical On-Site Condition Inspection of MDTA Facilities (AE-2481-000-001/2/6), Statewide, MD: Edgar served as an inspection team member for annual NBIS bridge inspections of Maryland Transportation Authority facilities, including I-95 and the Chesapeake Bay Bridge. His responsibilities included performing bridge inspections, preparing reports in Maryland Transportation Authority's bridge management system, and inspecting trusses, steel girders, prestressed concrete girders, and sign structures using various snooper equipment.



JESSICA JIA, PE, PTOE, RSP$_1$

Traffic Warrant Studies/Signal Design

Years of Experience: 20 (1 with RK&K)

Education: MS, Transportation Planning & Management; BS, Economics

Registration: Professional Engineer (TX, 122913)

Jessica brings extensive experience in traffic modeling, operational analysis, and transportation planning. With more than 16 years of experience, she has led and supported complex traffic studies involving corridor operations, traffic forecasting, microsimulation modeling, signal timing optimization, traffic impact analyses, and multimodal transportation improvements. Jessica is highly proficient in Synchro, Vissim, and other traffic analysis tools, using data-driven modeling techniques to evaluate existing conditions, forecast future operations, quantify mobility improvements, and support transportation investment decisions.

Throughout her career, Jessica has managed and delivered traffic modeling efforts for corridor studies, freeway and interchange evaluations, traffic signal optimization projects, safety improvement initiatives, and transportation planning studies for local agencies, counties, metropolitan planning organizations, and TxDOT. Her experience includes developing and calibrating traffic models, analyzing intersection and corridor performance, evaluating operational alternatives, conducting capacity and level of service analyses, and translating technical findings into actionable recommendations for decision-makers.

Williamson County | Ronald Reagan Boulevard, Section D1, Williamson County, TX: Jessica served as the traffic design lead for the project and designed traffic signals at Ronald Reagan and Parmer Ranch and Ronald Reagan at CR 245. She produced the complete traffic signal PS&E plans including pole/arm layouts, cabinet location, conduit and pull box routing, detection layouts, signing/pavement markings, and quantities/cost estimates. She led coordination with electric, telecommunications, and other utility owners to confirm service points, meter locations, conduit routing, and conflict resolution to reduce relocations and construction risk. Jessica also facilitated coordination and alignment among Williamson County, TxDOT, and the City of Georgetown to ensure design compliance and a seamless transition to ongoing operations and maintenance.

TxDOT | Traffic Engineering and ITS for Austin District, Austin, TX: Jessica serves as task leader for the TIA reviews and traffic operations evaluations, with a focus on identifying mitigation strategies and conducting feasibility studies for roundabouts and signals. She also oversees the signal warrant analysis and recommendation presentation to the District traffic signal committee. To date, Jessica has led and assisted on more than 40 TIA review assessments, signal timing reviews, signal justification studies, intersection control evaluations, and plan reviews.

City of Bellaire | Bellaire Boulevard Signal Timing Improvement Project, Houston, TX: Jessica served as task leader for traffic modeling, signal timing analysis, and simulation efforts along Bellaire Boulevard. She evaluated full-day turning movement data, origin-destination patterns, and field observations to develop optimized signal timing, progression, and coordination strategies. Through data-driven traffic modeling and operational analysis, the project achieved an approximately 16% reduction in corridor delay and improved overall traffic progression.

TxDOT | FM 1593 Corridor Traffic Analysis & Improvement Study, Yoakum, TX: Jessica served as deputy project manager and led traffic modeling and operational analysis efforts for this corridor study serving a major industrial development. She directed data collection, development of traffic models, traffic operations analyses, and evaluation of improvement alternatives. Her work included assessing peak-period traffic impacts associated with shift changes, identifying operational deficiencies, quantifying improvement benefits, and presenting recommendations to stakeholders.



MONISHA SANAMPURI, EIT

Traffic Warrant Studies/Signal Design

Years of Experience: 3 (1 with RK&K)

Education: MS, Civil Engineering; BS, Civil Engineering

Registration: Engineer-In-Training (TX, 84716)

Monisha has experience in traffic modeling, traffic analysis, traffic signal design, ITS, signing, illumination, and temporary traffic control for TxDOT and City of San Antonio projects. She supports transportation planning and operational analyses through the evaluation of traffic data, traffic impact assessments, and corridor operations studies. Monisha is proficient in OpenRoads Designer, GEOPAK, MicroStation, GuideSIGN, and Bluebeam and applies these tools to support transportation design, traffic engineering analyses, and PS&E development. Based in RK&K's Austin office, Monisha contributes to traffic modeling, TIAs, traffic operations evaluations, signal design, ITS planning, and signing and pavement marking design to improve mobility, safety, and overall transportation system performance.

TxDOT | Schulenburg Traffic Analysis, Schulenburg, TX: Monisha supported traffic operations analyses for roadway improvement projects by organizing, compiling, and evaluating traffic data used for operational assessments and project decision-making. She assisted with traffic-related data management, project documentation, and transportation analysis tasks, gaining experience in traffic engineering workflows, operational evaluations, and multidisciplinary project coordination.

TxDOT | Bryan District Speed Studies, Bryan District, TX: Monisha supported traffic engineering studies and speed limit evaluations by collecting, compiling, and analyzing crash data from the Crash Records Information System database. Her work involved organizing traffic and safety data used to support engineering analyses, operational assessments, and corridor-level transportation studies throughout the Bryan District.

City of San Antonio | Zarzamora Signal Design Project, San Antonio, TX: Monisha supported traffic signal improvements for three signalized intersections and one pedestrian hybrid beacon along the Zarzamora corridor. She assisted with preparation of signal layouts, quantity calculations, elevation views, and PS&E development using GEOPAK. Through coordination with multidisciplinary design teams, she contributed to projects aimed at improving corridor operations, mobility, and roadway safety.

LTRA | IH 410–US 281 ITS Corridor Improvements, San Antonio, TX: Monisha supported ITS improvements designed to enhance traffic operations, communications, and corridor monitoring. Her responsibilities included development of ITS layouts, conduit routing, fiber optic network layouts, and ground box plans using MicroStation. She coordinated with TxDOT and project stakeholders to address utility conflicts and support infrastructure improvements that improve traffic management and system performance.

TxDOT | US 90 Illumination & Signing Improvements, TX: Monisha supported transportation infrastructure improvements focused on enhancing roadway visibility, driver guidance, and operational safety. She prepared signing layouts using GuideSIGN, assisted with illumination design development, supported plan production in MicroStation, and contributed to quantity calculations and PS&E package preparation.

TxDOT | IH 610 Guide Sign Improvements, Houston, TX: Monisha assisted with guide sign layout development and PS&E production for improvements along IH 610.



LARRY PICASSO, PE, PTOE

Traffic Signal Timing

Years of Experience: 13 (1 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 128068)

Larry brings more than 13 years of experience in traffic engineering, with specialized expertise in traffic signal timing, signal operations, traffic signal design, traffic studies, and transportation project delivery. His experience includes developing and implementing signal timing improvements, evaluating corridor and intersection operations, preparing traffic signal, signing, pavement marking, and illumination plans, and supporting projects from planning through final construction. Larry has managed traffic engineering programs and on-call contracts for multiple Texas agencies and municipalities, providing technical leadership in traffic operations, PS&E development, project scoping, utility coordination, and construction support.

Prior to joining RK&K, Larry served as project manager for traffic engineering on-call contracts for the Cities of San Antonio, Boerne, New Braunfels, Seguin, and Bee Cave, and as project manager and deputy project manager for Bexar County. In these roles, he led traffic operations studies, signal timing evaluations, traffic signal design efforts, and mobility improvement projects throughout the San Antonio region. He also oversaw traffic-related tasks for the City of San Antonio's 2022–2027 Bond Program.

TxDOT | Traffic Engineering and ITS for Austin District, Austin, TX: Larry provided design and project management support on this on-call contract for traffic engineering services for the Austin District. Tasks include traffic engineering studies, traffic signal design, signing, pavement markings, illumination design, pedestrian circulation studies, corridor analysis, railroad replanking, ADA related improvements, and data collection. Most recently, Larry has provided support for the review of traffic impact analyses.

Bexar County | Traffic Signal Inventory Log & Timing Analysis (Phases I–VIII), Bexar County, TX: Following implementation of the County's ATMS, Larry led the development of a comprehensive inventory and operational assessment of the 24 traffic signals maintained by Bexar County. He evaluated existing signal hardware, software, communications systems, intersection geometrics, ADA/TAS compliance, crash history, and signal phasing. Larry developed optimized traffic signal timing plans using Synchro, identified infrastructure upgrades, prepared implementation procedures, and recommended cost-effective operational improvements to enhance safety and efficiency throughout the County.

Bexar County | ATMS Planning & Implementation, Bexar County, TX: Larry worked closely with County staff to develop the software platform, communications network, and traffic signal hardware and software upgrades required to establish a sustainable traffic management system. His responsibilities included evaluating communications alternatives, assessing connectivity requirements, analyzing existing infrastructure, and developing recommendations that improved the County's ability to monitor, manage, and optimize signal operations.

City of New Braunfels | On-Call Engineering Services, New Braunfels, TX: As project manager for the City's on-call engineering services contract, Larry directed traffic engineering studies, traffic signal timing and design projects, intersection analyses, ITS planning and design, traffic control plans, signing and pavement marking improvements, and traffic impact assessments. He regularly presented findings and recommendations to the Transportation and Traffic Advisory Board and served as a trusted advisor to City staff on traffic operations and mobility improvements.

City of San Antonio | On-Call Traffic Engineering Services, San Antonio, TX: Larry served as project manager for this citywide traffic engineering on-call contract, overseeing multiple traffic signal and ITS assignments throughout San Antonio.



SHEILA MENDOZA

Traffic Signal Timing

Years of Experience: 2 (1 with RK&K)

Education: BS, Civil Engineering; AS, Engineering; AS, Interdisciplinary Studies

Sheila supports traffic engineering, traffic operations, and traffic signal projects throughout the region. She has experience using transportation design and analysis software, including OpenRoads Designer, AutoCAD, and SignCAD, to support roadway and traffic engineering assignments. Her experience includes TIA reviews, traffic operations evaluations, traffic signal-related studies, and transportation design support. Sheila contributes to the evaluation of traffic conditions and operational performance by reviewing TIAs and assisting with traffic engineering assessments for the TxDOT Austin District.

TxDOT | New Traffic Signal Design & Improvements, Hidalgo, Cameron, and Starr Counties, TX: Sheila served as engineering support for the design of seven new traffic signals and improvements to one existing traffic signal. Provided support in the preparation of PS&E documents. Assisted in the development of existing conditions, proposed layout plans, and proposed signing and pavement marking plans.

Delaware Department of Transportation | Signal Retiming Program, Statewide, DE: Sheila supported the project by calculating critical movement summation values, evaluating intersection capacity and level of service, analyzing existing signal timing plans, and modeling current conditions in Synchro and SimTraffic.

Washington State Department of Transportation | Speed Camera Program, Statewide, WA: Sheila supported the WSDOT Speed Camera Program by collecting and analyzing traffic speed data from highway locations throughout Washington. Used Iteris ClearGuide to obtain vehicle speed metrics, compile monthly datasets, and compare conditions before deployment, during deployment, and when cameras were inactive. Through trend analysis and data visualization, helped evaluate the effectiveness of the speed camera program in reducing speeding and improving driver compliance.

Pennsylvania Department of Transportation | I-95C, Bensalem, PA: Sheila supported the guide sign design effort by updating roadway signage to comply with current Pennsylvania Department of Transportation, MUTCD, and federal standards. Developed sign layouts using GuideSIGN and MicroStation V8i, performed quality checks on sign content and placement, and assisted the project team in advancing design deliverables through multiple project phases.



ISELA CANTU

Traffic Signal Timing

Years of Experience: 3 (1 with RK&K)

Education: BS, Civil Engineering; AS, Engineering

Isela supports traffic signal timing, traffic signal design, traffic operations, and roadway safety initiatives. Working closely with senior traffic engineers, she assists with signal design development, traffic control evaluations, and operational analyses aimed at improving intersection performance and roadway efficiency. Isela brings a strong foundation in civil and transportation engineering, with experience applying roadway design standards, traffic operations principles, and safety-focused engineering practices. She thrives using data-driven analysis and innovative transportation solutions to optimize traffic signal performance, enhance mobility, and improve safety for all roadway users.

TxDOT | Toll 365, Mission–Pharr, TX: As project engineer, Isela supported the development of this approximately 12-mile, $281.7 million transportation project extending from Conway Avenue to US 281 in the Rio Grande Valley. She worked as part of a multidisciplinary team delivering a major regional mobility improvement project, gaining experience in transportation design, traffic operations, and roadway improvements. Through her involvement in project coordination and engineering design activities, Isela strengthened her understanding of traffic engineering principles and the integration of roadway infrastructure improvements that support efficient traffic flow and overall transportation system performance.

Tennessee Department of Transportation | I-24 Southeast Choice Lanes, Nashville, TN: This Public-Private Partnership project will improve travel time reliability and regional connectivity along approximately 26 miles of I-24 between I-40 near downtown Nashville and I-840 near Murfreesboro. During the pursuit phase, Isela assisted with the conceptual development of maintenance of traffic plans. Her responsibilities included developing maintenance of traffic roll plots and typical sections using Bentley OpenRoads software. She was also responsible for performing quantity estimates to support the development of project cost estimates.

Delaware Department of Transportation | Signal Retiming at U.S. Route 9 Corridor, Sussex County, DE: Isela supported signal retiming efforts for a nine-intersection coordinated corridor maintained by the Delaware Department of Transportation. Conducted critical movement summation and level of service analyses, evaluated existing signal timing plans, and developed proposed timing improvements using Synchro and SimTraffic. Assisted in optimizing traffic progression, reducing corridor delay, and improving operational efficiency through data-driven signal timing strategies.



JESSICA KESSINGER, PE

Traffic Modeling

Years of Experience: 21 (1 with RK&K)

Education: MS, Civil Engineering; BS, Civil Engineering

Registration: Professional Engineer (TX, 118217)

Jessica has 21 years of experience in traffic engineering, transportation planning, and project management, with extensive experience leading traffic studies, operational analyses, corridor evaluations, and transportation improvement projects for state and local agencies. Her expertise includes traffic forecasting, intersection and corridor operations analysis, traffic signal design, access management evaluations, managed lane assessments, and microsimulation modeling using Vissim. Jessica has served as traffic task lead and project manager on major transportation initiatives throughout Texas and nationwide, supporting feasibility studies, schematic development, PS&E preparation, airport access planning, downtown mobility studies, and complex highway corridor improvements. She has developed and reviewed traffic analyses, prepared operational recommendations, coordinated multidisciplinary teams, and provided technical leadership to help agencies improve safety, mobility, and system performance while advancing projects from planning through implementation.

TxDOT | IH 10 (Loop 1604 to Graytown Road), San Antonio, TX: Jessica served as traffic task lead for this corridor improvement project. She developed traffic projections, performed Vissim microsimulation analyses, prepared the Interchange Access Justification Report for FHWA acceptance, and coordinated with the design team through schematic development. She also prepared permanent and temporary traffic signal plans for the IH 10 and FM 1516 intersection, including signal layout, phasing, detection, temporary signalization, and construction staging coordination.

Central Texas Regional Mobility Authority | General Engineering Consultant, Austin, TX: Jessica served as project manager and traffic lead, overseeing traffic engineering and corridor planning efforts across multiple major corridor projects. She performed Vissim traffic analyses for 183 North, MoPac North, MoPac South, and SH 45 Southwest, supporting operational evaluations, planning studies, schematic design, and transportation decision-making. She also managed traffic studies, consultant reviews, and multidisciplinary coordination activities.

City of San Marcos | Downtown Two-Way Conversion Study, San Marcos, TX: Jessica served as traffic lead for the evaluation of converting Guadalupe Street and LBJ Drive from one-way to two-way operation. She led traffic operations analyses of multiple geometric and multimodal alternatives and used Vissim microsimulation to evaluate operational impacts, compare alternatives, and support the City's mobility and transportation investment decisions.

TxDOT | I-35 Mobility35 Program – North 16-Mile Comprehensive Project, Austin, TX: Jessica served as project manager and led traffic analysis efforts for the corridor from US 183 to RM 1431. Her responsibilities included developing traffic projections, coordinating corridor-wide transportation assumptions, performing Vissim microsimulation analyses, preparing the Interchange Access Justification Report , and supporting schematic design development through close coordination with the project design team.

TxDOT | I-35 Feasibility Study, Austin, TX: Jessica served as traffic task lead for the 10-mile corridor study from RM 1431 to SH 95. She developed existing and future-year traffic analyses and performed Vissim microsimulation to evaluate corridor operations and compare interchange improvement alternatives, including innovative intersection and interchange concepts. She also prepared the traffic report documenting methodologies, findings, and operational recommendations.



MAHMOOD SHEHATA, PE

ITS

Years of Experience: 25 (16 with RK&K)

Education: BS, Civil Engineering

Registration: Professional Engineer (TX, 143317)

Mahmood is a nationally recognized transportation professional with more than 25 years of experience leading traffic engineering, traffic modeling, and ITS projects for state, regional, and local agencies across Texas, Pennsylvania, New Jersey, Delaware, Maryland, Virginia, Washington, D.C., North Carolina, and Washington State. His expertise is centered on the application of data-driven traffic modeling and operational analysis to improve mobility, safety, and system performance.

Mahmood has led complex traffic forecasting, corridor operations studies, traffic simulation analyses, signal warrant evaluations, and ITS planning efforts, including the development of Concepts of Operations, traffic management strategies, and operational improvement programs. He has extensive experience using VISSIM, CORSIM, Synchro/SimTraffic, SIDRA, Highway Capacity Software, ArcGIS, AutoCAD, and MicroStation to evaluate transportation networks, test alternatives, and support investment decisions.

TxDOT | Traffic Engineering and ITS for Austin District, TX: Mahmood serves as project manager and lead traffic engineer for this five-year traffic engineering and ITS IDIQ contract. He leads a multidisciplinary team performing traffic engineering studies and operational evaluations, including traffic signal timing reviews, signal studies, capacity analyses, traffic projections, intersection control evaluations, and Synchro modeling. He has led the development of innovative intersection concepts and operational strategies to address future congestion and mobility needs throughout the Austin District while ensuring quality, schedule, and budget compliance.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Mahmood served as traffic engineering technical advisor and provided leadership for traffic signal design, signing and pavement marking design, and intersection operations analyses. He guided the development of traffic engineering studies evaluating both signalized and unsignalized intersections, considering interim arterial operations and the ultimate freeway frontage road configuration. His role included oversight of traffic signal plans, corridor operations strategies, and long-term transportation systems planning.

Pennsylvania Department of Transportation | US 30 Advance ITS Improvements, Full Design-Build, Chester County, PA: Mahmood served as quality control manager and its engineer for this major ITS deployment project. The project included installation of dynamic message signs, CCTV cameras, Bluetooth travel-time sensors, new fiber-optic communications infrastructure, and upgrades to 81 traffic signals for integration into the statewide Unified Command and Control System. Mahmood led signal integration, communications deployment, operational scenario development, and traffic signal timing optimization using Synchro to support incident management and corridor operations.

Pennsylvania Department of Transportation | District 6-0, I-76 Integrated Corridor Management Project, Montgomery & Philadelphia Counties, PA: Mahmood served as lead traffic engineer for this advanced traffic management initiative. He led ITS systems engineering, VISSIM-based operational analyses, and deployment planning for a variety of innovative mobility strategies, including variable speed limits, integrated corridor management, hard shoulder running, and multimodal coordination with SEPTA and parallel arterial networks. The project focused on improving traffic flow and system reliability along a critical urban freeway corridor.



DIEGO ROBALINO MUNOZ, EIT

Signing & Pavement Markings

Years of Experience: 2 (2 with RK&K)

Education: MS, Transportation Engineering; BS, Civil Engineering

Registration: Engineer-In-Training (TX, 83588)

Diego is a traffic engineer with experience in traffic operations, traffic warrant studies, traffic signal design, capacity analysis, and transportation planning. Based in RK&K's Austin office, he has supported the evaluation and design of signalized intersections through traffic data analysis, operational assessments, and signalization recommendations. His expertise includes traffic forecasting, corridor and intersection studies, ITS, signing and pavement marking design, and both microsimulation and macroscopic modeling of transportation networks. Diego applies a comprehensive understanding of traffic operations and signal systems to develop solutions that improve safety, mobility, and overall transportation system performance.

TxDOT | Traffic Engineering and ITS for Austin District, Austin, TX: As a traffic engineer, Diego conducted TIA reviews, capacity analyses, traffic operations evaluations, and traffic signal warrant analyses for projects throughout the Austin District. His responsibilities included evaluating operational impacts from proposed developments, identifying mitigation measures, performing roundabout feasibility studies, and reviewing traffic signal warrant analyses to support transportation decision-making.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Diego supported the traffic engineering team by developing pavement marking and signing designs for the upgrade of Ronald Reagan Boulevard from a two-lane roadway to a four-lane divided arterial. His work included signing layout, pavement marking design, and coordination of transportation improvements as part of the PS&E development process.

City of Aberdeen | On-Call Traffic Engineering Study Services, Aberdeen, MD: Diego assisted with a traffic impact study for a proposed recreational facility. His responsibilities included trip generation, trip distribution, Synchro modeling, operational evaluations, and capacity analyses to assess traffic impacts and support project recommendations.

Pennsylvania Turnpike Commission | PTC I-95/I-276 ITS, Signing and Lighting Design – Work Order 4, Level Corner, PA: Diego supported traffic engineering efforts for the I-95/I-276 interchange project by assisting with signing and pavement marking layouts, as well as ITS quantity calculations and cost estimates.



JAMES LOWE

Task Lead, Environmental; Biological Investigations; WOTUS/Permitting

Years of Experience: 30 (1 with RK&K)

Education: BS, Environmental Science

James has 30 years of experience performing environmental studies for transportation projects through NEPA, county environmental due diligence, and municipal procedures to clear projects for construction. He is a former TxDOT environmental specialist and has held leadership roles managing teams responsible for delivering corridor plans, environmental/schematic, and PS&E projects. James has prepared categorical exclusions (CE), environmental assessments (EA), and environmental impact statement (EIS) NEPA documents. James also served as environmental manager for the TxDOT Austin District's Mobility 35 Program projects, including Capital Express South and Central projects, leading the preparation of NEPA documents. Additionally, James has delivered environmental due diligence for Williamson County's Corridor C project and has experience coordinating with agencies such as USACE, USFWS, TCEQ, THC and TPWD.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: James served as the environmental task manager responsible for conducting and/or coordinating environmental due diligence investigations for the widening of 1.5 miles of Ronald Reagan Boulevard. Due diligence documentation consisted of hazardous materials site assessment, cultural resources survey, waters and wetlands delineation, and endangered species analysis. The project intersects RM 2338 and required coordination with TxDOT Austin District on environmental documents for review.

TxDOT Corpus Christi District | US 281 at Premont 0.5 miles north of FM 1538 to 1.0-mile north of CR 431, Jim Wells County, TX: James served as the environmental task manager for the preparation of an Environmental Assessment in support of the schematic developed for the new location access-controlled relief route around the City of Premont to meet Interstate standards. The project initially faced public opposition from the citizens of Premont. This opposition was overcome through a robust community impact assessment that involved stakeholder and open house meetings to develop a favorable option for all. The resulting proposed design received support from the public and stakeholders and a FONSI was issued for the build alternative.

TxDOT Austin District | I-35 South Capital Express Project US 290/SH 71 to SH 45 SE, Travis County, TX: James served as the environmental task manager/deputy project manager for the preparation of the Environmental Assessment and NEPA documents for the proposed roadway improvements of an eight-mile-long section of I-35, including the addition of express lanes, direct access ramps, transit access and in-line stations, and bicyclist and pedestrian improvements. James prepared and coordinated the preparation of NEPA technical reports, including biological, water resources, traffic noise, air, cultural, indirect and cumulative impacts, and community impact technical reports. He also coordinated the planning and conducted two separate public meetings for the project.

TxDOT Austin District | I-35 Rundberg Lane to US 290, Travis County, TX: James served as the environmental task manager for the preparation of an Environmental Assessment/FONSI for the proposed roadway and mobility improvements that included direct connectors at US 183 and I-35, collector-distributor lanes, and sidewalk improvements. James prepared the EA and conducted the public hearing resulting in a FONSI. James prepared and coordinated the preparation of NEPA technical reports, including biological, water resources, traffic noise, air quality, cultural resources, indirect and cumulative impacts, and community impacts.



MIKE WALKER

Environmental Studies & Documentation; Public Involvement

Years of Experience: 40 (2 with RK&K)

Education: BA, Urban and Regional Planning

Mike brings extensive transportation and environmental planning experience, including 28 years with TxDOT and more than a decade in the private sector. For much of his TxDOT career, he served as the Environmental Coordinator for the Austin District, overseeing environmental compliance and project delivery across an 11-county region. In this role, he managed environmental studies, agency coordination, permitting, public involvement, and environmental documentation necessary to advance transportation projects from planning through environmental clearance.

Mike has extensive experience preparing and reviewing Environmental Impact Statements (EISs), Environmental Assessments (EAs), Categorical Exclusions (CEs), Section 4(f)/6(f) evaluations, environmental re-evaluations, and permit applications. He is highly experienced in public involvement, including planning and facilitating public meetings and hearings, coordinating with stakeholders and regulatory agencies, and preparing public engagement documentation. Mike possesses in-depth knowledge of NEPA and related state and federal environmental regulations and has successfully guided hundreds of transportation projects through the environmental review and clearance process.

TxDOT | SH 45 Southwest, Travis & Hays Counties, TX: As Austin District environmental coordinator, Mike was heavily involved in the development of this highly controversial new-location toll road project. He reviewed and provided input on the Environmental Impact Study and participated in project management meetings, agency coordination meetings, stakeholder workshops, public meetings, and the public hearing process. His involvement required extensive environmental coordination, regulatory compliance, and public engagement over multiple phases of project development.

TxDOT / Central Texas Regional Mobility Authority (CTRMA) | Loop 1 Mobility Improvement Project, Travis County, TX: As District environmental coordinator, Mike oversaw preparation of the Environmental Assessment for capacity improvements along Loop 1 between Cesar Chavez Street and US 183. The project required extensive public involvement, including stakeholder meetings, neighborhood outreach, noise wall workshops, public meetings, and a public hearing. Mike also coordinated environmental review activities and agency involvement throughout project development.

TxDOT | I-35 (Loop 82 to SH 123) – San Marcos River Crossing Improvements, Hays County, TX: Mike served as TxDOT environmental manager for this interstate widening project, which included reconstruction of the I-35 bridge over the San Marcos River. He managed preparation of the Environmental Assessment and biological assessment, addressing impacts to federally protected aquatic species, and participated in Section 7 consultation under the Endangered Species Act.

TxDOT | RM 1626 (FM 2770 to RM 967), Hays County, TX: Mike served as TxDOT environmental manager for this roadway widening project. He managed preparation of the Environmental Assessment, biological assessment, Water Pollution Abatement Plan, and geologic assessment required under the Edwards Aquifer Rules. The project involved significant environmental documentation, agency coordination, and regulatory compliance efforts.

TxDOT | US 183 (RM 620 to SH 71), Travis & Williamson Counties, TX: As environmental supervisor, Mike managed environmental compliance activities for upgrades to this controlled-access freeway corridor. His responsibilities included overseeing multiple Environmental Impact Statement reevaluations, supervising preparation of biological assessments, coordinating multiple Water Pollution Abatement Plans, and ensuring compliance with environmental clearance requirements over several phases of project development.



DANIEL MACKENZIE

Biological Investigations; WOTUS/Permitting

Years of Experience: 3 (1 with RK&K)

Education: BS, Ecological Restoration (minor Park & Natural Resource Management)

Daniel is an Environmental Scientist with experience in biological investigations, wetland delineations, Waters of the United States (WOTUS) evaluations, environmental permitting, and NEPA documentation. His expertise includes conducting wetland delineations in accordance with USACE protocols, preparing Water Features Delineation Reports, performing GIS analyses, and supporting Section 404 Clean Water Act compliance and permitting efforts. He has also conducted aquatic resource surveys, sediment and water quality investigations, and natural resource assessments for transportation and infrastructure projects.

Prior to joining RK&K, Daniel supported environmental assessments and permitting efforts in coordination with the USACE Galveston District and various federal, state, and local agencies. At RK&K, he assists with wetland delineations, WOTUS determinations, due diligence investigations, environmental documentation, and permitting support across Texas and the Southeast. His experience includes biological field investigations, aquatic vegetation surveys, environmental clearance documentation, and regulatory compliance for transportation, dredging, and infrastructure projects.

Williamson County | Wyoming Springs Extension – Williamson County 2024 Bond Program, Round Rock, TX: As environmental scientist, Daniel leads environmental due diligence efforts and conducted a formal wetland delineation for the Wyoming Springs Drive Extension project. He performed field investigations in accordance with USACE and Great Plains Region protocols, collected GPS-based wetland data, and is preparing the Water Features Delineation Report. His responsibilities also include GIS analysis, evaluation of water resources and karst features, preparation of environmental documentation supporting Section 404 Clean Water Act compliance, and coordination with TxDOT for environmental clearance.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: As environmental planner, Daniel was responsible for environmental due diligence investigations associated with the widening of Ronald Reagan Boulevard. His work included QA/QC of the Water Features Delineation Report, incorporation of updated WOTUS regulations into the final Due Diligence Report, and coordination with the TxDOT Austin District regarding environmental documentation and review requirements.

TxDOT | FM 529 Detention Pond, Cypress, TX: As environmental planner, Daniel supported environmental clearance for a proposed detention pond project by conducting QA/QC reviews of the Water Features Delineation Report. He applied his wetland delineation expertise to verify compliance with TxDOT and USACE requirements and assisted in completion of the environmental documentation necessary for project clearance.

TxDOT | SH 99 Segment G from East of IH 45 to West of IH 45, Harris County, TX: As environmental planner, Daniel performed QA/QC reviews of environmental documentation and Water Features Delineation Reports in support of environmental clearance for the SH 99 widening project. His responsibilities included ensuring compliance with TxDOT and USACE requirements, applying WOTUS evaluation experience, and supporting public involvement efforts associated with project development.

Tennessee Department of Transportation | I-40 Pavement Rehabilitation, Shelby County Design Phase, Shelby County, TN: Daniel conducted a formal wetland delineation along approximately 2.9 miles of I-40.



KAREN HUTCHINS-KEIM, PHD, RPA

Cultural Resources

Years of Experience: 19 (9 with RK&K)

Education: PhD, Archaeology; BA, History

Registration: Register of Professional Archaeologists

Karen brings supervisory experience focused on architectural and archaeological resources management. She is a Secretary of the Interior's (SOI)-qualified archaeologist with experience supervising all phases of archaeological work, archival research, management summary, and technical report writing. Her experience includes the management of large scale architectural and archaeological resource survey projects. She oversees contract management, including scope and budget development and adherence, sub-contractor coordination and technical oversight, invoice preparation, and staff and field crew management. She also has experience with Section 106 of the National Historic Preservation Act (NHPA) and Maryland Historic Trust Act of 1985, consulting parties' coordination, Section 106 agreement documents, plans for creative mitigation for adverse impacts to historic properties, NEPA, Section 4(f), ArcGIS geospatial analysis, and Microsoft Access database creation.

Maryland Department of Transportation State Highway Administration | BCS 2021-20A Cultural Resources Services, Statewide, Maryland: Karen serves as contract liaison, project manager, and principal investigator for this five-year statewide cultural resources on-call contract. She manages cultural resources identification, evaluation, and treatment services supporting compliance with state and federal regulations, including Phase I and II archaeological investigations, architectural surveys, National Register evaluations, and cultural resources compliance documentation.

Maryland Department of Transportation State Highway Administration | I-495 & I-270 Managed Lanes Study Cultural Resources, Montgomery & Prince George's Counties, MD: Karen served as project archaeologist and author supporting the Environmental Impact Statement and Section 106 process for this major transportation program. She led archaeological gap analyses, assessments of future survey needs, archaeological permitting, preparation of cultural resources technical reports, NEPA documentation, and coordination of Section 106 consulting parties and meetings.

Maryland Transportation Authority | Bay Crossing Study, Stevensville, MD: As cultural resources technical lead, Karen managed archaeological and architectural resource surveys, identification efforts, and evaluations supporting a new Chesapeake Bay crossing study. She co-authored gap analyses and cultural resources reports for the Environmental Impact Study, led identification of five new archaeological sites, and supported compliance with NEPA and Section 106 of the NHPA.

Tennessee Department of Transportation | Archaeology On-Call, Statewide, TN: Karen serves as project manager and archaeological laboratory manager for the Tennessee Department of Transportation's five-year statewide on-call archaeological contract. She oversees archaeological surveys, evaluations, testing, data recovery investigations, Section 106 compliance, archival research, geomorphological analyses, ground-penetrating radar investigations, artifact analysis, and reporting supporting transportation project development throughout Tennessee.

West Virginia Division of Highways | Phase III Archaeological Study Black Betsy, Putnam County, WV: Karen served as principal investigator and archaeological laboratory manager responsible for managing field investigations, laboratory analysis, artifact processing, radiocarbon dating, technical reporting, and QA/QC. The project included excavation of 170 archaeological features and recovery of more than 20,000 artifacts, resulting in one of the most substantial prehistoric archaeological investigations in the region.



CHRISTINA BURNS

Hazardous Materials

Years of Experience: 9 (3 with RK&K)

Education: BS, Environmental Science

Christina is an environmental planner with specialized experience in hazardous materials assessment, remediation, environmental due diligence, and regulatory compliance. Prior to joining RK&K, she managed the investigation, remediation, and closure of hazardous waste sites throughout Texas, supporting hundreds of soil and groundwater cleanup projects under the Texas Industrial and Hazardous Waste Corrective Action Program, Voluntary Cleanup Program, Innocent Owner/Operator Program, and Leaking Petroleum Storage Tank Cleanup Program. Her experience includes environmental site assessments, soil and groundwater data evaluation, risk-based corrective action, regulatory review, technical reporting, and project closure in accordance with 30 Texas Administrative Code (TAC) Chapter 350.

Christina supports environmental reviews, due diligence investigations, and NEPA documentation. Her responsibilities include conducting hazardous materials desktop assessments, evaluating potential environmental liabilities and contamination risks, documenting existing conditions and potential impacts, and preparing technical reports that support environmental clearance and project development.

Williamson County | Wyoming Springs Extension – Williamson County 2024 Bond Program, Round Rock, TX: Christina conducted a comprehensive desktop environmental review and prepared a constraints map evaluating community resources, cultural resources, hazardous materials, wetlands, waters, aquifer and karst features, and threatened and endangered species. She also completed a Phase I Environmental Site Assessment, including a regulatory database review, historical records research, aerial photograph analysis, and site reconnaissance. No recognized environmental conditions were identified within the project corridor.

Williamson County | Ronald Reagan Boulevard, Segment D1, Williamson County, TX: Christina provided hazardous materials support for the roadway expansion project by conducting a Phase I Environmental Site Assessment for newly acquired right-of-way. Her work included regulatory database research, historical records review, aerial photograph interpretation, and field reconnaissance. She also authored the Environmental Due Diligence Report evaluating hazardous materials and other environmental resources associated with the roadway improvements.

TxDOT | FM 529 Detention Pond, Cypress, TX: As environmental planner, Christina supported environmental clearance efforts for the proposed detention pond project. She completed environmental desktop reviews and contributed to environmental documentation required for project approval. Although primarily focused on environmental clearance, the work included review of environmental resource constraints as part of the overall due diligence process.

Austin Transit Partnership | NEPA Review, Austin, TX: Christina supported the Federal Transit Administration's NEPA review process for the Austin Light Rail Project by reviewing environmental technical reports (including the hazardous materials report) and Environmental Impact Statement chapters and preparing technical comments. Her work included evaluation of environmental documentation and technical resource reports for compliance with federal environmental requirements and environmental risk considerations.

Maryland Transportation Authority | Francis Scott Key Replacement, Dundalk, MD: Christina served as environmental planner for the emergency debris removal and bridge replacement efforts following the Francis Scott Key Bridge collapse. She was responsible for hazardous materials data collection, historical site research, and documentation of existing hazardous materials conditions within the project area.



REFERENCES

While RK&K has not yet had the opportunity to serve the City of Edinburg, the references provided below can speak to our performance on similar assignments, including our responsiveness, commitment to client service, ability to meet project schedules and budgets, and the quality of our deliverables. We encourage you to contact these clients directly to discuss their experience working with RK&K.

Scott Cunningham
Traffic Operations Engineer,
TxDOT Austin District

512.698.0549
scott.cunningham@txdot.gov

RK&K has delivered more than 60 on-call traffic engineering assignments for the TxDOT Austin District, providing TIA reviews, traffic operations modeling, access evaluations, signal studies, and timing optimization to support safe and efficient transportation systems.

Robert Daigh, PE
Senior Director of Infrastructure,
Williamson County, TX

512.943.3330
bdaigh@wilco.org

As prime consultant, RK&K provided environmental services for the widening of Ronald Reagan Boulevard from a two-lane roadway to a four-lane divided arterial, completing environmental studies, agency coordination, permitting support, and documentation.

Sharon Smidler, PE
Transportation Development Division
Director, Henrico County, VA

804. 501.4621
smi20@henrico.us

RK&K is leading the design of a major traffic signal modernization program for Henrico County, advancing the County's transportation infrastructure through upgrades at more than 120 signalized intersections.



INSURANCE

RK&K maintains professional liability insurance well in excess of the City of Edinburg's minimum requirements. This includes expanded pollution coverage (HAZMAT) as an endorsement to the RK&K basic practice policy. This insurance provides coverage for damages due to errors or omissions by RK&K in the performance of these services.

RK&K also maintains Comprehensive General Liability Insurance, Comprehensive Automobile Liability Insurance, and Workman's Compensation Insurance with the Carriers and in the amounts shown on the sample insurance certificate, included on the following page. We understand that, once selected for a contract, RK&K's policy must name the City of Edinburg as an Additional Insured.

A list of insurance claims filed against the firm in the last five years is also included at the end of this submittal.

RUMMKLE-01 TBENSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Ames & Gough
8300 Greensboro Drive
Suite 980
McLean, VA 22102

CONTACT NAME:
PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279
E-MAIL ADDRESS: admin@amesgough.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Charter Oak Fire Insurance Company A++ (XV)	25615
INSURER B : Phoenix Insurance Company A++, XV	25623
INSURER C : Travelers Property Casualty Company of America, A++, XV	25674
INSURER D : New Hampshire Insurance Company A XV	23841
INSURER E : Continental Casualty Company (CNA) A+, XV	20443
INSURER F :	

INSURED
Rummel, Klepper & Kahl, LLP
700 East Pratt Street, Suite 500
Baltimore, MD 21202-4919

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			630-3R867964	11/1/2025	11/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab.						MED EXP (Any one person)	$ 15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	POLICY X PRO-JECT LOC						GENERAL AGGREGATE	$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY			810-3R867301	11/1/2025	11/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			CUP-6S739749	11/1/2025	11/1/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC039-32-6803	3/1/2026	3/1/2027	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N	N / A					E.L. EACH ACCIDENT	$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000
E	Professional Liab.			AEH591934472	11/1/2025	11/1/2026	Per Claim/Aggregate	15,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage.

CERTIFICATE HOLDER

EVIDENCE OF COVERAGE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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PROFESSIONAL SERVICES AGREEMENT

RK&K has reviewed the Professional Services Agreement and provided a list of proposed exceptions for consideration, as required. We look forward to discussing these items during the negotiation process and working collaboratively toward a mutually acceptable agreement. As noted previously, RK&K is aware of and will satisfy the required insurance requirements.

PROPOSED EXCEPTIONS

Page 10, Section X, Indemnification, A

Proposed language: To the maximum extent allowed by law, Consultant agrees to and shall indemnify **and** hold harmless, ~~and defend~~ City, its officers, ~~agents,~~ and employees from any all **third-party** claims, losses, causes of action and damages, suits and liability of every kind, including all **reasonable** expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, ~~arising out of or directly connected with~~ **to the extent caused by** the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

Page 10, Section X, Indemnification, B

Proposed language: Consultant agrees to assist City in defense of claims or litigation brought against the City related to ~~this project, including any claims related to~~ design or any other services provided by consultant regarding this agreement.

Page 10, Section XI, Limitation of Liability, A

Proposed language: ~~Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not~~ **Neither party will** be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if ~~City~~ **the party** has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

CONTACT INFORMATION

If you have any questions or require additional information, please contact us using the information provided below.

RK&K is excited about the opportunity to serve the City of Edinburg through this contract. We believe this partnership will allow us to demonstrate the qualities that have consistently earned RK&K recognition as a leading engineering consultant, as well as the trust of clients who repeatedly select us for their most important projects.

Through technical strength, proactive communication, and a commitment to delivering measurable results, we strive to be more than a consultant—we strive to be the City of Edinburg's trusted advisor and long-term partner.



Stacey Benningfield
Texas Transportation Director
512.517.7251 (mobile) | sbenningfield@rkk.com
9050 N. Capital of Texas Highway, Bldg 3, Suite 200
Austin, TX 78759



Mike Miranda, PE, PTOE
Practice Development Leader
956.874.4269 (mobile) | mmiranda@rkk.com
1801 South 2nd Street, Suite 460
McAllen, TX 78503



AIG Loss Run

Policy :	0031565882-041-000 RUMMEL, KLEPPER & KAHL, LLP	0020720875-041-008 RUMMEL, KLEPPER & KAHL, LLP
	0031565882-041-001 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-000 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-001 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-002 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-003 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-004 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-005 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-006 RUMMEL, KLEPPER & KAHL, LLP	
	0020720875-041-007 RUMMEL, KLEPPER & KAHL, LLP	
Filters:	Status = ALL	
Requester ID:	101227	
Report Date / Time:	10/01/2025 15:57 EST	
Valuation Date:	09/30/2025	
Source:	US/CA	

The AIG Loss Run is a detail report, providing claim and financial information.
Run additional reports using IntelliRisk at https://aig.com/ir.

Certain claim information may not be available in this report, since data availability can vary based on the insurance program or benefit state (due to regulatory considerations).
The content contained in this report is subject to privacy and security laws and should be handled in accordance with the applicable laws and regulations. This report is intended for review and use by authorized representatives of the insured or other parties authorized by the insured solely for legitimate business reasons. The information contained herein should be treated as privileged and confidential.
If you are not the intended recipient, you are hereby notified that any disclosure, copy or distribution of this information is strictly prohibited, as is the taking of any action by you in reliance on its contents.
If you received this communication in error, please notify us immediately.

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-000 RUMMEL, KLEPPER & KAHL, LLP 11/01/2013 - 11/01/2014

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Kroger Stores & Retail Center 501-104772-001 / 5326298652US 08/20/2014	MD 10/31/2014	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	MATTER ARISING FROM FINAL DESIGN PLAN NOT ADDRESSING DEPTH OF COVER ON A WATER MAIN BEING LE!	.00
ST MARYS HIGH SCHOOL 501-104359-001 / 7129537784US 08/04/2014	MD 10/30/2014	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	POTENTIAL MATTER ARISING FROM AN OMISSION IN DESIGN OF THE STORMWATER MANAGEMENT SYSTEM RESU!	.00
Baltimore City DOT/Broening Hi 501-104357-001 / 6881703646US 07/11/2014	MD 10/30/2014	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	MATTER ARISING FROM DUCT BANK CONFIGURATIONS TRANSITIONING FROM VERTICAL TO HORIZONTAL CONFIGUR!	.00
TOWN OF RISING SUN WWTP 683-614869-001 / 07/10/2014	MD 07/14/2014	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL CLAIM	.00
Pol-Asco-Mod: 0020720875-041-000			**Claim Count =**	**4**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-001 RUMMEL, KLEPPER & KAHL, LLP 11/01/2014 - 11/01/2015

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Hungary Road Townhouse Project 501-247425-001 / 1220834129US 09/22/2015	VA 11/09/2015	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER ARISING FROM PROJECT CANCELLED RESULTING IN PAST DUE INVOICES DUE TO ALLEGATIONS T	.00
BALTIMORE GAS & ELECTRIC 501-136839-001 / 2596784154US 01/29/2015	MD 02/03/2015	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	LAWSUIT BROUGHT BY CORPORATION ALLEGINGBREACH OF CONTRACT.	.00
Pol-Asco-Mod: 0020720875-041-001			**Claim Count =**	**2**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-002 RUMMEL, KLEPPER & KAHL, LLP 11/01/2015 - 11/01/2016

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name / Claim # / OneClaim # / Loss Date	Loss State / Receipt Date	Div / H.O. / Status / Closed Date	Adjuster Name / Manager Name	Loss Description	Loss Paid
Donna Shirley 501-395638-001 / 1083298095US 11/01/2016	MD 11/17/2016	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM OWNER OFVEHICLE ALLEGING TUBE PLACED ACROSS THE ROADWAY USED TO G!	.00
LP-N- Suncoast Paving/Tucker P 501-384570-001 / 4351505676US 10/17/2016	FL 10/18/2016	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	LOSS PREVENTION REQUEST ARISING FROM NOTICE OF DEPOSITION FOR AN UNDERLYING LAWSUIT.	.00
FDOT/Zafir Chorbeski 501-393508-001 / 2865040893US 08/11/2016	FL 11/11/2016	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM UNDERLYING LAWSUIT ALLEGING A MISPLACED SEWER COVER CAUSING INJURY.	.00
Marine Corps Base Quantico/KCC 501-350128-001 / 8959242527US 07/06/2016	VA 07/19/2016	038/848 Closed 09/06/2017	YOUNG MEE SIRK ANNA MESCHANSKY	MATTER BROUGHT BY COMPANY ALLEGING FAILURE TO NOTE THE PRESENCE OF CERTAIN STORM DRAINS.	.00
LP-N-Veterans Ex/Whitney 501-299147-001 / 4043959938US 03/09/2016	FL 03/17/2016	038/848 Closed 09/12/2017	YOUNG MEE SIRK ANNA MESCHANSKY	LOSS PREVENTION REQUEST INVOLVING RECEIPT OF SUMMONS RELATED TO UNDERLYING LAWSUIT BROUGHT BY !	.00
GRTC Annex Lot/Old Midlot 501-299093-001 / 9051398029US 02/29/2016	VA 03/17/2016	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	ATTORNEY LETTER ON BEHALF OF COMPANY ALLEGING ISSUES WITH PLAN REVIEWS AND SUBMISSIONS WERE INVOL!	.00
Pol-Asco-Mod: 0020720875-041-002			**Claim Count =**	**6**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-003 RUMMEL, KLEPPER & KAHL, LLP 11/01/2016 - 11/01/2017

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name / Claim # / OneClaim # / Loss Date	Loss State / Receipt Date	Div / H.O. / Status / Closed Date	Adjuster Name / Manager Name	Loss Description	Loss Paid
LP-N-Glowacki et al/MD SHA 501-491342-001 / 9201351234US 08/15/2017	MD 08/22/2017	038/848 N/O	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM CLIENT INVOLVED IN UNDERLYING LAWSUIT WITH ALLEGATIONS OF NEGLIGENC	.00
The Delaware River and Bay Aut 501-477111-001 / 7580962850US 07/06/2017	DE 07/11/2017	038/848 Closed 08/03/2023	ALEXANDER GAREEB ANNA MESCHANSKY	MATTER ARISING FROM CLIENT ALLEGING DEFICIENCIES RESULTING OF ADDITIONAL FUNDS OR COSTRUCTABILITY I	1,026,245.28
Colin Smith 501-469893-001 / 5358198133US 06/12/2017	MD 06/20/2017	038/848 Closed 09/19/2017	YOUNG MEE SIRK ANNA MESCHANSKY	ATTORNEY LETTER ON BEHALF OF EMPLOYEE ALLEGING INJURY ON PROJECT SITE.	.00
Henry Neuner/Veterans Highway 501-469892-001 / 4817101468US 06/09/2017	FL 06/20/2017	038/848 Closed 10/27/2020	CHARLEEN THUNBERG ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM RECEIPTOF SUBPOENA INVOLVING PERSONAL INJURIES NEAR ADJACENT PROJE	.00
VDOT Statewide Design Services 501-458574-001 / 7802498643US 05/05/2017	VA 05/18/2017	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM CLIENT ALLEGING DESIGNED TRAIL WAS BUILT OUTSIDE OF THE RIGHT OF WA	.00
DelDOT/Refurbished Girder Conf 501-449406-001 / 5650534032US 03/21/2017	DE 04/24/2017	038/848 Closed 02/18/2018	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM DOT ALLEGING CONFLICT BETWEEN THE CONCRETE TIE-BACK SYSTEM AND !	.00
MD346-US50/Salisbury Bypass 501-442274-001 / 0758312577US 03/14/2017	MD 04/03/2017	038/848 Closed 02/18/2018	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM COMPANYALLEGING FAULTY SURVEY PERFORMED CAUSED DECK ELEVATIONS W!	.00
Bauer Road Bridge/Arkendale 3r 501-467025-001 / 9380516893US 02/17/2017	MD 06/12/2017	038/848 Closed 09/12/2017	YOUNG MEE SIRK ANNA MESCHANSKY	MATTER ARISING ON PROJECT ALLEGING BREACH OF THE STANDARD OF CARE IN CONNECTION WITH DESIGN OF BRID	.00
MTA Bus Modernization Phase I 501-406748-001 / 8141515075US 12/09/2016	MD 12/20/2016	038/848 Closed 03/25/2019	YOUNG MEE SIRK ANNA MESCHANSKY	PRE-CLAIM ASSISTANCE DUE TO RECEIPT OF DEPOSITION DUCES TECUM RELATED TO MTA PROJECT.	.00
Lower Wyman Park Ball Field Ga 501-407395-001 / 9998131980US 12/02/2016	MD 12/21/2016	038/848 Closed 09/06/2017	YOUNG MEE SIRK ANNA MESCHANSKY	SUBPOENA DUCES TECUM INVOLVING DRIVER ALLEGING INJURY SUSTAINED BY STRICKING A GATE INVOLVED THE DE	.00

Pol-Asco-Mod: 0020720875-041-003 **Claim Count = 10** **1,026,245.28**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-004 RUMMEL, KLEPPER & KAHL, LLP 11/01/2017 - 11/01/2018

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Sanderford/Widen Veterans Exp 501-639180-001 / 9798104716US 10/31/2018	FL 11/08/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Potential matter may arise from automobile accident at project site.	.00
NCDOT/Southwestern Community 501-608766-001 / 7073486992US 08/06/2018	NC 08/09/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Subpoena for records relating to project	.00
Flatiron Constructors/NCDOT 501-605687-001 / 7017488403US 07/30/2018	NC 07/31/2018	038/848 Closed 03/31/2020	CHARLEEN THUNBERG ANNA MESCHANSKY	Notice of matter brought by corporationalleging damages due to design services.	.00
US13-US158 Branch Civil Inc 501-601957-001 / 0343040879US 07/16/2018	NC 07/18/2018	038/848 Closed 11/27/2018	YOUNG MEE SIRK ANNA MESCHANSKY	Potential matter of client involving inunderlying lawsuit by contractor alleging design error incu	.00
SR 441/PennDOT 501-590978-001 / 1551590881US 06/08/2018	PA 06/14/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Matter involves Kinsley Construction filing an administrative claim against PennDOT regarding the r	.00
Faulconer/UNC Drain Pipe 501-592277-001 / 5655434222US 06/01/2018	NC 06/19/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Demand letter brought by corporation alleging defective design.	.00
Monroe Bypass 501-610675-001 / 8088321275US 05/28/2018	NC 08/15/2018	038/848 Closed 10/07/2021	CHARLEEN THUNBERG ANNA MESCHANSKY	Potential matter may arise from owner alleging deficient work due to excessive transverse cracks in	.00
PMC Services Purple Line 501-588175-001 / 4066052485US 05/17/2018	MD 06/05/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Attorney letter on behalf of corporationrequesting litigation hold on documents related to a poten	.00
Monroe Bypass Constructors 501-583484-001 / 7500975562US 05/07/2018	NC 05/23/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Matter brought by corporation alleging deficient work due to embankments which settled and caused d	.00
Americas Best Block 501-578033-001 / 5142245261US 04/26/2018	WV 05/08/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Counter-claim Brought by Company Alleging Breach of Contract.	.00
Takoma Park Ethan Allen Gatewa 501-573559-001 / 3357740633US 04/18/2018	MD 04/25/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Matter involves alleged deficient designand construction inspection services for installation of m	.00

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-004 RUMMEL, KLEPPER & KAHL, LLP 11/01/2017 - 11/01/2018

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name / Claim # / OneClaim # / Loss Date	Loss State / Receipt Date	Div / H.O. / Status / Closed Date	Adjuster Name / Manager Name	Loss Description	Loss Paid
VDOT/Downtown-Midtown Tunnel 501-573560-001 / 6082050144US 04/18/2018	VA 04/25/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Matter involves alleged deficiencies inconnection with construction of an immersed tub tunnel for	.00
Brewer's Pond Shoreline 501-583480-001 / 1437738626US 03/22/2018	MD 05/23/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Matter brought by corporation alleging issues with the assessment and reassessment of the materials	.00
Tatiana Sanchez 501-559611-001 / 2573723144US 03/09/2018	FL 03/14/2018	038/848 Closed 11/07/2018	YOUNG MEE SIRK ANNA MESCHANSKY	LAWSUIT BROUGHT BY SURVIVING MOTHER OF DECEASED ALLEGING NEGLIGENCE.	.00
Qualicon Corp/City of VA Beach 501-566181-001 / 3611013707US 03/09/2018	VA 04/02/2018	038/848 Closed 11/07/2018	YOUNG MEE SIRK ANNA MESCHANSKY	POTENTIAL MATTER MAY ARISE FROM GOVERNMENT ENTITY INVOLVED IN UNDERLYING LAWSUIT WITH ALLEGATIONS O	.00
Scott Cramer 501-557421-001 / 5249049850US 03/01/2018	MD 03/07/2018	038/848 Closed 03/25/2019	YOUNG MEE SIRK ANNA MESCHANSKY	LAWSUIT BROUGHT BY EXECUTRIX/GRANDMOTHERALLEGING NEGLIGENCE AND WRONGFUL DEATH.	.00
LP-N-James Ancel/MTA Bus 501-549756-001 / 1065540986US 02/09/2018	MD 02/13/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	LOSS PREVENTION REQUEST ARISING FROM SUBPOENA REQUESTING PRODUCTION OF DOCUMENT, INFORMATION RE!	.00
FTE/VETERANS HIGHWAY 501-543379-001 / 4827461072US 01/18/2018	FL 01/25/2018	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	MATTER INVOLVING POTENTIAL ISSUE ON BRIDGE AND TOLL ROAD.	.00
CHARLES TOWN WTP 501-538737-001 / 8070159657US 12/20/2017	WV 01/10/2018	038/848 Closed 02/14/2018	YOUNG MEE SIRK ANNA MESCHANSKY	NOTICE OF MATTER BROUGHT BY UTILITY BOARD ALLEGING CONCERNS WITH DESIGN.	.00

Pol-Asco-Mod: 0020720875-041-004 **Claim Count = 19** **.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-005 RUMMEL, KLEPPER & KAHL, LLP 11/01/2018 - 11/01/2019

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name / Claim # / OneClaim # / Loss Date	Loss State / Receipt Date	Div / H.O. / Status / Closed Date	Adjuster Name / Manager Name	Loss Description	Loss Paid
I-64 MSE at Great Bridge Blvd 501-725957-001 / 0091307884US 09/06/2019	VA 09/10/2019	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Notice of company alleging design errorin the mechanically stabilized earth wall system and back c	.00
US 301 IA & 1B Projects 501-742229-001 / 8233113468US 08/16/2019	DE 10/31/2019	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Notice of company alleging incremental undercuts and revised means and methods for wall constructio	.00
MD 355 Crossing (BRAC) 501-724491-001 / 1773509661US 07/19/2019	MD 09/05/2019	038/848 Closed 11/06/2023	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This claim arises from purported deficient design that RKK prepared which is allege	.00
I-95/I-276 PADOT Sign Structur 501-680923-001 / 2665111706US 03/05/2019	PA 04/03/2019	038/848 Closed 08/20/2019	YOUNG MEE SIRK ANNA MESCHANSKY	Notice from commission alleging design error in connection with the design of certain sign structur	.00
Colleen Larkin 501-661890-001 / 5603957664US 01/28/2019	NC 01/30/2019	038/848 Closed 10/26/2020	CHARLEEN THUNBERG ANNA MESCHANSKY	Lawsuit brought by administrator of deceased alleging negligence.	.00
Mountain Valley Pipeline Proj 501-661894-001 / 0923136525US 01/10/2019	MD 01/30/2019	038/848 N/O	RICHARD BARRY ANNA MESCHANSKY	Litigation hold notice from company related to project.	.00
Pol-Asco-Mod: 0020720875-041-005			**Claim Count =**	**6**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-006 RUMMEL, KLEPPER & KAHL, LLP 11/01/2019 - 11/01/2020

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name / Claim # / OneClaim # / Loss Date	Loss State / Receipt Date	Div / H.O. / Status / Closed Date	Adjuster Name / Manager Name	Loss Description	Loss Paid
NCDOT/Perquimans River Bridge 501-828030-001 / 2590339762US 10/30/2020	NC 11/11/2020	038/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Matter involves issues with the undercutting of existing subgrade in connection with the Perquimans	.00
LP-X-68th Street Clean Up 501-815866-001 / 0711450890US 09/01/2020	MD 09/11/2020	038/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Attorney letter on behalf of company suggesting cashout settlement for alleged contribution in wast	.00
WV BOE 501-815868-001 / 5296709735US 06/29/2020	WV 09/11/2020	038/848 Closed 06/18/2021	CHARLEEN THUNBERG ANNA MESCHANSKY	Attorney letter on behalf of Board of Education involved in underlying lawsuit with allegations of	.00
Franklin Castellanos 501-803659-001 / 0653500453US 06/15/2020	FL 07/15/2020	038/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Attorney letter on behalf of bicyclist alleging negligence resulting in injury in underlying lawsui	.00
I-77 Hot Lanes-NCDOT/Lavar 501-785588-001 / 1210448497US 03/30/2020	NC 04/23/2020	038/848 Closed 09/13/2022	ANNA MESCHANSKY STEPHEN HARB	Attorney letter on behalf of estate of deceased requesting production and preservation of records i	.00
Charles Brown 501-770570-001 / 8853845510US 02/10/2020	MD 02/14/2020	038/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Loss Prevention Notice advising incorrect party named in lawsuit and awaiting confirmation to dismi	.00
Pol-Asco-Mod: 0020720875-041-006			**Claim Count =**	**6**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-007 RUMMEL, KLEPPER & KAHL, LLP 11/01/2020 - 11/01/2021

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description		Loss Paid
Project No 19084 (Flower Ave) 501-901745-001 / 6732216766US 10/29/2021	MD 11/01/2021	009/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Notice out of an abundance of caution reported relating to client, City of Takoma Park, MD expressi		.00
National Museum for Women in 501-901747-001 / 5921043181US 10/29/2021	MD 11/01/2021	009/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Notice out of an abundance of caution reported relating to client, expressing discrepancy in a Lida		.00
Target Engineering Group LLC 501-894228-001 / 0251924291US 09/29/2021	FL 10/04/2021	009/848 Closed 08/12/2022	ALEXANDER GAREEB ANNA MESCHANSKY	Third-party suit brought by company alleging Breach of Contract, Contractual Indemnification and Co		.00
Estate of Samira Jenkins 501-885517-001 / 4731539747US 08/20/2021	MD 08/23/2021	009/848 Closed 11/06/2023	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This lawsuit arises outof a fatal automobile-pedestrian collision that occurred in		.00
Univ of Maryland Purple Line 501-887796-001 / 5900726279US 07/13/2021	MD 09/01/2021	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This matter involves twoemployees that were electrocuted while relocating a power		.00
I-64 High-Rise Bridge Drainage 501-876735-001 / 4661889483US 06/30/2021	VA 07/08/2021	009/848 Open	KENDALL DER ANNA MESCHANSKY	$10M xs $350K - This claim arises out ofthe design engineering services RK&K performed in connecti	Potential Large Loss Between $0 - $99k	.00
Lewes Transit Center 501-875024-001 / 7425899501US 06/21/2021	DE 06/30/2021	009/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Matter involves ESI/COBI, LLC put on notice by Delaware Transit Center and Delaware Department of T		.00
LPN-Bridge over Pardonia Rd. 501-864604-001 / 1595949185US 05/11/2021	MD 05/18/2021	009/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Deposition notice in a matter between SHA and Milani Construction on a project designed for SHA.		.00
LPN-SR408 Widening 501-862236-001 / 1239538311US 04/28/2021	MD 05/05/2021	009/848 N/O	CHARLEEN THUNBERG ANNA MESCHANSKY	Loss prevention for subpoena requestingdocuments related to underlying lawsuit.		.00
Project 19288-CFX Project 528- 501-850411-001 / 1427778713US 03/05/2021	FL 03/10/2021	009/848 Closed 11/06/2023	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This claim arises out ofa fatality when Decedent was electrocuted by a live wire w		.00
William Stanley/FDOT 501-837307-001 / 4767243370US 12/23/2020	FL 01/07/2021	009/848 Closed 05/20/2021	CHARLEEN THUNBERG ANNA MESCHANSKY	Matter involves a letter by the FloridaDepartment of Transportation demanding indemnification due		.00

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-007 RUMMEL, KLEPPER & KAHL, LLP 11/01/2020 - 11/01/2021

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Pol-Asco-Mod: 0020720875-041-007			**Claim Count =**	**11**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-008 RUMMEL, KLEPPER & KAHL, LLP 11/01/2021 - 11/01/2022

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description		Loss Paid
Kingsmill Pump Station 501-975500-001 / 4045632053US 11/01/2022	VA 11/28/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	Matter involving the insured providing engineering services for a pump station, but the contractor		.00
I-95 Widening NCDOT Barrier 501-973334-001 / 9357613508US 10/31/2022	NC 11/14/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This matter involves a potential claim as it relates to the Project where RKK redes		.00
Duplicate of 9357613508US 501-973341-001 / 2959836702US 10/31/2022	NC 11/14/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - Notice of a potential claim arising from design of a wall barrier using new criteri		.00
I-64 Southside Widening Delays 501-973321-001 / 2762353050US 10/28/2022	VA 11/14/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This matter arises out of the alleged delays in approval of a special barrier wall		.00
Roanoke Regional Water Pollut 501-973339-001 / 6337625824US 10/28/2022	VA 11/14/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This matter involves purported gas leaks due to design errors and deficient inspect		.00
Boulder Lake 2 Apartment Comp 501-973340-001 / 9262932058US 10/28/2022	VA 11/14/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	Matter involves alleged improper engineering design in connection with the Boulder Lake 2 Apartment		.00
I-64 Bridge Noise Wall 501-964962-001 / 4078170707US 09/14/2022	VA 10/06/2022	009/848 Open	KENDALL DER ANNA MESCHANSKY	$10M xs $350K - This claim arises out ofthe professional design engineering services RK&K performe	Potential Large Loss Between $0 - $99k	.00
Charles Village Streetscape 501-954917-001 / 5348596367US 07/29/2022	MD 08/15/2022	009/848 N/O	ALEXANDER GAREEB ANNA MESCHANSKY	Claim filed with the Baltimore City Department of General Services by a motorist alleging a tire bl		.00
County of Henrico 501-950629-001 / 0203572093US 06/28/2022	VA 07/21/2022	009/848 N/O	ROBERT NORTON ANNA MESCHANSKY	The County of Henrico was sued by Chesapeake Bay Foundation, Inc., and James River Association rega		.00
Sepulveda/NCDOT/TIP I-5912 501-950666-001 / 7189487586US 06/15/2022	NC 07/21/2022	009/848 N/O	ROBERT NORTON ANNA MESCHANSKY	Potential matter involving underlying litigation concerning a fatal tractor-trailer collision in wo		.00
Alicia Van Trease 501-956593-001 / 9686207441US 05/09/2022	MD 08/24/2022	009/848 Closed 03/26/2024	ALEXANDER GAREEB ANNA MESCHANSKY	$10M xs $350K - This lawsuit, alleging unlawful retaliation, in violation of the whistleblower-prot		.00

AIG Loss Run
Financial Lines Claims

Policy : 0020720875-041-008 RUMMEL, KLEPPER & KAHL, LLP 11/01/2021 - 11/01/2022

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Flagger Fatality/Md DOT 501-932822-001 / 8959829729US 04/14/2022	MD 04/18/2022	009/848 N/O	ROBERT NORTON ANNA MESCHANSKY	Notice of alleged flagger fatality struck by a street sweeper at project site.	.00
Big Gunpowder Falls Trail 501-931543-001 / 3252394649US 03/21/2022	MD 04/11/2022	009/848 N/O	ROBERT NORTON ANNA MESCHANSKY	Notice of alleged bicyclist accident atproject site.	.00
LPN-22nd Street Bridge 501-927408-001 / 6030663097US 03/16/2022	VA 03/18/2022	009/848 N/O	ROBERT NORTON ANNA MESCHANSKY	Subpoena issued in connection with the 22nd Street Bridge Replacement Project.	.00
Pol-Asco-Mod: 0020720875-041-008			**Claim Count =**	**14**	**.00**

AIG Loss Run
Financial Lines Claims

Policy : 0031565882-041-000 RUMMEL, KLEPPER & KAHL, LLP 11/01/2023 - 11/01/2024

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Mount Clinton Pike Shared Use 502-107523-001 / 0907569612US 10/28/2024	VA 10/31/2024	009/848 Closed 12/16/2024	ALEXANDER GAREEB ANNA MESCHANSKY	Potential matter involving alleged dispute between owner and contractor about how certain quantitie	.00
REF 7688453309US 502-119743-001 / 2421857036US 10/18/2024	MD 01/22/2025	009/848 Closed 01/31/2025	ALEXANDER GAREEB ANNA MESCHANSKY	Attorney demand letter on behalf of individual alleging vehicle crash due to employee waived the ca	.00
PA Turnpike I-95 Interchange 502-105915-001 / 9264178334US 10/16/2024	PA 10/22/2024	009/848 Closed 10/25/2024	ALEXANDER GAREEB ANNA MESCHANSKY	Matter involves a lighting issue in connection with the Pennsylvania Turnpike I-95 interchange.	.00
Manakin Farms 502-105917-001 / 2902231396US 10/16/2024	VA 10/22/2024	009/848 Closed 10/25/2024	ALEXANDER GAREEB ANNA MESCHANSKY	Notice of Potential claim arising out ofthe WWTF improvement project involving proposed floor drai	.00
Shantz Road Roundabout 502-105879-001 / 5499760018US 09/20/2024	PA 10/22/2024	009/848 Closed 12/16/2024	ALEXANDER GAREEB ANNA MESCHANSKY	Apparently approaching trucks are running over the curb. PA has reviewed the issue, said the desig	.00
VDOT/Fatality 502-082389-001 / 9852774961US 06/04/2024	VA 06/13/2024	009/848 Closed 08/22/2024	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $20M - On May 31, 2024, an employee of a sub-consultant, Wallace Montgomery & Associates, wa	.00
CFX Project No. 19080-014 502-082390-001 / 9223888061US 05/30/2024	MD 06/13/2024	009/848 Closed 08/22/2024	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $20M - Collision caused by a hydroplaning vehicle over standing water at the Project while i	.00
I-40 North Carolina 502-061673-001 / 1434644078US 02/15/2024	NC 02/27/2024	009/848 Closed 04/01/2024	CHANISE ANDERSON ANNA MESCHANSKY	Attorney letter on behalf of the administrator of an estate alleging wrongful death arising from ne	.00
City of Durham-Bike Lane Stri 502-058840-001 / 9990422863US 01/31/2024	NC 02/13/2024	009/848 Closed 03/28/2024	CHANISE ANDERSON ANNA MESCHANSKY	Notice of potential claim delay in project, City of Durham-Bike Lane Striping.	.00
DelDOT I-95 Overhead Sign Pa 502-058839-001 / 3661555323US 01/25/2024	DE 02/13/2024	009/848 Closed 03/28/2024	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $20M - Notice of matter relatingto adjustments to the overhead sign panels.	.00

Pol-Asco-Mod: 0031565882-041-000 **Claim Count = 10** **.00**

AIG Loss Run
Financial Lines Claims

Policy : 0031565882-041-001 RUMMEL, KLEPPER & KAHL, LLP 11/01/2024 - 11/01/2025

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name / Claim # / OneClaim # / Loss Date	Loss State / Receipt Date	Div / H.O. / Status / Closed Date	Adjuster Name / Manager Name	Loss Description	Loss Paid
Overhead Utilities/Purple Line 502-149990-001 / 6737743899US 06/05/2025	MD 06/10/2025	009/848 Closed 07/23/2025	ALEXANDER GAREEB ANNA MESCHANSKY	Matter involves overhead utility conflicts.	.00
I-81 Project 502-136514-001 / 2114190849US 04/07/2025	MD 04/15/2025	009/848 Closed 05/28/2025	ALEXANDER GAREEB ANNA MESCHANSKY	Notice of matter relating to bid incorrectly for mislabel barrier.	.00
Polk Street Maintenance Facil 502-134386-001 / 0839314273US 04/01/2025	MD 04/03/2025	009/848 Closed 05/08/2025	ALEXANDER GAREEB ANNA MESCHANSKY	Litigation hold for documents concerningunderlying litigation related to project.	.00
Fill Height Pipe Design 502-138311-001 / 4518425595US 03/31/2025	PA 04/23/2025	009/848 Closed 06/26/2025	ALEXANDER GAREEB ANNA MESCHANSKY	Notification of a potential design errorfor work associated with replacing pipe to satisfy fill he	.00
I-495 Drilling 502-134870-001 / 8436231203US 03/27/2025	MD 04/07/2025	009/848 Closed 05/28/2025	ALEXANDER GAREEB ANNA MESCHANSKY	Notice of matter relating to sewer linewas hit during drilling borings.	.00
SR 516 Project 502-125870-001 / 5434427552US 02/18/2025	FL 02/24/2025	009/848 Closed 04/14/2025	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $30M - Matter involving client contractor allegedly encroaching on an adjacent neighbor prop	.00
Leandro McDonald 502-124680-001 / 3931808260US 02/10/2025	PA 02/18/2025	009/848 Closed 04/07/2025	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $30M - Summons relating to motorvehicle accident.	.00
I-70 over I-81 502-125284-001 / 3276662802US 02/07/2025	MD 02/20/2025	009/848 Closed 04/14/2025	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $30M - Claim alleging not enoughpavement and left lane was narrowed causing a safety concer	.00
Christoper Schaffer 502-124045-001 / 3556111087US 01/29/2025	MD 02/04/2025	009/848 Closed 04/01/2025	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $30M - Suit relating to motor vehicle accident.	.00
Harbor Point Parcel 4 Apt/Gar 502-119742-001 / 9609440098US 01/16/2025	MD 01/22/2025	009/848 Closed 03/10/2025	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $30M - Matter involves alleged deficient design services in connection with the Harbor Point	.00
Andrew Williams 502-120573-001 / 7688453309US 01/08/2025	MD 01/27/2025	009/848 Closed 03/10/2025	ALEXANDER GAREEB ANNA MESCHANSKY	$5M xs $30M - Attorney demand letter onbehalf of individual alleging vehicle crash due to employee	.00

AIG Loss Run
Financial Lines Claims

Policy : 0031565882-041-001 RUMMEL, KLEPPER & KAHL, LLP 11/01/2024 - 11/01/2025

Report Date / Time: 10/01/2025 15:57 EST
Valuation Date: 09/30/2025
Currency: USD

Claimant Name Claim # / OneClaim # Loss Date	Loss State Receipt Date	Div / H.O. Status Closed Date	Adjuster Name Manager Name	Loss Description	Loss Paid
Elizabeth Ann Stremlau 502-114011-001 / 7977490925US 11/26/2024	DC 12/11/2024	009/848 Closed 12/27/2024	ALEXANDER GAREEB ANNA MESCHANSKY	Suit brought by a pedestrian walking near a commercial building located at 409 3rd Street in Washin	.00
DelDOT Georgetown Admin Bldg 502-116987-001 / 8198695090US 11/26/2024	DE 01/02/2025	009/848 Closed 02/03/2025	ALEXANDER GAREEB ANNA MESCHANSKY	RK&K is involved in a Project with DelDOT. DelDOT is continuing to have major system problems with	.00
Robscott Manor Park Stream Re 502-110010-001 / 7521521509US 11/07/2024	DE 11/15/2024	009/848 Closed 12/19/2024	ALEXANDER GAREEB ANNA MESCHANSKY	DOT notice alleging possible problem ofwater of plants on the breakout sheet.	.00
Pol-Asco-Mod: 0031565882-041-001			**Claim Count =**	**14**	**.00**

07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

This loss run is reflective of the following policy period(s)

Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

Insured Policy Number: **591934472**

Claim #	Loss Date	Claim Type	Policy Year	Status/Closed Date	Claimant	Reserve Indemnity	Paid Indemnity	Paid Expenses	Total Incurred
AEA24090-2	12/03/2025	PRE	2025	CLOSED 04/01/2026	CCL USA	$0	$0	$1,661	$1,661
AEA24903-2	05/12/2026	PRE	2025	OPEN	SEMINOLE TRIBE OF FLORIDA BIG	$3	$0	$0	$3
AEA24926-2	06/03/2026	CLM	2025	OPEN	GLOVER,KAYLA	$1	$0	$0	$1
AEA23994-2	11/10/2025	CLM	2025	OPEN	PTI TAXIWAY	$1	$0	$1,253	$1,254
AEA24473-2	03/06/2026	PRE	2025	OPEN	RICHMOND,ESTATE OF STEPHANIE	$3	$0	$20	$23

PRE = Pre-Claim **CLM = Claim**

Victor Insurance Managers Inc.
Victor Insurance Services Inc. in MN | DBA in CA and NY: Victor Insurance Services | CA Ins. Lic. # 0156109
301-961-9800 | info.us@victorinsurance.com | 7700 Wisconsin Avenue, Suite 400, Bethesda, MD 20814

07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

This loss run is reflective of the following policy period(s)

Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA24473-3	03/06/2026	PRE	2025	OPEN	NOT IDENTIFIED,OTHER DRIVER	$3	$0	$0	$3
AEA25001-2	06/22/2026	PRE	2025	OPEN	M&M ASPHALT MAINTENANCE INC	$3	$0	$0	$3
AEA24473-5	03/06/2026	PRE	2025	OPEN	NOT IDENTIFIED,SECOND PASSENGE	$3	$0	$0	$3
AEA24473-4	03/06/2026	PRE	2025	OPEN	NOT IDENTIFIED,FIRST PASSENGER	$3	$0	$0	$3
AEA24150-2	12/18/2025	CLM	2025	OPEN	BURTONSVILLE ACCESS ROAD	$1	$0	$0	$1
AEA22381-2	12/20/2024	PRE	2024	CLOSED 06/01/2026	DEL DOT GEORGETOWN ADMINISTRAT	$0	$0	$1,104	$1,104
AEA22907-2	04/07/2025	CLM	2024	CLOSED 05/01/2026	BRANCH CIVIL INC	$0	$0	$0	$0

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07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

This loss run is reflective of the following policy period(s)

Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA23603-2	08/19/2025	PRE	2024	CLOSED 02/01/2026	MANASSAS VIRGINIA	$0	$0	$0	$0
AEA23199-2	06/05/2025	PRE	2024	CLOSED 09/01/2025	PURPLE LINE PROJECT	$0	$0	$0	$0
AEA22463-2	01/15/2025	PRE	2024	CLOSED 07/01/2025	WILLIAMS,ANDREW	$0	$0	$0	$0
AEA22463-3	01/15/2025	PRE	2024	CLOSED 07/01/2025	BARNES,KARON	$0	$0	$0	$0
AEA22641-2	02/11/2025	PRE	2024	CLOSED 07/01/2025	CENTRAL FLORIDA EXPRESSWAY AUT	$0	$0	$1,043	$1,043
AEA22640-2	02/18/2025	PRE	2024	CLOSED 06/01/2025	I-70 - ROADWAY & BRIDGE IMPROV	$0	$0	$0	$0
AEA22933-2	04/14/2025	PRE	2024	CLOSED 05/01/2025	PENNDOT - SR 309	$0	$0	$0	$0

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07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

This loss run is reflective of the following policy period(s)

Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA22297-2	12/03/2024	PRE	2024	CLOSED 05/01/2025	DEL DOT ROBSCOTT MANOR PARK ST	$0	$0	$0	$0
AEA22868-2	03/21/2025	PRE	2024	CLOSED 05/01/2025	POLK STREET MAINTENANCE FACILI	$0	$0	$0	$0
AEA22474-2	01/17/2025	PRE	2024	CLOSED 05/01/2025	HARBOR POINT PARCEL 4 APARTMEN	$0	$0	$0	$0
AEA22861-2	03/31/2025	PRE	2024	CLOSED 04/01/2025	I-495 & I-270 PROJECT	$0	$0	$0	$0
AEA23947-2	10/28/2025	CLM	2024	OPEN	SIMMONS,SHAWN	$1	$0	$0	$1
AEA22531-2	01/24/2025	CLM	2024	OPEN	SCHAFFER,CHRISTOPHER C	$200,000	$0	$0	$200,000
AEA22531-5	01/24/2025	CLM	2024	OPEN	MCDONALD,LEANDRO	$1	$0	$0	$1

PRE = Pre-Claim **CLM = Claim**

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07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

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Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA22531-3	01/24/2025	CLM	2024	OPEN	PHYRILLAS,JAMES	$1	$0	$0	$1
AEA22531-4	01/24/2025	CLM	2024	OPEN	PHYRILLAS,PATRICK	$200,000	$0	$0	$200,000
AEA22278-2	11/13/2024	CLM	2024	OPEN	STREMLAU,ELIZABETH ANN	$1	$0	$0	$1
AEA21452-2	06/04/2024	PRE	2023	CLOSED 01/01/2025	NOT IDENTIFIED,NOT IDENTIFIED	$0	$0	$0	$0
AEA22187-2	10/31/2024	PRE	2023	CLOSED 11/01/2024	DELDOT	$0	$0	$0	$0
AEA22042-2	10/16/2024	PRE	2023	CLOSED 10/01/2024	PA TURNPIKE I95 INTERCHANGE	$0	$0	$0	$0
AEA22115-2	10/28/2024	PRE	2023	CLOSED 10/01/2024	GB FOLTZ	$0	$0	$0	$0

PRE = Pre-Claim **CLM = Claim**

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07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

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Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
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AEA21447-2	06/03/2024	PRE	2023	CLOSED 10/01/2024	DUNN,SEAN	$0	$0	$0	$0
AEA22012-2	10/10/2024	PRE	2023	CLOSED 10/01/2024	SHANTZ ROAD ROUNDABOUT	$0	$0	$0	$0
AEA22037-2	10/16/2024	PRE	2023	CLOSED 10/01/2024	AQUA VA - MANAKIN FARMS DRAIN	$0	$0	$0	$0
AEA20955-2	02/20/2024	PRE	2023	CLOSED 06/01/2024	RAY ET AL,SAVANNA LYNN	$0	$0	$0	$0
AEA20828-2	01/25/2024	PRE	2023	CLOSED 02/01/2024	CITY OF DURHAM	$0	$0	$0	$0
AEA20827-2	01/25/2024	PRE	2023	CLOSED 01/01/2024	DELDOT I-95 OVERHEAD SIGN PANE	$0	$0	$0	$0
AEA20057-2	08/16/2023	PRE	2022	CLOSED 10/01/2023	ENTINA,MIRA	$0	$0	$0	$0

PRE = Pre-Claim **CLM = Claim**

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07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

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Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA19392-2	04/03/2023	PRE	2022	CLOSED 10/01/2023	SIMMONS,MAHLON	$0	$0	$0	$0
AEA20335-2	10/06/2023	PRE	2022	CLOSED 10/01/2023	BAY VIEW INTERCEPTOR	$0	$0	$0	$0
AEA19757-2	06/14/2023	PRE	2022	CLOSED 08/01/2023	US 1 (CONOWINGO) TRUCK WEIGH A	$0	$0	$0	$0
AEA18669-2	11/22/2022	PRE	2022	CLOSED 05/01/2023	KINGS MILL PUMP STATION PIPING	$0	$0	$0	$0
AEA18365-2	09/23/2022	PRE	2021	CLOSED 05/01/2023	I-64 HIGH RISE BRIDGE PHASE I	$0	$0	$0	$0
AEA18526-2	10/28/2022	PRE	2021	CLOSED 05/01/2023	WESTERN VIRGINIA WATER AUTHORI	$0	$0	$0	$0
AEA18527-2	10/28/2022	PRE	2021	CLOSED 03/01/2023	BOULDER LAKE 2 APARTMENT COMPL	$0	$0	$0	$0

PRE = Pre-Claim **CLM = Claim**

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07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

This loss run is reflective of the following policy period(s)

Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA18537-2	10/31/2022	PRE	2021	CLOSED 03/01/2023	I-95 WIDENING AND INTERCHANGE	$0	$0	$0	$0
AEA18003-2	07/14/2022	PRE	2021	CLOSED 02/01/2023	SEPULVADA,NOT IDENTIFIED	$0	$0	$0	$0
AEA17937-2	06/30/2022	PRE	2021	CLOSED 12/01/2022	COUNTY OF HENRICO	$0	$0	$0	$0
AEA18202-2	08/19/2022	PRE	2021	CLOSED 11/01/2022	VAN TREASE,ALICIA	$0	$0	$0	$0
AEA17454-2	03/14/2022	PRE	2021	CLOSED 10/01/2022	NOT IDENTIFIED,NOT IDENTIFIED	$0	$0	$0	$0
AEA17590-2	04/14/2022	PRE	2021	CLOSED 09/01/2022	VENTIMIGLIA,PATTY	$0	$0	$0	$0
AEA18092-2	07/29/2022	PRE	2021	CLOSED 09/01/2022	CHARLES VILLAGE STREETSCAPE WB	$0	$0	$0	$0

PRE = Pre-Claim **CLM = Claim**

Victor Insurance Managers Inc.
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301-961-9800 | info.us@victorinsurance.com | 7700 Wisconsin Avenue, Suite 400, Bethesda, MD 20814

07/02/2026

Claims Summary Report

Professional Liability for Design, Construction and Consultants

This loss run is reflective of the following policy period(s)

Loss Run Report of range 11/01/2021 - 11/01/2026

Rummel, Klepper & Kahl, LLP
700 East Pratt Street Suite 500
Baltimore,MD 21202-4919

AEA17590-3	04/14/2022	PRE	2021	CLOSED 09/01/2022	MARYLAND DEPARTMENT OF TRANSPO	$0	$0	$0	$0

Total Claims	Reserve Indemnity	Paid Indemnity	Paid Expenses	Total Incurred
55	**$400,025**	**$0**	**$5,081**	**$405,106**

PRE = Pre-Claim CLM = Claim

Victor Insurance Managers Inc.
Victor Insurance Services Inc. in MN | DBA in CA and NY: Victor Insurance Services | CA Ins. Lic. # 0156109
301-961-9800 | info.us@victorinsurance.com | 7700 Wisconsin Avenue, Suite 400, Bethesda, MD 20814

RUMMEL KLEPPER & KAHL, LLP
Policy Number(s): 3R867301

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2020												
Line of Insurance: AL - AUTOMOBILE												
/RUMMEL KLEPPER & KAHL LL	186	AD	FEM2154	10/04/2021	10/12/2021	02/02/2022	C					
IV STRUCK DEER								Inc:	$3,747.00	$3,747.00	$0.00	$0.00
								Pd:	$3,746.73	$3,746.73	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	026	AD	FSL1286	10/07/2021	10/12/2021	11/19/2021	C					
IV SWERVED TO AVOID COLLISION, DROVE INTO DITCH.								Inc:	$1,594.00	$1,594.00	$0.00	$0.00
								Pd:	$1,593.82	$1,593.82	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER KAHL, L	206	AD	FPC9718	10/04/2021	10/21/2021	10/27/2021	C					
2016 FORD F SERIES F150 2 DOOR SUPER CAB, V# 1FTEX1E82GFB62094, ANIMAL/OBJECT HIT GLASS, W/S REPL. REFERRAL 315585								Inc:	$556.00	$556.00	$0.00	$0.00
								Pd:	$555.62	$555.62	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
KELLY SHONDA	042	AB	FQJ7200	07/08/2021	07/09/2021	08/02/2022	C					
IV VEHICLE WAS STRUCK IN RIGHT FRONT BY OV TRAVELING IN HEAVY RAIN WITHOUT HEADLIGHTS ON.								Inc:	$64,583.00	$64,583.00	$0.00	$0.00
								Pd:	$64,583.71	$64,583.71	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LEAHU SERGHEI	007	AD	FQW5046	07/28/2021	08/06/2021	10/18/2021	C					
IV WAS STRUCK BY OV WHILE UNOCCUPIED. OV DRIVER LEFT A NOTE.								Inc:	$2,280.00	$2,280.00	$0.00	$0.00
								Pd:	$2,280.18	$2,280.18	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MENDOZA CARLOS O	186	AD	FEM1346	07/17/2021	07/21/2021	08/30/2023	C					
OV1 STRUCK OV2 AND PUSHED IT INTO IV, WHICH WAS PARKED AT A RESTAURANT.								Inc:	$1,066.00	$1,066.00	$0.00	$0.00
								Pd:	$1,065.80	$1,065.80	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
PARSONS DAVID	026	AB	FRZ6370	08/31/2021	09/01/2021	10/12/2021	C					
OTHER VEHICLE DRIVER WAS AT THE RED LIGHT WHEN HE WAS REAR-ENDED BY THE INSURED'S VEHICLE								Inc:	$3,151.00	$3,151.00	$0.00	$0.00
								Pd:	$3,151.00	$3,151.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
TRAVIS TINA	186	AD	FEM1743	08/23/2021	08/31/2021	11/18/2021	C					
IV WAS PARKED, AND WAS STRUCK FROM REAR BY OV.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2020												
Line of Insurance: AL - AUTOMOBILE												
Subtotals for Line of Insurance : AL												
Total Claim Count: 8								Inc:	$76,977.00	$76,977.00	$0.00	$0.00
								Pd:	$76,976.86	$76,976.86	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Policy Year : 2020												
Total Claim Count: 8								Inc:	$76,977.00	$76,977.00	$0.00	$0.00
								Pd:	$76,976.86	$76,976.86	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Policy Year: 2021												
Line of Insurance: AL - AUTOMOBILE												
/COMMUNITY LANDSCAPE SERV	186	AD	FEM4494	06/01/2022	06/09/2022	07/06/2022	C					
OV STRUCK IV IN REAR								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	A2G0874	04/04/2022	04/29/2022	10/20/2022	C					
ID SWERVED TO AVOID COLLISION WITH OV. IV STRUCK GUARD RAIL. TO MY KNOWLEDGE, GUARD RAIL UNDAMAGED.								Inc:	$4,099.00	$4,099.00	$0.00	$0.00
								Pd:	$4,098.69	$4,098.69	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	A2I5627	09/13/2022	09/28/2022	09/30/2022	C					
IV STRUCK WILD HOG.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM2475	11/10/2021	11/15/2021	01/26/2022	C					
DEER STRUCK DRIVERS SIDE OF IV.								Inc:	$6,842.00	$6,842.00	$0.00	$0.00
								Pd:	$6,841.67	$6,841.67	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM3510	01/03/2022	03/02/2022	03/24/2022	C					
IV STRUCK UTILITY POLE GUY WIRE.								Inc:	$363.00	$363.00	$0.00	$0.00
								Pd:	$363.16	$363.16	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2021												
Line of Insurance: AL - AUTOMOBILE												
/EMKAY, INC	186	AD	FEM5133	07/12/2022	08/10/2022	08/17/2022	C					
OV AND IV COLLIDED. UNSURE OF FAULT. NEED TO FIX ASAP. PLEASE PAY THE SHOP DIRECTLY.								Inc:	$4,205.00	$4,205.00	$0.00	$0.00
								Pd:	$4,205.20	$4,205.20	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	FTC8323	05/20/2022	05/25/2022	07/05/2022	C					
IV STRUCK DEER								Inc:	$2,966.00	$2,966.00	$0.00	$0.00
								Pd:	$2,966.23	$2,966.23	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	FXH0838	10/25/2022	02/02/2023	04/11/2023	C					
OV STRUCK IV INSIDE HARBOR PARK PARKING GARAGE. OV DRIVER LEFT NOTE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/ENTERPRISE MAXON TRUCK	186	AD	FEM5277	08/02/2022	08/25/2022	10/11/2022	C					
OV STRUCK IV IN REAR, WHILE TURNING IN A DOUBLE TURN LANE. OV INSURANCE: ACE AMERICAN, POLICY: XSLG2490101								Inc:	$1,218.00	$1,218.00	$0.00	$0.00
								Pd:	$1,217.52	$1,217.52	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/KCI TECHNOLOGIES	026	AD	A2G5666	05/17/2022	07/13/2022	10/19/2022	C					
INSURED VEHICLE WAS BACKING UP AND STRUCK OTHER VEHICLE THAT WAS STOPPED								Inc:	$3,553.00	$3,553.00	$0.00	$0.00
								Pd:	$3,553.28	$3,553.28	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/NORTH CAROLINA DEPARTMEN	026	AD	A2G9832	09/13/2022	09/14/2022	11/30/2022	C					
OV WAS DRIVING WRONG WAY IN IV LANE. IV VEHICLE SWERVED TO AVOID HEAD ON COLLISION. IV COLLIDED WITH CONCRETE BARRIERS AND POSSIBLY A GUARD RAIL.								Inc:	$12,856.00	$12,856.00	$0.00	$0.00
								Pd:	$12,856.43	$12,856.43	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER KAHL, LL	206	AD	FRY4154	02/28/2022	03/31/2022	04/12/2022	C					
2018 FORD F150 VIN#F68071 ROCK FROM ROAD WINDSHIELD REPLACEMENT REFERRAL #443641								Inc:	$580.00	$580.00	$0.00	$0.00
								Pd:	$579.64	$579.64	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER KAHL, LL	206	AD	FRY5479	04/27/2022	05/12/2022	05/18/2022	C					
2021 FORD F150 VIN: E47894 // ROCK FROM VEHICLE - W/S REPL. // REFERRAL #: 913802								Inc:	$837.00	$837.00	$0.00	$0.00
								Pd:	$836.56	$836.56	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER KAHL, LL	206	AD	FRY7681	07/19/2022	07/28/2022	08/04/2022	C					
WINDSHIELD REPLACEMENT // COL: OBJECT HIT GLASS // 2022 FORD ESCAPE // 1FMCU0F69NUA26279 // REFERRAL #992640								Inc:	$985.00	$985.00	$0.00	$0.00
								Pd:	$984.63	$984.63	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

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Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2021												
Line of Insurance: AL - AUTOMOBILE												
/RUMMEL KLEPPER & KAHL, L	206	AD	A2N2137	10/25/2022	01/04/2023	01/09/2023	C					
WINDSHIELD REPLACEMENT // COL: ROCK FROM ROAD // 2019 FORD F250 // 1FTEX1CB2KFC01337 // REFERRAL #464652								Inc:	$920.00	$920.00	$0.00	$0.00
								Pd:	$919.85	$919.85	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL, L	206	AD	FRY1129	12/03/2021	12/14/2021	12/17/2021	C					
2020 FORD F150 VIN#1FTEX1CB0LFB27417 ANIMAL/OBJECT WINDSHIELD REPLACEMENT AND RECALIBRATION REFERRAL #638601								Inc:	$815.00	$815.00	$0.00	$0.00
								Pd:	$815.35	$815.35	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL, L	206	AD	FRY3941	02/24/2022	03/24/2022	03/30/2022	C					
2019 FORD F150 VIN#C01336 ROCK FROM ROAD WINDSHIELD REPLACEMENT AND RECALIBRATION REFERRAL #379685								Inc:	$893.00	$893.00	$0.00	$0.00
								Pd:	$893.40	$893.40	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL, L	206	AD	FRY6630	06/02/2022	06/22/2022	06/29/2022	C					
2012 HONDA ODYSSEY VIN#071503 ROCK FROM ROAD WINDSHIELD REPAIR REFERRAL #909360								Inc:	$90.00	$90.00	$0.00	$0.00
								Pd:	$90.10	$90.10	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/SWEEP IT LLC	297	AD	A2I1596	06/09/2022	06/24/2022	03/06/2023	O					
DRIVER DID NOT PUT THE VEHICLE IN PARK AND GOT OUT.								Inc:	$20,860.00	$10,860.00	$0.00	$10,000.00
								Pd:	$14,186.22	$10,859.42	$0.00	$3,326.80
								O/S:	$6,673.78	$0.00	$0.00	$6,673.20
/UNKNOWN	007	AD	FQW9748	11/03/2021	11/17/2021	03/31/2022	C					
IV STRUCK OV IN REAR, DURING STOP AND GO TRAFFIC CONDITIONS.								Inc:	$5,264.00	$5,264.00	$0.00	$0.00
								Pd:	$5,263.64	$5,263.64	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
ALEXANDER KATHRYN	026	AD	FWR0780	09/26/2022	09/28/2022	05/22/2023	C					
OV STRUCK IV. POLICE ASSIGNED FAULT TO OV. FILING THROUGH TRAVELERS TO EXPEDITE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
BROIS RICHARD	026	AD	FWR1734	09/29/2022	10/12/2022	02/17/2023	C					
INSURED VEHICLE REAR ENDED OTHER VEHICLE WHILE STOPPED IN A DRIVE THRU								Inc:	$1,771.00	$1,771.00	$0.00	$0.00
								Pd:	$1,771.33	$1,771.33	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
DARNELL SETH	026	AB	FTJ9626	04/06/2022	04/08/2022	10/17/2022	C					
OV1 REAR ENDED IV, CAUSING IV TO COLLIDE WITH OV2								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

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Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2021												
Line of Insurance: AL - AUTOMOBILE												
DAVIS-COLEMAN BRITTANEY	007	AD	FTC1971	01/13/2022	01/13/2022	02/09/2022	C					
INSURED VEHICLE BACKED OUT OF PARKING SPOT INTO OTHER VEHICLE								Inc:	$3,906.00	$3,906.00	$0.00	$0.00
								Pd:	$3,905.77	$3,905.77	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
DIAZ HECTOR	297	AD	D0Y1457	09/27/2022	10/05/2022	03/24/2023	C					
IV STRUCK OV IN REAR.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
FISCHER APRIL	007	AD	FQW9615	11/12/2021	11/15/2021	12/13/2022	C					
IV STRUCK OV1 IN REAR IMMEDIATELY FOLLOWING HARD AND SUDDEN STOP BY OV1. OV2 WAS UNABLE TO STOP AND IMPACTED IV HARD IN THE REAR.								Inc:	$13,230.00	$13,230.00	$0.00	$0.00
								Pd:	$13,230.33	$13,230.33	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
GINES PHILLIS	026	AD	A2G1293	05/05/2022	05/06/2022	05/09/2022	C					
CLAIMANT SPOUSE AT INTERSTAE 840 WB , INSURED VEHICLE PULLED RIGHT THEN TURNED LEFT AND IMPACTED CLAIMANT VEHICLE AT PASSENGER SIDE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HEDGE JOAN	026	AB	FTJ1035	11/15/2021	11/16/2021	01/13/2022	C					
INSURED VEHICLE CHANGED LANES TO GET INTO TURNING LANE AND STRUCK OTHER VEHICLE								Inc:	$14,150.00	$14,150.00	$0.00	$0.00
								Pd:	$14,149.46	$14,149.46	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MECKLEY TIMOTHY	145	PP	FJM6660	03/07/2022	03/08/2022	03/01/2024	C					
OTHER VEHICLE CROSSED OVER THE YELLOW AND STRUCK THE INSURED VEHICLE HEAD ON								Inc:	$37,130.00	$36,667.00	$0.00	$463.00
								Pd:	$37,129.30	$36,666.80	$0.00	$462.50
								O/S:	$0.00	$0.00	$0.00	$0.00
MERCEDES FANNY	297	AD	D0Y0013	05/19/2022	06/15/2022	11/17/2022	C					
CONSTRUCTION ON ROAD, OTHER VEHICLE STOPPED WHEN INSURED VEHICLE REAR ENDED OTHER VEHICLE								Inc:	$11,958.00	$11,181.00	$0.00	$777.00
								Pd:	$11,958.61	$11,181.61	$0.00	$777.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MESSINEO MICHAEL	026	AD	FWR3079	10/20/2022	11/01/2022	12/12/2022	C					
IV STRUCK OV IN REAR.								Inc:	$1,224.00	$1,224.00	$0.00	$0.00
								Pd:	$1,224.42	$1,224.42	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
NEAL EDWARD	026	PP	A2H2994	06/08/2022	06/10/2022	12/10/2022	C					
CLAIMANT VEHICLE ON A 3-WAY LANE. INSURED VEHICLE COMING FROM THE RIGHT MERGING AND PASSING TO CLAIMANT VEHICLE LANE IMPACTING THE CLAIMANT VEHICLE AND ALSO IMPACTED THE FEDEX TRUCK.								Inc:	$26,435.00	$23,935.00	$2,500.00	$0.00
								Pd:	$26,435.49	$23,935.49	$2,500.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2021												
Line of Insurance: AL - AUTOMOBILE												
ROBINSON BUCK	297	AD	D0Z9080	03/29/2022	04/01/2022	10/12/2022	C					
OTHER VEHICLE WAS PARKED AND UNOCCUPIED WHEN THE INSURED VEHICLE STRUCK THE OTHER VEHICLE								Inc:	$21,954.00	$21,954.00	$0.00	$0.00
								Pd:	$21,953.78	$21,953.78	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
STARK ERNEST	026	AD	A2G2132	05/13/2022	05/19/2022	06/14/2023	C					
INSURED WAS MERGING LANES AND HIT CLAIMANT VEHICLE								Inc:	$3,988.00	$3,988.00	$0.00	$0.00
								Pd:	$3,987.87	$3,987.87	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
TALIAFERO CHAFOND	186	AB	FEM2681	12/01/2021	12/02/2021	02/17/2022	C					
INSURED REAR ENDED VEHICLE 2 AND PUSHED VEHICLE 2 INTO VEHICLE 3								Inc:	$6,208.00	$5,812.00	$0.00	$396.00
								Pd:	$6,208.44	$5,812.44	$0.00	$396.00
								O/S:	$0.00	$0.00	$0.00	$0.00
TYLL-SR SEAN	186	AB	FEM3706	02/15/2022	03/23/2022	10/12/2023	C					
OTHER VEHICLE STOPPED AT RED LIGHT AND INSURED VEHICLE REAR ENDED OTHER VEHICLE.								Inc:	$45,028.00	$43,927.00	$0.00	$1,101.00
								Pd:	$45,029.05	$43,928.05	$0.00	$1,101.00
								O/S:	($1.05)	($1.05)	$0.00	$0.00
UNKNOWN UNKNOWN	186	AD	FEM3705	02/08/2022	03/23/2022	04/28/2022	C					
DRIVER, IN A TIGHT GARAGE, HIT A CONCRETE COLUMN AND A YELLOW POLE. BOTH SIDES OF VEHICLE AFFECTED.								Inc:	$7,621.00	$7,621.00	$0.00	$0.00
								Pd:	$7,621.15	$7,621.15	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Line of Insurance : AL												
Total Claim Count: 37								Inc:	$261,949.00	$246,712.00	$2,500.00	$12,737.00
								Pd:	$255,276.57	$246,713.27	$2,500.00	$6,063.30
								O/S:	$6,672.43	($1.27)	$0.00	$6,673.70
Subtotals for Policy Year : 2021												
Total Claim Count: 37								Inc:	$261,949.00	$246,712.00	$2,500.00	$12,737.00
								Pd:	$255,276.57	$246,713.27	$2,500.00	$6,063.30
								O/S:	$6,672.43	($1.27)	$0.00	$6,673.70
Policy Year: 2022												
Line of Insurance: AL - AUTOMOBILE												

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Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2022												
Line of Insurance: AL - AUTOMOBILE												
/ALDRIDGE ELECTRIC	186	AD	FEM7343	02/28/2023	03/24/2023	05/26/2023	C					
OV BACKED INTO FRONT OF UNOCCUPIED IV. I HAVE BEEN UNABLE TO FILE WITH OV INSURANCE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	101	AD	A2K0109	08/24/2023	09/19/2023	10/26/2023	C					
IV STRUCK COYOTE.								Inc:	$1,788.00	$1,788.00	$0.00	$0.00
								Pd:	$1,787.81	$1,787.81	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	297	AD	D0Y4027	04/12/2023	04/24/2023	04/26/2023	C					
VEHICLE TOOK ON WATER FROM ABOUT 3 FEET OF FLOODING. ELECTRONICS WERE DISCONNECTED, BUT, THE VEHICLE WAS SUBMERGED AND WATER FILLED THE CAB AND ENGINE BAY.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	297	AD	D0Y6627	10/03/2023	11/28/2023	01/29/2024	C					
TAIL GATE WAS STOLEN FROM IV OVER NIGHT WHILE PARKED AT EMPLOYEES HOME.								Inc:	$1,763.00	$1,428.00	$0.00	$335.00
								Pd:	$1,763.26	$1,427.91	$0.00	$335.35
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM6563	11/10/2022	01/03/2023	02/06/2023	C					
IV STRUCK DEER THAT JUMPED INTO PATH OF VEHICLE.								Inc:	$2,188.00	$2,188.00	$0.00	$0.00
								Pd:	$2,188.31	$2,188.31	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM8096	04/07/2023	06/01/2023	07/28/2023	C					
IV DRIVER BACKED INTO HER HOMES PORCH.								Inc:	$4,280.00	$4,280.00	$0.00	$0.00
								Pd:	$4,280.44	$4,280.44	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM9931	10/12/2023	01/31/2024	03/13/2024	C					
IV STRUCK DEER.								Inc:	$5,492.00	$5,492.00	$0.00	$0.00
								Pd:	$5,492.37	$5,492.37	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	003	AD	FWY0645	12/22/2022	02/02/2023	04/24/2023	C					
IV STRUCK DEER.								Inc:	$2,101.00	$2,101.00	$0.00	$0.00
								Pd:	$2,100.54	$2,100.54	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	FZD4998	10/09/2023	11/06/2023	01/23/2024	C					
SEVERE WIND BROKE A LARGE BRANCH FROM TREE AT EMPLOYEES HOME. BRANCH STRUCK IV CAUSING DAMAGE TO ROOK, DOOR AND SIDE MIRROR.								Inc:	$7,931.00	$7,931.00	$0.00	$0.00
								Pd:	$7,930.64	$7,930.64	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2022												
Line of Insurance: AL - AUTOMOBILE												
/EMKAY, INC	026	AD	FZE1744	01/31/2023	10/09/2023	12/05/2023	C					
IV WAS STRUCK BY OV ON HIGHWAY. OV FLED SCENE.								Inc:	$1,089.00	$1,089.00	$0.00	$0.00
								Pd:	$1,088.94	$1,088.94	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	F1F6546	10/12/2023	02/22/2024	03/12/2024	C					
THIEF VANDALIZED SECURITY CAMERA, THEN STOLE CATALYTIC CONVERTERS, DAMAGING VEHICLE IN THE PROCESS.								Inc:	$4,570.00	$4,570.00	$0.00	$0.00
								Pd:	$4,569.53	$4,569.53	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER KAHL, LL	206	AD	A2N2179	12/06/2022	01/05/2023	01/12/2023	C					
WINDSHIELD REPLACEMENT // COL: ROCK FROM ROAD // 2016 NISSAN PATHFINDER // 5N1AR2MM9GC625889 // REFERRAL #363756								Inc:	$418.00	$418.00	$0.00	$0.00
								Pd:	$417.80	$417.80	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER KAHL, LL	206	AD	A2N3945	02/03/2023	03/02/2023	03/07/2023	C					
2018 NISSAN FRONTIER VIN#719522 OBJECT WINDSHIELD REPLACEMENT REFERRAL #780829								Inc:	$577.00	$577.00	$0.00	$0.00
								Pd:	$577.48	$577.48	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	A2N2239	01/04/2023	01/09/2023	01/17/2023	C					
2018 FORD F SERIES F150 2 DOOR SUPER CABVIN #: 1FTEX1EB1JFC77014, CAUSE OF LOSS:ROCK FROM ROAD, REFERRAL NUMBER:737170								Inc:	$422.00	$422.00	$0.00	$0.00
								Pd:	$421.86	$421.86	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	A2N3562	02/15/2023	02/20/2023	03/13/2023	C					
2014 FORD F150 VIN#:A25164/ROCK FROM ROAD-WS REPAIR/REFERRAL#:751466								Inc:	$90.00	$90.00	$0.00	$0.00
								Pd:	$90.10	$90.10	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	A2N7617	06/07/2023	06/28/2023	07/05/2023	C					
2013 FORD EXPLORER 4 DOOR UTILITYVIN #: 130165 - ROCK FROM ROAD - REPAIR - REFERRAL 910202								Inc:	$75.00	$75.00	$0.00	$0.00
								Pd:	$75.00	$75.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	A2N7621	04/27/2023	06/28/2023	07/07/2023	C					
WINDSHIELD REPLACEMENT // COL: ROCK FROM ROAD // 2019 FORD F150 // VIN: A28051 // REFERRAL #899308								Inc:	$917.00	$917.00	$0.00	$0.00
								Pd:	$916.68	$916.68	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	A2N7703	04/27/2023	06/30/2023	07/11/2023	C					
2017 FORD F SERIES F150 2 DOOR SUPER CAB, VIN #: A80661, ROCK FROM ROAD, W/S REPL. REFERRAL 898611								Inc:	$418.00	$418.00	$0.00	$0.00
								Pd:	$417.96	$417.96	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

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Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Policy Year: 2022											
Line of Insurance: AL - AUTOMOBILE											
/RUMMEL KLEPPER & KAHL LL	206	AD	FYE2136	09/15/2023	11/29/2023	12/06/2023	C				
2018 HONDA PILOT 4 DOOR UTILITYVIN #: 068126 - ROCK FROM ROAD - REPAIR - REFERRAL 481221							Inc:	$75.00	$75.00	$0.00	$0.00
							Pd:	$75.00	$75.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL, L	206	AD	A2N3763	02/01/2023	02/24/2023	03/01/2023	C				
2017 NISSAN TITAN 4 DOOR CREW CAB, VIN #: 1N6AA1EJ4HN571303, OBJECT HIT GLASS, CHIP REPAIR, REFERRAL 780617							Inc:	$91.00	$91.00	$0.00	$0.00
							Pd:	$90.53	$90.53	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
AKINE LASHAIE	186	AB	FEM7793	04/13/2023	05/04/2023	11/13/2023	C				
OV MERGED INTO IV TRAVEL LANE, SIDE SWIPING IV. OV INSURANCE STATE FARM, CLAIM: 46-48H003L, DENYING LIABILITY. STATES IV FAILED TO YIELD RIGHT OF WAY. IV DRIVER HAD RIGHT OF WAY, DENIES OV DRIVER ALLEGATION.							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
ASSEFA-BARKI ENDALKACHEW	007	PP	FXH1491	02/08/2023	02/15/2023	05/18/2023	C				
OV2 SIDESWIPED OV1 AND THEN STRUCK IV IN REAR.							Inc:	$3,021.00	$3,021.00	$0.00	$0.00
							Pd:	$3,020.87	$3,020.87	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
AVILA-CASTRO JACQUELINE	186	AB	FEM9205	09/26/2023	09/27/2023	10/17/2023	C				
LIGHT ON RED AND AND ONCE THE LIGHT TURN GREEN THE INSURED VEHICLE REAR ENDED CLAIMANTS VEHICLE							Inc:	$5,327.00	$5,327.00	$0.00	$0.00
							Pd:	$5,327.38	$5,327.38	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
BAKER JAMES-AND-ELLEN	186	AD	FEM6103	11/14/2022	11/14/2022	05/19/2024	C				
INSURED WAS PULLING OUT OF THEIR DRIVE WAY. INSURED DRIVER DIDN'T SEE THE OTHER VEHICLE. INSURED VEHICLE HIT THE OTHER VEHICLE. OTHER DRIVER SWERVED TO MISS THE INSURED VEHICLE BUT THEY STILL COLLIDED.							Inc:	$5,330.00	$5,330.00	$0.00	$0.00
							Pd:	$5,330.09	$5,330.09	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
BEER JONATHAN	297	PP	FZE0345	09/05/2023	09/08/2023	12/31/2024	C				
OV1 STRUCK OV2 IN REAR AT HIGH RATE OF SPEED, WHICH CAUSED OV2 TO COLLIDE WITH IV. IV WAS THEN PUSHED INTO OV3. DRIVER OF OV2 TRANSPORTED FROM SCENE. DRIVER OF IV WAS SEEN FOR HEAD/NECK PAIN, AS WELL AS FOOT ISSUES. FILED THROUGH W							Inc:	$29,648.00	$25,000.00	$0.00	$4,648.00
							Pd:	$29,648.40	$25,000.00	$0.00	$4,648.40
							O/S:	$0.00	$0.00	$0.00	$0.00
CERI ANDRES	297	AB	D0Y5806	09/20/2023	09/21/2023	10/08/2025	C				
IV WAS STRUCK IN SIDE WHILE CROSSING TRAFFIC. OV1 STRUCK IV, DEFLECTED AND STRUCK OV'S 2 AND 3.							Inc:	$120,865.00	$120,865.00	$0.00	$0.00
							Pd:	$120,864.97	$120,864.97	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
CLARK KAREN	297	AB	D0Y4545	06/05/2023	06/06/2023	01/03/2024	C				
IV WAS STRUCK IN THE REAR BY OV AT HIGH RATE OF SPEED. OV DRIVERS FLED THE SCENE ON FOOT.							Inc:	$12,346.00	$10,711.00	$0.00	$1,635.00
							Pd:	$12,346.08	$10,711.08	$0.00	$1,635.00
							O/S:	$0.00	$0.00	$0.00	$0.00

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Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2022												
Line of Insurance: AL - AUTOMOBILE												
DIMAGGIO SYBIL L	007	PP	FXH3843	03/31/2023	04/03/2023	04/06/2023	C					
THE CONTRACTORS WERE WORKING ON THE PROJECT TO ADDRESS ALONG I-695 FROM I-70 TO MARYLAND 43 WHEN A VEHICLE WENT THROUGH A JERSEY BARRIER AND CAUSED SIX NON-RKANDK FATALITIES.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
GERALD CLARENCE	026	AB	FWY8282	06/30/2023	07/25/2023	03/11/2024	C					
IV STRUCK OV IN REAR, MERGING ONTO HIGHWAY.								Inc:	$21,833.00	$21,833.00	$0.00	$0.00
								Pd:	$21,833.57	$21,833.57	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HOVATTER NATHAN	007	PP	FXH2534	03/07/2023	03/08/2023	06/08/2023	C					
IV STRUCK OV IN REAR.								Inc:	$9,474.00	$9,474.00	$0.00	$0.00
								Pd:	$9,473.90	$9,473.90	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HOWARD BERSHAWN M	297	AD	D0Y5098	07/21/2023	07/24/2023	11/01/2023	C					
OV CAMPER SHELL FLEW OFF ON HIGHWAY AND STRUCK IV. OV FAILED TO STOP, FLED THE SCENE. WE HAVE HIS LICENSE PLATE NUMBER.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
JENKINS-JR CHARLES	186	AB	FEM9246	10/03/2023	10/04/2023	06/07/2025	C					
OTHER VEHICLE WAS MAKING A GREEN LIGHT AT AN INTERSECTION WITH A GREEN LIGHT WHEN INSURED VEHICLE RAN THE RED LIGHT AT HIGH SPEED HITTING OTHER VEHICLE INSURED VEHICLE THEN HIT A LIGHT POLE AND LANDED ON IT'S SIDE								Inc:	$95,113.00	$89,186.00	$0.00	$5,927.00
								Pd:	$95,112.55	$89,185.95	$0.00	$5,926.60
								O/S:	$0.00	$0.00	$0.00	$0.00
KEBROM TEKLE	186	AD	FEM7584	04/17/2023	04/17/2023	08/04/2023	C					
INSURED VEHICLE WAS BACKING UP, HITTING OTHER VEHICLE PARKED UNOCCUPIED ON THE STREET.								Inc:	$1,431.00	$1,431.00	$0.00	$0.00
								Pd:	$1,431.30	$1,431.30	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LAFFERTY JOSEPH	007	AD	FXH8027	06/09/2023	06/23/2023	07/18/2023	C					
INSURED VEHICLE HIT THE OTHER VEHICLE THAT WAS PARKED AND UNOCCUPIED.								Inc:	$1,708.00	$1,708.00	$0.00	$0.00
								Pd:	$1,707.62	$1,707.62	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LILLY BENJAMIN	026	AB	FZJ5467	09/18/2023	09/19/2023	01/04/2024	C					
INSURED VEHICLE STRUCK A CONE WHICH BOUNCED INTO LANE STRIKING OTHER VEHICLE								Inc:	$2,474.00	$2,474.00	$0.00	$0.00
								Pd:	$2,473.85	$2,473.85	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
PALISOC MARIA	186	AB	FEM6530	12/08/2022	12/28/2022	02/15/2024	C					
IVD REAR ENDED CVD WHILE STOPPED AT RED LIGHT								Inc:	$58,914.00	$58,914.00	$0.00	$0.00
								Pd:	$58,913.90	$58,913.90	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2022												
Line of Insurance: AL - AUTOMOBILE												
PARKER DANIEL	297	AB	D0Y6524	10/27/2023	11/17/2023	03/13/2026	C					
INSURED VEHICLE TRIED TO DO AN U-TURN AND HIT THE OTHER VEHICLE ON THE PASSENGER SIDE. OTHER DRIVER WAS INJURED.								Inc:	$160,961.00	$129,181.00	$0.00	$31,780.00
								Pd:	$160,960.70	$129,181.09	$0.00	$31,779.61
								O/S:	$0.00	$0.00	$0.00	$0.00
STAFFORD JASON	026	AD	FZJ4978	08/21/2023	09/12/2023	10/27/2023	C					
CLAIMANT'S TRUCK WAS PARKED ON THE SIDE OF I-485 AT THE JOBSITE. AN RKANDK EMPLOYEE, JOE BEATO, BACKED INTO HIS FORD F-150 DAMAGING HIS FRONT BUMPER. THERE WAS NO DAMAGE TO THE INSURED'S VEHICLE								Inc:	$1,245.00	$1,245.00	$0.00	$0.00
								Pd:	$1,244.70	$1,244.70	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
UNKNOWN UNKNOWN	186	AB	FEM7604	04/16/2023	04/18/2023	11/05/2023	C					
DRIVER CLAIMS HE WAS REACHING FOR A WATER BOTTLE AND VEERED INTO THE SIGN. I WOULD LIKE TRAVELERS TO INVESTIGATE THOROUGHLY.								Inc:	$36,294.00	$35,644.00	$0.00	$650.00
								Pd:	$36,294.16	$35,644.16	$0.00	$650.00
								O/S:	$0.00	$0.00	$0.00	$0.00
VARGAS JUAN A	007	AD	FXH4626	04/16/2023	04/19/2023	04/25/2023	C					
OV TURNED IN FRONT OF IV, SIDESWIPING IV AND CAUSING DAMAGE DOWN THE SIDE OF THE VEHICLE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Line of Insurance : AL												
Total Claim Count: 40								Inc:	$600,269.00	$555,294.00	$0.00	$44,975.00
								Pd:	$600,268.29	$555,293.33	$0.00	$44,974.96
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Policy Year : 2022												
Total Claim Count: 40								Inc:	$600,269.00	$555,294.00	$0.00	$44,975.00
								Pd:	$600,268.29	$555,293.33	$0.00	$44,974.96
								O/S:	$0.00	$0.00	$0.00	$0.00
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
/DUKE ENERGY	026	AD	F1F4454	01/23/2024	01/24/2024	05/03/2024	C					
INSURED VEHICLE LEFT THE ROADWAY AND STRUCK THE LIGHT POST.								Inc:	$40,666.00	$40,666.00	$0.00	$0.00
								Pd:	$40,665.68	$40,665.68	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

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Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
/EMKAY INC	026	AD	FZE7390	02/20/2024	02/27/2024	03/22/2024	C					
IV DROVE OVER LARGE ROCK ON CONSTRUCTION SITE THAT PUNCTURED THE TRANSMISSION PAN.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	101	AD	A2K0963	11/23/2023	11/28/2023	01/05/2024	C					
DEER STRUCK IV DURING DRIVER COMMUTE TO JOB SITE.								Inc:	$6,081.00	$6,081.00	$0.00	$0.00
								Pd:	$6,081.04	$6,081.04	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	A2K4985	10/21/2024	10/31/2024	05/15/2025	C					
IV STRUCK DEER IN ROADWAY								Inc:	$1,747.00	$1,747.00	$0.00	$0.00
								Pd:	$1,746.78	$1,746.78	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	297	AD	D0Y8635	05/01/2024	05/20/2024	05/21/2024	C					
LIGHT BAR ATTACHED TO VEHICLE CAME LOOSE ON THE HIGHWAY AND DAMAGED THE ROOFLINE OF THE VEHICLE.								Inc:	$781.00	$781.00	$0.00	$0.00
								Pd:	$780.52	$780.52	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM9718	12/13/2023	12/19/2023	12/21/2023	C					
DEER STRUCK IV ON PASSENGER SIDE REAR DOOR								Inc:	$1,402.00	$1,402.00	$0.00	$0.00
								Pd:	$1,401.73	$1,401.73	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FEM9757	11/02/2023	12/28/2023	06/14/2024	C					
DRIVER OF IV SNAGGED HIS CAR PORT WHILE BACKING. DAMAGES TO DOOR, FENDER AND BUMPER.								Inc:	$3,333.00	$3,333.00	$0.00	$0.00
								Pd:	$3,333.30	$3,333.30	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FSU1532	10/21/2024	11/04/2024	04/09/2025	C					
IV STRUCK DEER								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	FZD8549	01/10/2024	01/18/2024	04/18/2024	C					
A LARGE BRANCH BROKE FROM A TREE, STRIKING IV ON ROOF, WINDSHIELD AND SIDE OF VEHICLE.								Inc:	$1,476.00	$1,476.00	$0.00	$0.00
								Pd:	$1,476.35	$1,476.35	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	297	AD	FZE7714	02/02/2024	03/06/2024	06/03/2024	C					
IV WAS STRUCK IN REAR AND SIDE BY OV. OV FLED SCENE. HIT AND RUN.								Inc:	$6,068.00	$6,068.00	$0.00	$0.00
								Pd:	$6,067.87	$6,067.87	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
/EMKAY, INC	026	AD	FZE8295	03/14/2024	03/20/2024	05/29/2024	C					
DRIVER OF IV EXPERIENCED BLACK OUT DUE TO A DIABETIC EPISODE. DROVE VEHICLE OFF ROAD AND INTO SOME TREES.								Inc:	$20,882.00	$20,882.00	$0.00	$0.00
								Pd:	$20,881.88	$20,881.88	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F1H0059	02/05/2024	02/13/2024	05/02/2024	C					
OV SIDESWIPED IV. FLED SCENE. DRIVER DID NOT CALL POLICE.								Inc:	$8,218.00	$8,218.00	$0.00	$0.00
								Pd:	$8,218.02	$8,218.02	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F1H3285	04/11/2024	04/15/2024	09/09/2024	C					
DEER STRUCK SIDE OF IV. AIRBAGS DEPLOYED FROM SIDE. THIS VEHICLE WAS TOWED TO AM TOWING AND TRANSPORT AT 1872 PULASKI HIGHWAY BEAR, DELAWARE 19701. THEIR CONTACT NUMBER IS (302) 268-8697								Inc:	$19,214.00	$19,214.00	$0.00	$0.00
								Pd:	$19,214.46	$19,214.46	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F1H7387	03/01/2024	07/01/2024	07/17/2024	C					
DRIVER STRUCK / RUBBED A PYLON IN OUR PARKING GARAGE. NO DAMAGE TO GARAGE. SENT FOR ESTIMATE FROM BODY SHOP AND THEY COMPLETED WORK AS A SELF PAY. WAS SUPPOSED TO GO THROUGH TRAVELERS IF THE CLAIM GOT EXPENSIVE.								Inc:	$477.00	$477.00	$0.00	$0.00
								Pd:	$477.22	$477.22	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	F1S0385	04/08/2024	05/15/2024	06/12/2024	C					
FOREIGN OBJECT STRUCK IV WHILE TRAVELING AT SPEED ON HIGHWAY. OBJECT UNKNOWN.								Inc:	$535.00	$535.00	$0.00	$0.00
								Pd:	$535.46	$535.46	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F4C4073	10/29/2024	11/04/2024	11/19/2024	C					
IV STRUCK DEER.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	F4S1495	07/15/2024	09/10/2024	11/06/2024	C					
IV DRIVER STRUCK FIRE HYDRANT LEAVING A CONSTRUCTION SITE. NO DAMAGE TO THE HYDRANT.								Inc:	$524.00	$524.00	$0.00	$0.00
								Pd:	$523.56	$523.56	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	F4S6320	10/08/2024	11/04/2024	11/19/2024	C					
IV STRUCK DEER. PLEASE PAY SHOP DIRECTLY, WE WILL SETTLE DEDUCTIBLE WITH THEM.								Inc:	$555.00	$555.00	$0.00	$0.00
								Pd:	$555.05	$555.05	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	F6J6128	08/11/2024	03/19/2025	04/23/2025	C					
UNKNOWN PERSONS FIRED A GUN INTO OUR VEHICLE.								Inc:	$1,030.00	$1,030.00	$0.00	$0.00
								Pd:	$1,029.79	$1,029.79	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
/ENKAY, INC	026	AD	F1S1838	06/10/2024	06/18/2024	08/30/2024	C					
DEER STRUCK IV. DAMAGE TO FRONT, FRONT PASSENGER SIDE, AND WINDSHIELD								Inc:	$6,230.00	$6,230.00	$0.00	$0.00
								Pd:	$6,229.54	$6,229.54	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/FASTENAL	026	AD	F1F1944	12/15/2023	12/18/2023	05/30/2024	C					
OTHER VEHICLE (SEMI TRAILER) WAS GOING DOWN 421 N HIGHWAY WHICH IS A MAIN HIGHWAY WITHOUT STOP SIGN, INSURED VEHICLE WAS STOPPED ON RIGHT HAND SIDE WITH A STOP SIGN AND PROCEEDED ACROSS A PORTION OF HIGHWAY AND IMPACT WITH OTHER VEH								Inc:	$18,972.00	$18,972.00	$0.00	$0.00
								Pd:	$18,971.97	$18,971.97	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/MILINI CONSTRUCTION	186	AD	FSU0397	04/19/2024	04/19/2024	04/24/2024	C					
INSURED VEHICLE WAS PARKED AND UNOCCUPIED WHEN HIT BY ANOTHER VEHICLE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/NATIONAL RENTAL CAR	028	AD	FZE9468	03/14/2024	04/22/2024	07/25/2024	C					
NATIONAL CAR RENTAL IS ATTEMPTING TO EXTORT FUNDS FROM US. VEHICLE WAS RETURNED IN THE EXACT CONDITION IT WAS TAKEN. THESE DAMAGES ARE NOT THE RESPONSIBILITY OF RK&K NOR THE DRIVER, BEN SNYDER. PLEASE FIGHT THIS FOR US.								Inc:	$2,297.00	$2,297.00	$0.00	$0.00
								Pd:	$2,296.87	$2,296.87	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/ROCKINGHAM COUNTY BOARD	026	AD	F1S7510	10/18/2024	11/04/2024	01/30/2025	C					
OV REVERSED INTO IV, AND THEN LEFT THE SCENE WITHOUT STOPPING. POLICE REPORT WAS FILED, AND DRIVER WAS LOCATED.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	186	AD	FSU0573	03/12/2024	05/23/2024	10/02/2024	C					
IV REVERSED INTO STATIONARY CONCRETE BARRIER. BARRIER WAS NOT DAMAGED.								Inc:	$3,936.00	$3,936.00	$0.00	$0.00
								Pd:	$3,935.96	$3,935.96	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	FYE2471	11/22/2023	12/12/2023	12/15/2023	C					
REFERRAL 878561 WINDSHIELD REPAIR ON THE 2023 JEEP GRAND CHEROKEE VIN 770035 FROM ROCK								Inc:	$75.00	$75.00	$0.00	$0.00
								Pd:	$75.00	$75.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	026	AD	F1F2483	12/27/2023	12/27/2023	01/30/2024	C					
TREE LIMB FELL ON INSURED VEHICLE DURING A STORM								Inc:	$8,859.00	$8,859.00	$0.00	$0.00
								Pd:	$8,859.04	$8,859.04	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	007	AD	F1H4182	04/30/2024	04/30/2024	08/07/2024	C					
INSURED VEHICLE STRUCK A DEER.								Inc:	$6,736.00	$6,736.00	$0.00	$0.00
								Pd:	$6,735.90	$6,735.90	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
/RUMMEL KLEPPER & KAHL, L	297	AD	F1S1829	06/12/2024	06/18/2024	08/14/2024	C					
IV HYDROPLANED IN HEAVY RAIN. DRIVER LOST CONTROL AND STRUCK GUARD RAIL.								Inc:	$16,444.00	$16,444.00	$0.00	$0.00
								Pd:	$16,443.91	$16,443.91	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER KAHL, L	206	AD	F1U1586	10/07/2024	10/11/2024	10/16/2024	C					
2024 FORD EXPLORER 4 DOOR UTILITY, VIN #: A68992, ROCK FROM ROAD, CHIP REPAIR, REFERRAL 024629								Inc:	$77.00	$77.00	$0.00	$0.00
								Pd:	$77.25	$77.25	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER KAHL, L	206	AD	F1U1630	10/01/2024	10/15/2024	10/18/2024	C					
WINDSHIELD REPLACEMENT // COL: OBJECT HIT GLASS // 2024 CHEVROLET EQUINOX // 3GNAXHEG0RL138813 // REFERRAL #864243								Inc:	$751.00	$751.00	$0.00	$0.00
								Pd:	$750.57	$750.57	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER KAHL, L	206	AD	F1U2122	09/18/2024	10/31/2024	11/06/2024	C					
2019 FORD F150 VIN#D98919 OBJECT WINDSHIELD REPLACEMENT AND RECALIBRATION REFERRAL #295778								Inc:	$944.00	$944.00	$0.00	$0.00
								Pd:	$944.22	$944.22	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER & KAHL,	206	AD	FYE2320	12/01/2023	12/07/2023	02/02/2024	C					
2023 FORD F150 VIN#1FTEX1EP5PKE54059 ROCK FROM ROAD WINDSHIELD REPAIR REFERRAL #790108								Inc:	$82.00	$82.00	$0.00	$0.00
								Pd:	$81.94	$81.94	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER & KAHL,	206	AD	FYE2518	11/01/2023	12/14/2023	12/19/2023	C					
2023 RAM PICKUP 1500 VIN#539184 ROCK FROM ROAD WINDSHIELD REPAIR REFERRAL #933386								Inc:	$75.00	$75.00	$0.00	$0.00
								Pd:	$75.00	$75.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER & KAHL,	206	AD	FYE4542	02/07/2024	02/23/2024	02/27/2024	C					
2023 CHEVROLE EQUINOX, V# 3GNAXTEG4PL127149, ROCK FROM VEH. NO LICENSE NO., W/S REPL. AND RECAL. REFERRAL 086990								Inc:	$762.00	$762.00	$0.00	$0.00
								Pd:	$762.17	$762.17	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER & KAHL,	206	AD	FYE8519	06/13/2024	06/28/2024	07/02/2024	C					
2019 FORD F150, V# 1FTEX1CB0KFC01336, ROCK FROM VEH. NO LICENSE NO. CHIP REPAIR, REFERRAL 392588								Inc:	$82.00	$82.00	$0.00	$0.00
								Pd:	$82.27	$82.27	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/TRUCKER PAVING INC	297	AD	FZE8315	03/18/2024	03/20/2024	04/24/2024	C					
IV STRUCK OV IN REAR. OV IS A LARGE FLAT BED TRUCK. LIKELY NO DAMAGE.								Inc:	$11,508.00	$11,508.00	$0.00	$0.00
								Pd:	$11,507.96	$11,507.96	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
CAMPBELL MADELINE	026	AB	F2L8111	07/26/2024	07/29/2024	07/17/2025	C					
OTHER VEHICLE DRIVING STRAIGHT, INSURED VEHICLE CROSSED YELLOW LINE AND STRUCK OTHER VEHICLE								Inc:	$6,428.00	$6,428.00	$0.00	$0.00
								Pd:	$6,427.60	$6,427.60	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
DEL-PINO BENNY	297	AD	D0Y8886	06/10/2024	06/12/2024	08/23/2024	C					
INSURED VEHICLE REAR ENDED CLAIMANT VEHICLE.								Inc:	$1,717.00	$1,717.00	$0.00	$0.00
								Pd:	$1,716.72	$1,716.72	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
EDWARDS DEANDRE	186	AD	FSU0931	07/12/2024	07/23/2024	02/13/2025	C					
OV 1 TURNED INTO OV 2 CAUSING OV 1 TO SPIN AND STRIKE IV.								Inc:	$2,269.00	$2,269.00	$0.00	$0.00
								Pd:	$2,268.94	$2,268.94	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
FAIRFOOT JAIME	186	AD	FSU0063	02/22/2024	02/26/2024	05/15/2024	C					
CLAIMANT WAS HEADED WEST ON EAST MAIN STREET IN THE LEFT LANE AND INSURED WAS HEADED THE SAME DIRECTION IN THE RIGHT LANE. INSURED MADE AN APRUPT LEFT TURN AND CLAIMANT ENDED UP HITTING INSURED PASSENGER REAR SIDE DOOR.								Inc:	$3,914.00	$3,914.00	$0.00	$0.00
								Pd:	$3,913.62	$3,913.62	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
GILMER ANTHONY	007	AD	FZD8624	01/17/2024	01/19/2024	03/17/2025	C					
OV2 RAN RED LIGHT AND WAS IMPACTED ON THE DRIVERS SIDE BY OV1. THE IMPACT FORCED OV 2 TO THE CURB AND INTO THE BACK OF IV. IV MAY HAVE LIGHTLY STRUCK OV3 , BUT, NO ONE IS SURE ON THAT. OV3 MAY HAVE HAD PRE-EXISTING REAR DAMAGE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
GRANT NIASHA	026	AB	F1F6101	02/15/2024	02/16/2024	08/08/2025	C					
IN STOP AND GO TRAFFIC. CLAIMANT VEHICLE 1 WAS SLOWING FOR TRAFFIC. INSURED VEHICLE REAR ENDED CLAIMANT 1. CLAIMANT 1 REAR ENDED CLAIMANT 2. CLAIMANT VEHICLE 2 REAR ENDED CLAIMANT VEHICLE 3								Inc:	$59,325.00	$55,040.00	$0.00	$4,285.00
								Pd:	$59,325.00	$55,040.40	$0.00	$4,284.60
								O/S:	$0.00	$0.00	$0.00	$0.00
HARRACKSINGH RICARDO	007	AD	F1H7283	05/16/2024	06/27/2024	08/08/2024	C					
BOTH DRIVERS WERE MAKING A TURN, INSURED MERGED INTO THE FAR RIGHT LANE AND STRUCK THE CLAIMANT'S BUMPER								Inc:	$822.00	$822.00	$0.00	$0.00
								Pd:	$821.54	$821.54	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HENSLEY THOMAS	101	AD	A2K3495	06/27/2024	07/02/2024	08/25/2024	C					
THE OTHER PARTY WAS PARKED UNOCCUPIED IN A GRAVEL PARKING AREA ON A JOB SITE AND THE INSURED WAS LEAVING THE PARKING LOT AND THE INSURED DRIVER CAME BACK TO THE FOREMAN AND REPORTED A ROCK KICKED BACK AND STRUCK THE OTHER PAR								Inc:	$1,878.00	$1,878.00	$0.00	$0.00
								Pd:	$1,878.12	$1,878.12	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HILL SHERWIN	026	AD	F1F6411	02/13/2024	02/20/2024	03/26/2024	C					
INSURED OPENING THE DOOR AND A HIGH WIND GUST BLEW THE DOOR FROM OUT OF INSURED HAND AND THE EDGE OF INSURED DOOR MADE CONTACT WITH CLAIMANT VEHICLE THAT WAS PARKED AND UNOCCUPIED.								Inc:	$1,203.00	$1,203.00	$0.00	$0.00
								Pd:	$1,203.32	$1,203.32	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
Line of Insurance: AL - AUTOMOBILE												
HINCH SAMUEL	101	AD	A2K3507	07/03/2024	07/03/2024	08/01/2024	C					
OTHER VEHICLE WAS PARKED AND UNOCCUPIED WHEN THE INSURED VEHICLE BACKED INTO THE OTHER VEHICLE.								Inc:	$1,794.00	$1,794.00	$0.00	$0.00
								Pd:	$1,794.21	$1,794.21	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
KIM YONG	007	AB	F4C3870	10/30/2024	10/30/2024	02/08/2025	C					
TRAFFIC STOPPED SHORT, CAUSING IV TO COLLIDE WITH REAR OF OV1, WHICH IN TURN STRUCK OV2.								Inc:	$60,000.00	$60,000.00	$0.00	$0.00
								Pd:	$59,999.78	$59,999.78	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LE TOAN	186	AD	FSU0527	04/09/2024	05/15/2024	09/03/2024	C					
INSURED VEHICLE CHANGED LANES AND STRUCK OTHER VEHICLE WHILE DRIVING STRAIGHT								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MIHAVETZ SAMUEL	007	AD	F1H1227	03/06/2024	03/06/2024	07/16/2024	C					
IV STRUCK OV IN REAR AT A LIGHT.								Inc:	$10,935.00	$10,935.00	$0.00	$0.00
								Pd:	$10,935.26	$10,935.26	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
NICOLAS ALAN T	297	AB	D0Y7940	03/14/2024	03/21/2024	11/20/2025	C					
IV WAS TRAVELING E ON NE 125 STREET. CV WAS TURN LEFT ONTO GRIFFIN BLVD FROM NE 125 STREET. CV TURNED LEFT IN FRONT OF IV. IV COLLIDED WITH FRONT TO SIDE OF CV.								Inc:	$97,184.00	$56,862.00	$0.00	$40,322.00
								Pd:	$97,183.73	$56,862.03	$0.00	$40,321.70
								O/S:	$0.00	$0.00	$0.00	$0.00
NUNDY RAJIV	186	AD	FSU0034	12/29/2023	02/19/2024	04/04/2024	C					
INSURED VEHICLE STRUCK PARKED VEHICLE								Inc:	$1,202.00	$1,202.00	$0.00	$0.00
								Pd:	$1,202.42	$1,202.42	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
PAZ MARLENIS	186	AD	FSU1246	09/17/2024	09/18/2024	01/29/2025	C					
IV STRUCK OV. NO OTHER DETAILS AVAILABLE. IV DRIVER ADMITTED FAULT.								Inc:	$2,528.00	$2,528.00	$0.00	$0.00
								Pd:	$2,528.15	$2,528.15	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
RAMOS JOHN L	297	AD	F4X2083	10/12/2024	03/11/2025	06/11/2025	C					
OV FAILED TO STOP THEIR VEHICLE, STRIKING IV IN REAR AND SIDE.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
TUSA TRACEY	297	AD	D0Y8127	04/03/2024	04/05/2024	05/03/2024	C					
OTHER VEHICLE WAS PARKED AND UNOCCUPIED AND THE INSURED VEHICLE BACKED INTO THE OTHER VEHICLE CAUSING DAMAGES								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Policy Year: 2023											
Line of Insurance: AL - AUTOMOBILE											
UNKNOWN UNKNOWN	026	AD	F4S1452	08/29/2024	09/10/2024	11/12/2024	C				
OV STRUCK IV IN SIDE AND FLED THE SCENE. IV DRIVER OBTAINED PARTIAL LICENSE PLATE. POLICE WERE CALLED. REPORT NUMBER: P24049792 - RALEIGH, NC POLICE DEPARTMENT							Inc:	$1,301.00	$1,301.00	$0.00	$0.00
							Pd:	$1,301.13	$1,301.13	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
VANBUREN ELIZABETH	026	AD	F2L8501	08/01/2024	08/01/2024	09/20/2024	C				
THERE WAS STOP AND GO TRAFFIC, INSURED VEHICLE WAS STOPPED, OTHER VEHICLE REAR ENDED THE INSURED VEHICLE.							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
VILLALON AGUSTIN	026	AB	F4S3086	09/29/2024	09/30/2024	02/05/2025	C				
INSURED VEHICLE JOLTED OUT TO TRY TO CROSS THE HIGHWAY AND THE OTHER VEHICLE STRUCK THE DRIVER SIDE							Inc:	$23,868.00	$23,868.00	$0.00	$0.00
							Pd:	$23,867.88	$23,867.88	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
WILES JASON	007	AD	F1H0940	02/28/2024	02/29/2024	08/14/2024	C				
INSURED CUT OFF AND TURNED IN FRONT OF THE CLAIMANT, THE CLAIMANT WASN'T ABLE TO STOP IN TIME AND STRUCK THE INSURED							Inc:	$26,712.00	$26,712.00	$0.00	$0.00
							Pd:	$26,712.36	$26,712.36	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
YINGLING JEFFERY	186	AD	FSU1153	08/28/2024	08/29/2024	12/24/2024	C				
IV LEAVING JOB SITE WAS BEING PROMPTED BY STOPPED TRAFFIC TO CROSS THROUGH THE LANES TO GET TO RAMP ON OTHER SIDE OF HIGHWAY. IV STRUCK OV THAT APPEARED IN BLIND SPOT.							Inc:	$2,616.00	$2,616.00	$0.00	$0.00
							Pd:	$2,615.58	$2,615.58	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Line of Insurance : AL											
Total Claim Count: 60							Inc:	$496,515.00	$451,908.00	$0.00	$44,607.00
							Pd:	$496,513.64	$451,907.34	$0.00	$44,606.30
							O/S:	$1.36	$0.00	$0.00	$0.00
Subtotals for Policy Year : 2023											
Total Claim Count: 60							Inc:	$496,515.00	$451,908.00	$0.00	$44,607.00
							Pd:	$496,513.64	$451,907.34	$0.00	$44,606.30
							O/S:	$1.36	$0.00	$0.00	$0.00
Policy Year: 2024											
Line of Insurance: AL - AUTOMOBILE											

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Policy Year: 2024											
Line of Insurance: AL - AUTOMOBILE											
/EMKAY, INC	101	AD	A2K7716	06/11/2025	06/24/2025	07/14/2025	C				
IV STRUCK DEER THAT BOLTED ACROSS THE HIGHWAY. AIRBAG DEPLOYED, DAMAGE LOOKS MINIMAL.							Inc:	$6,321.00	$6,321.00	$0.00	$0.00
							Pd:	$6,321.14	$6,321.14	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FSU1920	12/04/2024	01/16/2025	03/10/2025	C				
IV SIDE SWIPED FIXED CONCRETE BASE FOR A LIGHT POLE ON A CONSTRUCTION SITE. CONCRETE BASE WAS NOT DAMAGED.							Inc:	$2,077.00	$2,077.00	$0.00	$0.00
							Pd:	$2,076.63	$2,076.63	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	FVX1021	09/26/2025	10/02/2025	11/04/2025	C				
DEER STRUCK IV.							Inc:	$6,753.00	$6,753.00	$0.00	$0.00
							Pd:	$6,752.72	$6,752.72	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	FVX2377	10/14/2025	10/20/2025	10/30/2025	C				
DEER STRUCK IV.							Inc:	$2,042.00	$2,042.00	$0.00	$0.00
							Pd:	$2,042.32	$2,042.32	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F4C9661	02/17/2025	02/20/2025	04/08/2025	C				
IV STRUCK DEER AS THEY CAME AROUND A SHARP TURN.							Inc:	$2,507.00	$2,507.00	$0.00	$0.00
							Pd:	$2,506.72	$2,506.72	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F6H0997	03/17/2025	03/17/2025	03/21/2025	C				
IV STRUCK DEER THAT JUMPED OUT ONTO ROADWAY.							Inc:	$6,068.00	$6,068.00	$0.00	$0.00
							Pd:	$6,068.13	$6,068.13	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F6H9017	08/04/2025	08/13/2025	09/05/2025	C				
IV STRUCK DEER ON HIGHWAY							Inc:	$2,504.00	$2,504.00	$0.00	$0.00
							Pd:	$2,503.51	$2,503.51	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	297	AD	F7L2329	10/01/2025	10/02/2025	03/04/2026	C				
A CITY VEHICLE MADE A LEFT HAND U TURN OFF OF A SHOULDER AND INTO A TRAVEL LANE, STRIKING THE IV.							Inc:	$10,544.00	$10,544.00	$0.00	$0.00
							Pd:	$10,543.84	$10,543.84	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F8J1126	08/17/2025	09/23/2025	11/05/2025	C				
A STORM CAME THROUGH ON 08/17, CAUSING BRANCHES TO BREAK OFF OF A TREE, STRIKING THE VEHICLE.							Inc:	$2,286.00	$2,286.00	$0.00	$0.00
							Pd:	$2,285.74	$2,285.74	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Policy Year: 2024											
Line of Insurance: AL - AUTOMOBILE											
/HENDERSON COUNTY SCHOOLS	026	AD	F4X6748	11/25/2024	06/23/2025	02/26/2026	C				
OV STRUCK IV WHILE IT WAS UNOCCUPIED.							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/PERFORMANCE PRODUCE	026	AD	F6J8353	04/17/2025	04/17/2025	02/10/2026	C				
INSURED WAS AT A STOP LIGHT AND PROCEEDED TO GO WHEN CLAIMANT REAR ENDED INSURED VEHICLE.							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER KAHL, LL	206	AD	F6G1712	07/19/2025	09/16/2025	09/19/2025	C				
REFERRAL #869474 - 2015 FORD F150 - VIN: B76932 - W/S REPAIR DUE TO ROCK FROM ROAD							Inc:	$80.00	$80.00	$0.00	$0.00
							Pd:	$79.57	$79.57	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	F1U3542	11/30/2024	12/31/2024	01/07/2025	C				
2024 GENESIS GV70 4 DOOR UTILITY VIN #: 008591- WINDSHIELD REPAIR- ROCK FROM THE ROAD- REFERRAL 070856							Inc:	$77.00	$77.00	$0.00	$0.00
							Pd:	$77.25	$77.25	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER & KAHL,	206	AD	F1U2858	11/12/2024	12/03/2024	12/06/2024	C				
2023 RAM PICKUP 1500, V# 1C6RR7FG4PS539205, ANIMAL/OBJECT HIT GLASS, CHIP REPAIR, REFERRAL 672895							Inc:	$77.00	$77.00	$0.00	$0.00
							Pd:	$77.25	$77.25	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL, KLEPPER & KAHL,	206	AD	F1U3467	12/02/2024	12/26/2024	12/31/2024	C				
2021 FORD EXPLORER 4 DOOR UTILITY VIN #: B98205 - UNKNOWN - WINDSHIELD - REFERRAL 342445							Inc:	$991.00	$991.00	$0.00	$0.00
							Pd:	$990.66	$990.66	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/STATE OF DE CO FLEET SER	007	AD	F4C5151	11/08/2024	11/26/2024	02/20/2025	C				
OV STRUCK IV IN REAR.							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/UNKNOWN	026	AD	FVX7750	10/13/2025	01/06/2026	01/27/2026	C				
IV STRUCK A STOP SIGN.							Inc:	$9,314.00	$9,314.00	$0.00	$0.00
							Pd:	$9,313.84	$9,313.84	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
BURNHAM ROBERT	026	AD	F7H7959	08/21/2025	08/22/2025	09/08/2025	C				
IV AND OV BACKED INTO EACH OTHER. IV CLAIMS TO HAVE BEEN BACKING FIRST. I AM SURE THE OV DRIVER WILL SAY THE SAME. SINCE THIS IS A PARKING LOT, INSURANCE SHOULD BE 50/50, CORRECT?							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2024												
Line of Insurance: AL - AUTOMOBILE												
DJUKIC MLADEN	297	PP	F4X1131	02/06/2025	02/14/2025		O					
IV STRUCK OV IN REAR. NO DAMAGE TO OV. OV DRIVER TRANSPORTED FROM SCENE. SEEMS UNLIKELY, GIVEN THE DAMAGE, THAT ANY INJURY OCCURRED.								Inc:	$44,676.00	$42,940.00	$0.00	$1,736.00
								Pd:	$6,476.13	$4,740.33	$0.00	$1,735.80
								O/S:	$38,199.87	$38,199.67	$0.00	$0.00
GOTTSCHALK CHRISTINE	007	AD	F4C6076	12/15/2024	12/16/2024	02/20/2025	C					
IV STUCK OV WHILE MANEUVERING IN A PARKING LOT.								Inc:	$8,928.00	$8,928.00	$0.00	$0.00
								Pd:	$8,927.62	$8,927.62	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HAYES JUSTIN	026	AB	F7H5359	07/21/2025	07/21/2025	06/04/2026	C					
INSURED VEHICLE REAR ENDED THE OTHER VEHICLE 1 THAT WAS SLOWING DOWN. OTHER VEHICLE 1 WAS PUSHED INTO THE TRAILER OF OTHER VEHICLE 2.								Inc:	$43,991.00	$41,748.00	$0.00	$2,243.00
								Pd:	$43,991.03	$41,747.67	$0.00	$2,243.36
								O/S:	$0.00	$0.00	$0.00	$0.00
HOLLENDER JAKE	026	AB	F6J4369	02/24/2025	02/25/2025	02/27/2025	C					
INSURED VEHICLE WAS MERGING ONTO THE INTERSTATE HITTING OTHER VEHICLE DUE TO IMPACT OTHER VEHICLE WENT OFF THE ROAD INTO THE WOODED AREA.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HOWIE JAMES	026	AD	F1S9552	12/04/2024	01/03/2025	03/12/2025	C					
IV STRUCK OV WHILE BACKING UP								Inc:	$6,350.00	$6,350.00	$0.00	$0.00
								Pd:	$6,349.94	$6,349.94	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
HUNTER WANDA L	026	AD	F7H0320	05/14/2025	05/14/2025	08/22/2025	C					
INSURED VEHICLE RAN STOPPING HITTING OTHER VEHICLES.								Inc:	$18,049.00	$17,032.00	$0.00	$1,017.00
								Pd:	$18,049.45	$17,032.15	$0.00	$1,017.30
								O/S:	$0.00	$0.00	$0.00	$0.00
I'KEM-WRIGHT CHUQUEL	026	AD	F7L1751	08/18/2025	09/23/2025	03/17/2026	C					
OV MADE LANE CHANGE WITHOUT LOOKING, STRUCK IV IN THE SIDE.								Inc:	$2,857.00	$2,857.00	$0.00	$0.00
								Pd:	$2,857.27	$2,857.27	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
JACOB RYAN	026	AD	F6J7240	03/24/2025	04/03/2025	07/08/2025	C					
INSURED VEHICLE STRUCK PARKED/UNOCCUPIED OTHER VEHICLE IN PARKING LOT FOR TOWN HOMES.								Inc:	$1,731.00	$1,731.00	$0.00	$0.00
								Pd:	$1,731.38	$1,731.38	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
JAROUSH IYA	026	AB	F6J3177	02/08/2025	02/08/2025	04/16/2025	C					
INSURED VEHILCE REAR ENDED OTHER VEHILCE AS SHE WAS TURNING INTO A GAS STATION								Inc:	$2,321.00	$2,321.00	$0.00	$0.00
								Pd:	$2,320.56	$2,320.56	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2024												
Line of Insurance: AL - AUTOMOBILE												
JOBE ALLEN	026	AB	F6J0844	01/07/2025	01/08/2025		O					
OV1 RAN THROUGH RED LIGHT STRIKING IV IN THE PASSENGER FRONT. NOT SURE HOW OV2 FACTORS IN AT THIS POINT, BUT IT SUSTAINED HEAVY DAMAGE.								Inc:	$107,326.00	$107,326.00	$0.00	$0.00
								Pd:	$8,826.16	$8,826.16	$0.00	$0.00
								O/S:	$98,499.84	$98,499.84	$0.00	$0.00
JOHNSON ZINA	003	AB	F1M1642	07/08/2025	07/09/2025	07/21/2025	C					
FOUR CAR ACCIDENT-- INSURED REARENDED OTHER PARTY ONE, WHO REARENDED OTHER PARTY TWO WHO REARENDED OTHER PARTY ONE								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
KESSEL REBECCA	026	AD	F4S9280	12/03/2024	12/12/2024	05/16/2025	C					
TRAFFIC WAS STOPPED. IV WAS ATTEMPTING TO MAKE A LEFT ONTO AIRPORT ROAD. TRAFFIC HELD BACK AND WAIVED HIM THROUGH. OV TRIED TO GO AROUND TRAFFIC, AND USED THE TURN LANE AS A TRAVEL LANE. OV STRUCK IV ON PS CORNER. OV CLAIMS IN								Inc:	$25,969.00	$25,969.00	$0.00	$0.00
								Pd:	$25,969.77	$25,969.77	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LAPLANT KEVIN	007	PP	F8J1226	09/24/2025	09/24/2025	12/07/2025	C					
BEST OF MY KNOWLEDGE, IV STRUCK OV AS OV WAS TURNING ONTO HARVEY RD. WB. IV WAS TRAVELING EB, AND CLIPPED BACK OF TRUCK. IV DRIVER WAS ALLEGEDLY CITED FOR THE INCIDENT.								Inc:	$9,481.00	$9,481.00	$0.00	$0.00
								Pd:	$9,480.72	$9,480.72	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LYON JASON	186	AD	FSU2379	04/09/2025	04/09/2025	06/11/2025	C					
OV STOPPED SHORT CAUSING IV TO TAP REAR BUMPER. LITTLE TO NO DAMAGE. OV DRIVER WANTS TO FILE A CLAIM THOUGH.								Inc:	$1,183.00	$1,183.00	$0.00	$0.00
								Pd:	$1,183.47	$1,183.47	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MASEK KIERAN	297	AD	FXE1086	12/17/2024	12/17/2024	04/14/2025	C					
INSURED REAR ENDED CLAIMANT IN STOP AND GO TRAFFIC.								Inc:	$9,821.00	$9,821.00	$0.00	$0.00
								Pd:	$9,820.81	$9,820.81	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MONTEAGUDO MIGUEL	297	AB	FXE3186	06/05/2025	06/23/2025	10/10/2025	O					
IV WAS STRUCK IN REAR BY OV. OV STRUCK MULTIPLE VEHICLES.								Inc:	$4,328.00	$4,328.00	$0.00	$0.00
								Pd:	$4,327.53	$4,327.53	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MORGAN CYNTHIA	026	AD	F7H5078	07/14/2025	07/17/2025	11/20/2025	C					
INSURED DRIVER MADE A LEFT HAND TURN INTO THE OTHER VEHICLE.								Inc:	$18,991.00	$18,991.00	$0.00	$0.00
								Pd:	$18,990.70	$18,990.70	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
MOSS HAROLD	186	AD	FSU1670	11/19/2024	11/22/2024	02/17/2025	C					
CLAIMANT VEHICLE WAS PARKED AND UNOCCUPIED WHEN SCRAPPED BY INSURED VEHICLE WHEN PULLING OUT FROM A PARKING SPOT.								Inc:	$2,091.00	$2,091.00	$0.00	$0.00
								Pd:	$2,090.92	$2,090.92	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2024												
Line of Insurance: AL - AUTOMOBILE												
RAINVILLE RICHARD	026	AD	E8S0080	10/31/2025	02/09/2026		O					
OV REAR ENDED IV								Inc:	$7,292.00	$7,292.00	$0.00	$0.00
								Pd:	$5,291.15	$5,291.15	$0.00	$0.00
								O/S:	$2,000.85	$2,000.85	$0.00	$0.00
ROMAN LUIS	186	AD	FSU1725	12/03/2024	12/04/2024	12/18/2024	C					
INSURED DRIVER WAS BACKING INTO A PARKING SPOT NEXT TO THE OTHER VEHICLE. INSURED DRIVER WAS OPENING THE DOOR TO GET THEIR KID OUT. THE INSURED DRIVER'S SIDE DOOR HIT THE OTHER VEHICLE'S DRIVER SIDE REAR DOOR.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
VREE AUBREY	186	AD	FSU3354	09/22/2025	09/23/2025	02/10/2026	C					
OV DRIVER WAS UNDER THE INFLUENCE, WAS DRIVING EB IN THE WB LANE. OV STRUCK IV ALONG PASSENGER SIDE FROM THE FRONT FENDER, ALL THE WAY TO THE BACK OF THE TRUCK BED.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
WERT TRENTON	297	PP	FXE1080	12/12/2024	12/16/2024		O					
CIRCUMSTANCES UNKNOWN AT THIS TIME. IT IS THOUGHT THAT EMPLOYEE OPERATING IV FELL ASLEEP AT THE WHEEL, CAUSING COLLISION WITH REPORTEDLY TWO OTHER VEHICLES. EXPECTING DRIVERS REPORT WITH DETAILS IMMINENTLY.								Inc:	$230,434.00	$212,434.00	$0.00	$18,000.00
								Pd:	$73,171.04	$62,433.69	$0.00	$10,737.35
								O/S:	$157,262.96	$150,000.31	$0.00	$7,262.65
WESTERGAARD HEATHER	297	AD	FXE2136	03/19/2025	03/19/2025	05/09/2025	C					
IV STRUCK OV IN PARKING LOT. VEHICLE WAS UNOCCUPIED. ID LEFT BUSINESS CARD ON OV WINDSHIELD.								Inc:	$3,241.00	$3,241.00	$0.00	$0.00
								Pd:	$3,240.90	$3,240.90	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Line of Insurance : AL												
Total Claim Count: 41								Inc:	$600,701.00	$577,705.00	$0.00	$22,996.00
								Pd:	$304,735.87	$289,002.06	$0.00	$15,733.81
								O/S:	$295,965.13	$288,702.94	$0.00	$7,262.19
Subtotals for Policy Year : 2024												
Total Claim Count: 41								Inc:	$600,701.00	$577,705.00	$0.00	$22,996.00
								Pd:	$304,735.87	$289,002.06	$0.00	$15,733.81
								O/S:	$295,965.13	$288,702.94	$0.00	$7,262.19
Policy Year: 2025												
Line of Insurance: AL - AUTOMOBILE												

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2025												
Line of Insurance: AL - AUTOMOBILE												
/DULLES ENGINEERING	186	AD	FSU3820	11/06/2025	12/11/2025	05/11/2026	C					
INSURED VEHICLE BACKED INTO THE OTHER VEHICLE THAT WAS PARKED AND UNOCCUPIED.								Inc:	$7,295.00	$7,295.00	$0.00	$0.00
								Pd:	$7,295.35	$7,295.35	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	E8S2752	01/06/2026	03/17/2026	04/14/2026	C					
DEER STRUCK SIDE OF IV.								Inc:	$1,728.00	$1,728.00	$0.00	$0.00
								Pd:	$1,728.12	$1,728.12	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	E9Y6058	06/18/2026	06/18/2026		O					
DEER RAN INTO ROAD WAY. IV STRUCK DEER.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FSU3718	11/04/2025	11/20/2025	02/17/2026	C					
DEER RAN INTO ROADWAY AND WAS STRUCK BY IV.								Inc:	$3,295.00	$3,295.00	$0.00	$0.00
								Pd:	$3,294.73	$3,294.73	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FSU4200	01/30/2026	02/19/2026	04/07/2026	C					
WHILE BACKING, IV SLIDE ON ICE INTO A TREE.								Inc:	$5,943.00	$5,943.00	$0.00	$0.00
								Pd:	$5,943.49	$5,943.49	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	186	AD	FSU4349	03/04/2026	03/19/2026	05/15/2026	C					
DRIVER OF IV SWERVED TO AVOID HITTING A FOX THAT RAN INTO THE ROAD, DROVE OFF THE ROADWAY AND STRUCK A TREE.								Inc:	$8,586.00	$8,586.00	$0.00	$0.00
								Pd:	$8,585.60	$8,585.60	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	026	AD	FVX8599	12/19/2025	01/19/2026	03/27/2026	C					
DEER RAN INTO ROADWAY. UNABLE TO SWERVE TO AVOID.								Inc:	$6,500.00	$6,500.00	$0.00	$0.00
								Pd:	$6,500.43	$6,500.43	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	003	AD	F1M5687	04/16/2026	04/20/2026		O					
DEER STRUCK IV.								Inc:	$5,000.00	$5,000.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$5,000.00	$5,000.00	$0.00	$0.00
/EMKAY, INC	026	AD	F7L6073	12/09/2025	12/17/2025	12/24/2025	O					
IV STRUCK DEER THAT RAN INTO RAODWAY								Inc:	$5,419.00	$5,419.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$5,419.00	$5,419.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Policy Year: 2025											
Line of Insurance: AL - AUTOMOBILE											
/EMKAY, INC	026	AD	F7L7526	01/21/2026	01/23/2026	03/12/2026	C				
DEER RAN OUT IN FRONT OF IV. IV STRUCK DEER ON FRONT CORNER							Inc:	$6,168.00	$6,168.00	$0.00	$0.00
							Pd:	$6,168.46	$6,168.46	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F8J4123	11/10/2025	11/19/2025	12/17/2025	C				
IV WAS STRUCK BY DEER.							Inc:	$7,236.00	$7,236.00	$0.00	$0.00
							Pd:	$7,235.81	$7,235.81	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F8J6003	12/11/2025	12/29/2025	02/05/2026	C				
IV DRIVER STRUCK BOLLARD WHILE ENTERING PARKING FACILITY AT OUR DOWNTOWN OFFICE.							Inc:	$4,629.00	$4,629.00	$0.00	$0.00
							Pd:	$4,629.48	$4,629.48	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY, INC	007	AD	F8J7098	01/06/2026	01/19/2026	05/13/2026	C				
IV STRUCK DEER ON HIGHWAY AT SPEED. AIRBAGS DEPLOYED.							Inc:	$13,448.00	$13,448.00	$0.00	$0.00
							Pd:	$13,448.30	$13,448.30	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/EMKAY,INC	026	AD	E8S0648	02/10/2026	02/16/2026	04/17/2026	C				
IV STRUCK DEER THAT RAN INTO ROADWAY.							Inc:	$7,254.00	$7,254.00	$0.00	$0.00
							Pd:	$7,253.71	$7,253.71	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/ENTERPRISE	206	AD	FXE5341	11/19/2025	01/27/2026	01/30/2026	C				
RENTAL VEHICLES RETURNED WITH A CHANGE IN CONDITION TO THE WINDSHIELD. CHIP SPREAD INTO A CRACK							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	026	AD	E8S3283	03/24/2026	03/24/2026	03/25/2026	C				
INSURED VEHICLE WAS BACKING OUT OF THE GARAGE AND STRUCK THE CARPORT							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	206	AD	F6G9106	05/08/2026	05/27/2026	06/02/2026	C				
SAFELITE REFERRAL 508098 - 2025 FORD EXPLORER - VIN #: C10639 - ROCK FROM ROAD							Inc:	$80.00	$80.00	$0.00	$0.00
							Pd:	$79.57	$79.57	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
/RUMMEL KLEPPER & KAHL LL	007	AD	F8J5607	12/08/2025	12/18/2025	03/02/2026	C				
DEER STRUCK FRONT RIGHT OF VEHICLE							Inc:	$2,507.00	$2,507.00	$0.00	$0.00
							Pd:	$2,507.43	$2,507.43	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2025												
Line of Insurance: AL - AUTOMOBILE												
/RUMMEL KLEPPER AND KAHL	186	AD	FSU4300	03/07/2026	03/10/2026	06/03/2026	C					
IV STRUCK DEER IN ROADWAY.								Inc:	$10,877.00	$10,877.00	$0.00	$0.00
								Pd:	$10,877.24	$10,877.24	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/STATE OF SC	026	AD	F7L7694	01/27/2026	01/28/2026	02/23/2026	C					
IV DRIVER LOOKED DOWN, REAR ENDED OV.								Inc:	$837.00	$837.00	$0.00	$0.00
								Pd:	$837.30	$837.30	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
ANGARAN SABRINA	101	AD	A2K9623	12/12/2025	12/15/2025	06/25/2026	O					
OV1 STRUCK OV2 IN THE REAR AT A HIGH RATE OF SPEED. OV2 WAS PUSHED INTO IV.								Inc:	$5,135.00	$5,135.00	$0.00	$0.00
								Pd:	$5,134.59	$5,134.59	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
BAIRD GAVIN	007	AD	E9Y4728	05/06/2026	05/22/2026		O					
INSURED VEHICLE TRIED PASSING OTHER VEHICLE AND SIDE SWIPED OTHER VEHICLE								Inc:	$5,000.00	$5,000.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$5,000.00	$5,000.00	$0.00	$0.00
FERGUSON STEVEN	297	PP	F7L9575	03/11/2026	03/13/2026		O					
IV WAS STRUCK IN REAR, WHILE AT A STOP, AT A HIGH RATE OF SPEED. TOOL BOX DISLODGED FROM BED, PUSHED THROUGH REAR WINDOW AND STRUCK EMPLOYEE IN HEAD. IT IS ALSO SAID THE SEATS OF THE F-150 WERE SHEERED OFF THE RAILS.								Inc:	$21,536.00	$21,536.00	$0.00	$0.00
								Pd:	$19,535.43	$19,535.43	$0.00	$0.00
								O/S:	$2,000.57	$2,000.57	$0.00	$0.00
FLEMING MACKENZIE	186	AD	FSU4803	06/06/2026	06/09/2026		O					
INSURED VEHICLE STRUCK CLAIMANT VEHICLE THAT WAS PARKED AND LEFT THE SCENE.								Inc:	$1,157.00	$1,157.00	$0.00	$0.00
								Pd:	$1,156.68	$1,156.68	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
JONES ABBIE	186	AD	FSU3934	01/02/2026	01/02/2026	03/10/2026	C					
INSURED VEHICLE REAR-ENDED OTHER VEHICLE.								Inc:	$9,065.00	$9,065.00	$0.00	$0.00
								Pd:	$9,064.90	$9,064.90	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
JUAREZ GIANEARLO	026	AD	E8S3916	03/16/2026	04/02/2026	06/01/2026	C					
OTHER VEHICLE WAS PARKED AND UNOCCUPIED WHEN INSUREDS VEHICLE BACKED UP AND STRUCK IT.								Inc:	$3,424.00	$3,424.00	$0.00	$0.00
								Pd:	$3,423.76	$3,423.76	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
LESKO ARIANA	026	AD	FRC1996	04/02/2026	05/18/2026		O					
OV STRUCK IV IN REAR WHEN STOPPING IN TRAFFIC								Inc:	$4,994.00	$4,994.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$4,994.00	$4,994.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2025												
Line of Insurance: AL - AUTOMOBILE												
OANES MARIA	186	AB	FSU4291	03/09/2026	03/09/2026		O					
INSD (000) STRUCK CLMT PEDESTRIAN (001/OANES) AS CLMT WAS CROSSING IN A CROSSWALK.								Inc:	$1,000,000.00	$1,000,000.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$1,000,000.00	$1,000,000.00	$0.00	$0.00
PINCUS SHAWNA	007	AD	F8J4593	11/24/2025	12/01/2025	03/27/2026	C					
TO AVOID A COLLISION WITH OV2 (VEHICLE WHO VEERED INTO OUR LANE) , IV CHANGED LANES, ONLY TO COLLIDE WITH THE REAR OF OV1.								Inc:	$14,067.00	$14,067.00	$0.00	$0.00
								Pd:	$14,067.81	$14,067.81	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
SCHULTZ KAYLA	007	AB	E9Y5285	06/03/2026	06/04/2026		O					
IV STRUCK OV IN REAR.								Inc:	$30,532.00	$30,532.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$30,532.00	$30,532.00	$0.00	$0.00
SIMS KYEVETTE R	007	AD	E9Y6156	06/11/2026	06/19/2026		O					
OV1 STRUCK OV2 WHICH WAS PUSHED INTO IV. OV1 FLED THE SCENE								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
SUMMERS TASHON	186	AD	FSU3897	12/22/2025	12/22/2025	06/24/2026	C					
CLAIMANT WAS ON HALL STREET. THERE IS CONSTRUCTION WORK GOING ON. CLAIMANT WAS ABOUT TO CROSS A STREET WHEN INSURED VEHICLE PULLED OUT IN FRONT OF HIM AND STOPPED AND CLAIMANT STRUCK HIM IN THE REAR.								Inc:	$3,300.00	$3,022.00	$0.00	$278.00
								Pd:	$3,299.72	$3,021.72	$0.00	$278.00
								O/S:	$0.00	$0.00	$0.00	$0.00
WARLICK ANTHONY	007	AD	E9Y5296	06/03/2026	06/04/2026	06/26/2026	C					
WHILE TRAVELING 95 NORTH BY CATON AVE BRIDGE, TRAFFIC WAS STOP AND GO, OTHER VEHICLE CAME TO A STOP WHEN INSURED VEHICLE REAR-ENDED OTHER VEHICLE								Inc:	$2,019.00	$2,019.00	$0.00	$0.00
								Pd:	$2,018.65	$2,018.65	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Line of Insurance : AL												
Total Claim Count: 33								Inc:	$1,197,031.00	$1,196,753.00	$0.00	$278.00
								Pd:	$144,086.56	$143,808.56	$0.00	$278.00
								O/S:	$1,052,944.44	$1,052,944.44	$0.00	$0.00
Subtotals for Policy Year : 2025												
Total Claim Count: 33								Inc:	$1,197,031.00	$1,196,753.00	$0.00	$278.00
								Pd:	$144,086.56	$143,808.56	$0.00	$278.00
								O/S:	$1,052,944.44	$1,052,944.44	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Report Grand Totals											
Total Claim Count: 219							Inc:	$3,233,442.00	$3,105,349.00	$2,500.00	$125,593.00
							Pd:	$1,877,857.79	$1,763,701.42	$2,500.00	$111,656.37
							O/S:	$1,355,584.21	$1,341,647.58	$0.00	$13,936.63

TRAVELERS

Detail Loss Report

Losses From: 07/02/2021 To 07/02/2026

Report Parameters

Report Name: Detail Loss
Losses From: 07/02/2021 To 07/02/2026

Policy Number(s): 3R867301

Group By

	Group By Name	Group By Label	Subtotal	Page Break
1.	Policy Year	Policy Year	Y	N
2.	Line of Insurance	Line of Insurance	Y	N

Filters

Large Loss Filter

Drill Down Filters

RUMMEL KLEPPER & KAHL, LLP
Policy Number(s): 3R867964
RK&K

TRAVELERS

Detail Loss Report

Losses From: 11/01/2020 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2020												
PETHERBRIDGE MICHAEL	220	LR	FQN5436	03/02/2021	03/10/2021	10/14/2025	C					
AN EMPLOYEE OF USNS, INC WAS ELECTROCUTED BY A LIVE WIRE AND DIED WHILE WORKING ON FLORIDA EXPRESSWAY 528-436 INTERCHANGE. USNS WAS SUBCONTRACTOR TO THE CONTRACTOR SEMA. RKANDK WAS CONTRACTED BY OWNER CFX TO PERFORM INSPECTIO								Inc:	$94,065.00	$10,000.00	$0.00	$84,065.00
								Pd:	$94,064.60	$10,000.00	$0.00	$84,064.60
								O/S:	$0.00	$0.00	$0.00	$0.00
STREMLAU ELIZABETH A	007	LR	F4C5406	08/26/2021	12/03/2024		O					
PLAINTIFF WAS WALKINGON A DESIGNATED WALKWAY FOR PEDESTRIAN TRAFFIC, PLAINTIFF SUDDENLY SLIPPED AND FELL ON A SLIPPERY WET WALKING SURFACE, STRIKING HER RIGHTFOREARM AND SHOULDER.								Inc:	$10,000.00	$0.00	$0.00	$10,000.00
								Pd:	$4,770.35	$0.00	$0.00	$4,770.35
								O/S:	$5,229.65	$0.00	$0.00	$5,229.65
UNKN UNKN	007	LR	FQW5973	07/13/2021	08/26/2021	08/30/2021	C					
, TWO EMPLOYEES OF KELLY ELECTRIC WERE ELECTROCUTED WHILE PERFORMING WORK ON THE PURPLE LINE. THE INJURED INDIVIDUALS WERE RELOCATING A POWER LINE INSIDE AN UNDERGROUND MANHOLE ON CAMPUS AT THE TIME. THE WORK WAS UNRELATED								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Policy Year : 2020												
Total Claim Count: 3								Inc:	$104,065.00	$10,000.00	$0.00	$94,065.00
								Pd:	$98,834.95	$10,000.00	$0.00	$88,834.95
								O/S:	$5,230.05	$0.00	$0.00	$5,230.05
Policy Year: 2021												
/COUNTY OF HENRICO	007	LR	A2F0252	07/07/2022	07/07/2022	07/15/2022	C					
THE COUNTY OF HENRICO WAS SUED BY CHESAPEAKE BAY FOUNDATION, INC., AND JAMES RIVER ASSOCIATION REGARDING THE COUNTY'S COMPLIANCE WITH THE CLEAN WATER ACT. AS A CONSULTANT RK AND K MAY HAVE DOCUMENTATION RELEVANT TO THE LAWSUIT THA								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/GPC	582	LR	A2F4211	11/01/2021	09/23/2022	12/02/2022	C					
WE ARE PUTTING YOU ON NOTICE OF A POTENTIAL ISSUE ON THE ABOVE NOTED PROJECT. RKANDK IS A SUB-CONSULTANT ON THE PROJECT. THE PRIME CONSULTANT, GPC, SENT A NOTICE OF DESIGN ISSUE LETTER TO OUR CLIENT PARSONS, CLAIMING THAT A SO								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
RAY SAVANNA L	026	LR	F1F6731	03/09/2022	02/23/2024	04/23/2024	C					
MARCH 9, 2022 MOTOR VEHICLE COLLISION THAT KILLED MS. SAVANNA LYNN RAY AND HER UNBORN CHILD, UNBORN INFANT RAY, AND MR. GERARDO TREVINO(CRASH).PER THE INSURED, A DRUNK DRIVER WENT DOWN AN EXIT RAMP IN THE WRONG DIRECTION								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
UNK UNK	007	LR	A2F1430	07/20/2022	07/29/2022	08/15/2022	C					
WE ARE PUTTING YOU ON NOTICE TO MAKE YOU AWARE THAT BALTIMORE CITY DEPARTMENT OF GENERAL SERVICES CONTACTED RKANDK TO INFORM US THAT A MOTORIST HAS MADE A CLAIM RELATED TO A TIRE BLOWOUT CAUSED WHEN THE MOTORIST								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 11/01/2020 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2021												
UNK UNK	007	LR	FTC5448	03/14/2022	03/23/2022	04/08/2022	C					
A BICYCLIST HIT A CABLE THAT EAST COAST RIGGING WAS INSTALLING, THE BICYCLIST FELL, AND BROKE HIS COLLARBONE. RKANDK WAS NOT ONSITE AT THE TIME OF THE INCIDENT. WE ARE NOT AWARE OF A CLAIM AT THIS POINT. EAST COAST RIG								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
VAN-TREASE ALICIA	007	LR	A2F2499	06/08/2022	08/22/2022	06/23/2023	C					
ALICIA VAN TREASE IS ALLEGING UNLAWFUL RETALIATION, IN VIOLATION OF THE WHISTLE BLOWER PROTECTION PROVISIONS OF THE SAFE DRINKING WATER ACT,								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
VENTIMIGLIA PATTY	007	LR	FTC6545	04/01/2022	04/18/2022	04/25/2022	C					
WE ARE PUTTING YOU ON NOTICE TO MAKE YOU AWARE OF THE ABOVE PROJECT. IN WESTERN MARYLAND A FLAGGER WAS FATALLY STRUCK BY A STREET SWEEPER. THERE WERE TWO ON-SITE WORKERS. ONE WORKER WAS NOT IN THE AREA AND THE OTHER WORKER WI								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Policy Year : 2021												
Total Claim Count: 7								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
Policy Year: 2022												
DIMAGGIO SYBIL L	511	LR	FXH3919	03/22/2023	04/04/2023	05/26/2026	C					
AN AUTO ACCIDENT OCCURRED WITHIN THE CONFINES OF THE STREET AND ROAD PROJECT.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
ENTINA MIRA	007	LR	FZD0354	12/27/2022	08/08/2023	04/05/2024	C					
PLAINTIFF FURTHER ALLEGES THAT ARDENT COMPANY, LLC WAS IN CHARGE OF DIRECTING AT THE CONSTRUCTION SITE LOCATED AT THE INTERSECTION WHERE THE ACCIDENT OCCURRED, AND THAT RKANDK WAS IN CHARGE OF SUPERVISING THE CONSTRUCTION AT								Inc:	$4,957.00	$0.00	$0.00	$4,957.00
								Pd:	$4,957.02	$0.00	$0.00	$4,957.02
								O/S:	$0.00	$0.00	$0.00	$0.00
SCHAFFER CHRISTOPHER C	511	LR	F4C8371	01/29/2023	01/29/2025		O					
MOTOR VEHICLE ACCIDENT THAT OCCURRED IN THE AREA OF A PROJECT WHERE WE DESIGNED THE MOT. ADMINISTRATOR OF THE :ESTATE OF CHRISTOPHER C. SCHAFFER, DECEASED.								Inc:	$51,445.00	$0.00	$0.00	$51,445.00
								Pd:	$29,622.96	$0.00	$0.00	$29,622.96
								O/S:	$21,822.04	$0.00	$0.00	$21,822.04
Subtotals for Policy Year : 2022												
Total Claim Count: 3								Inc:	$56,402.00	$0.00	$0.00	$56,402.00
								Pd:	$34,579.98	$0.00	$0.00	$34,579.98
								O/S:	$21,822.02	$0.00	$0.00	$21,822.02
Policy Year: 2023												

TRAVELERS

Detail Loss Report

Losses From: 11/01/2020 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C		Total	Claim	Medical	Expense
Policy Year: 2023												
/DELAWARE DEPT OF TRANSPO	582	ER	FZD9127	11/01/2023	01/29/2024	03/08/2024	C					
WE ARE PUTTING YOU ON POTENTIAL NOTICE REGARDING THE ABOVE NOTED SUBJECT MATTER. RKANDK IS THE DESIGNER OF RECORD ON A DELAWARE DEPARTMENT OF TRANSPORTATION PROJECT. ADEL CONSTRUCTION WAS THE PRIME CONSTRUCTION CONTRACTO								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
/NPSSOLUTIONS LLC	026	LR	F1F4703	12/19/2023	01/29/2024	02/13/2024	C					
RKANDK IS WORKING FOR THE CITY OF DURHAM ON THE PROJECT. RKANDK WAS COPIED ON A LETTER FROM SAFRAN LAW OFFICES (LETTER ATTACHED), WHICH IS REPRESENTING NPS SOLUTIONS, LLC, TO THE CITY OF DURHAM. NPS IS REQUESTING COMPENSAT								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
PARTON-II DENNIS W	026	LR	F1H5937	05/30/2024	06/03/2024	07/17/2024	C					
EMPLOYEE OF THE INSURED'S SUB-CONSULTANT WAS RUN OVER BY DUMP TRUCK AND WAS KILLED								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
SIMMONS SHAWN	026	LR	FVX3998	04/16/2024	11/10/2025	12/10/2025	C					
UNK								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
WILLIAMS ANDREW	007	ER	F4C7554	10/18/2024	01/15/2025	02/18/2026	C					
ANDREW WILLIAMS SUSTAINED INJURIES IN A MOTOR VEHICLE COLLISION OCCURRING ON OCTOBER 18,2024. RK&K WAS DIRECTING TRAFFIC. DID NOT STOP ONCOMING TRAFFIC AND MOTIONED FOR ANDREW WILLIAMS TO PROCEED THROUGH INTERSECTION								Inc:	$38,539.00	$16,333.00	$0.00	$22,206.00
								Pd:	$38,539.07	$16,333.00	$0.00	$22,206.07
								O/S:	$0.00	$0.00	$0.00	$0.00
Subtotals for Policy Year : 2023												
Total Claim Count: 5								Inc:	$38,539.00	$16,333.00	$0.00	$22,206.00
								Pd:	$38,539.07	$16,333.00	$0.00	$22,206.07
								O/S:	$0.00	$0.00	$0.00	$0.00
Policy Year: 2024												
/DC WATER	007	LR	F6H1746	03/27/2025	03/31/2025	04/03/2025	C					
A SUB DRILLING CONTRACTOR HIT A EC WATER/SEWER LINE WHILE DRILLING BORES NEAR THE ALB AS PART OF THE I-495 AND I-270 PROJECT. MISS UTILITY GROUND MARKING SHOWED THE SEWER LINE WAS 8'TO 10' AWAY. DRILLING HAS BEEN SUSPEND WHILE DC								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00
GLOVER KAYLA	026	LR	E9Y5434	12/31/2024	06/08/2026		O					
PLAINTIFF SUFFERED PHYSICAL HARM AND INJURY FROM THE COLLISION,ALL OF WHICH HAS CAUSED PLAINTIFF TO UNDERGO MUCH PHYSICAL AND MENTAL PAIN AND SUFFERING, AS WELLAS HAS CAUSED PLAINTIFF TO SPEND MONEY FOR MEDICAL SERVICES.								Inc:	$0.00	$0.00	$0.00	$0.00
								Pd:	$0.00	$0.00	$0.00	$0.00
								O/S:	$0.00	$0.00	$0.00	$0.00

TRAVELERS

Detail Loss Report

Losses From: 11/01/2020 To 07/02/2026

Claimant	Adj Off	FP	Claim Number	Accident Date	Notice Date	Close Date	O/C	Total	Claim	Medical	Expense
Policy Year: 2024											
Subtotals for Policy Year : 2024											
Total Claim Count: 2							Inc:	$0.00	$0.00	$0.00	$0.00
							Pd:	$0.00	$0.00	$0.00	$0.00
							O/S:	$0.00	$0.00	$0.00	$0.00
Report Grand Totals											
Total Claim Count: 20							Inc:	$199,006.00	$26,333.00	$0.00	$172,673.00
							Pd:	$171,954.00	$26,333.00	$0.00	$145,621.00
							O/S:	$27,052.00	$0.00	$0.00	$27,052.00

Detail Loss Report

Losses From: 11/01/2020 To 07/02/2026

Report Parameters

Report Name: Detail Loss
Losses From: 11/01/2020 To 07/02/2026
Policy Number(s): 3R867964

Group By

	Group By Name	Group By Label	Subtotal	Page Break
1.	Policy Year	Policy Year	Y	N

Filters

Filter Name	Operator	Value(s)
Subline of Insurance	Equal To	GLPD,GLBI,PRBI,PRPD

Large Loss Filter

Drill Down Filters

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 13 01Mar2026 TO 01Mar2027 (PERIOD 13, MONTH 3)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	13	062093-WC-01	[redacted] [redacted]	O		11Mar26	12Mar26	*TOTAL	1249.87	4627.13	5877.00
A/ST:MD	B/ST:FL	E/ST:FL	SSN:XXX-XX-6965 AGE:35 SEX:M			WE/18:00	18Mar26	*INDEM	.00	100.00	100.00
JCL:8603						WC/TYPE:INDEMNITY		*MEDCL	1037.60	3962.40	5000.00
								*EXPEN	212.27	564.73	777.00
TYPE : 1704 Vehicle Accident											
SOURCE : 6820 Vehicle - passenger											
NAT-BI : 9096 Multiple physical injuries											
POB : 0090 Multiple Body Parts											
DESC : EMPLOYEE WAS AT RED LIGHT AND A VEHICLE REAR ENDED HIM GOING 70 MILES . IT CAUSED HIM TO HIT HIS HEAD, CHIP HIS TEETH AND TONGU,											
* 325-00	13	062394-WC-01	[redacted] [redacted]	O		26Mar26	30Mar26	*TOTAL	17737.65	87850.35	105588.00
A/ST:SC	B/ST:SC	E/ST:SC	SSN:XXX-XX-4397 AGE:64 SEX:F			TH/00:01	02Apr26	*INDEM	2403.37	20208.63	22612.00
JCL:8601		LWD: 20				WC/TYPE:INDEMNITY		*MEDCL	14969.28	60709.72	75679.00
								*EXPEN	365.00	6932.00	7297.00
TYPE : 1402 Slip,trip or fall-same level											
SOURCE : 6904 Ground/floor											
NAT-BI : 9034 Fracture											
POB : 0245 Wrist, left											
DESC : THE EMPLOYEE WAS ON HER WAY OUTDOORS FOR LUNCH AND FELL											
* 325-00	13	062575-WC-01	[redacted] [redacted]	O		07Apr26	08Apr26	*TOTAL	2301.15	3298.85	5600.00
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-5835 AGE:64 SEX:M			TU/10:00	13Apr26	*INDEM	.00	1600.00	1600.00
JCL:8603						WC/TYPE:INDEMNITY		*MEDCL	2232.72	767.28	3000.00
								*EXPEN	68.43	931.57	1000.00
TYPE : 1404 Slip,trip or fall-elevated surfaces											
SOURCE : 6904 Ground/floor											
NAT-BI : 9096 Multiple physical injuries											
POB : 0090 Multiple Body Parts											
DESC : HE WAS 8 FEET UP ON LANDING AND WENT TO REACH FOR THE LADDER TO GO DOWN, BUT FELL AND LANDED ON HIS BACK AND HEAD											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 13 01Mar2026 TO 01Mar2027 (PERIOD 13, MONTH 3)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	13	062725-WC-01	[redacted] [redacted]	O		09Apr26	15Apr26	*TOTAL	816.59	7600.41	8417.00
A/ST:MD	B/ST:VA	E/ST:VA	SSN:XXX-XX-9209 AGE:66	SEX:M		TH/13:30	17Apr26	*MEDCL	743.84	6756.16	7500.00
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	72.75	844.25	917.00
TYPE : 2316 Machine, NOC											
SOURCE : 6216 Machine, NOC											
NAT-BI : 9018 Contusion, bruise											
POB : 0056 Chest and/or ribs											
DESC : HE WAS WALKING BACK TOWARDS HIS TRUCK AND HIT AN UNEVEN PAVEMENT. TO AVOID HITTING A LARGE MACHINE HE WENT INTO THE MEASURING											
* 325-00	13	062981-WC-01	[redacted] [redacted]	O		23Apr26	29Apr26	*TOTAL	237.84	2262.16	2500.00
A/ST:MD	B/ST:PA	E/ST:PA	SSN:XXX-XX-0869 AGE:63	SEX:F		TH/12:36	01May26	*MEDCL	196.47	1803.53	2000.00
JCL:0955						WC/TYPE:MEDICAL		*EXPEN	41.37	458.63	500.00
TYPE : 1102 Strike against,stationary or moving obj											
SOURCE : 6844 Vehicle - Part/Accessory											
NAT-BI : 9007 Avulsion											
POB : 0256 Thumb, right											
DESC : HIT THUMB ON STEERING WHEEL											
* 325-00	13	063185-WC-01	[redacted] [redacted]	O		05May26	08May26	*TOTAL	.00	400.00	400.00
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-0950 AGE:59	SEX:M		TU/17:00	08May26	*MEDCL	.00	300.00	300.00
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	.00	100.00	100.00
TYPE : 1404 Slip,trip or fall-elevated surfaces											
SOURCE : 6904 Ground/floor											
NAT-BI : 9072 Strain											
POB : 0106 Ankle, right											
DESC : EMPLOYEE WAS WALKING AND COLLECTING TICKETS. STEPPED OFF OF THE BACK OF A PAVER AS HE WAS MOVING BACK TO THE BEGINNING OF THE											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 13 01Mar2026 TO 01Mar2027 (PERIOD 13, MONTH 3)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	* CLAIMANT NAME / DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
** TOTAL FOR LOCATION	325-00								22343.10	106038.90	128382.00
RUMMEL, KLEPPER & KAHL							TOTAL OPENED	06			
700 EAST PRATT STREET							TOTAL CLOSED	00			
STE 500							TOTAL CLAIMS	06			
BALTIMORE	MD	21202									
*** TOTAL FOR PERIOD 01Mar26 TO 01Mar27 (PERIOD 13, MONTH 3)									22343.10	106038.90	128382.00

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	12	055367-WC-01	[redacted] [redacted]	C		04Mar25	20Mar25	*TOTAL	530.87	.00	530.87
A/ST:MD	B/ST:DE	E/ST:DE	SSN:XXX-XX-9767 AGE:27 SEX:F			TU/12:00	19Feb26	*MEDCL	439.10	.00	439.10
JCL:0955						WC/TYPE:INDEMNITY		*EXPEN	91.77	.00	91.77
TYPE : 2208 Insect bite, sting											
SOURCE : 7716 Animal, Insect - W.C.											
NAT-BI : 9046 Infection											
POB : 0131 Knee, right											
DESC : SPIDER TICK BITE OR SMALL ABRASION FROM VEGETATION ON SITE BECAME INFECTED.											
* 325-00	12	057271-WC-01	[redacted] [redacted]	O *		16May25	30Jun25	*TOTAL	108006.53	398570.47	506577.00
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-9560 AGE:52 SEX:M			FR/11:00	02Jul25	*INDEM	35091.43	14391.57	49483.00
JCL:8603		LWD: 178				WC/TYPE:INDEMNITY		*MEDCL	62835.20	285589.80	348425.00
TYPE : 1404 Slip,trip or fall-elevated surfaces								*EXPEN	10079.90	98589.10	108669.00
SOURCE : 6058 Natural Hazard-Non Vegetation											
NAT-BI : 9034 Fracture											
POB : 0105 Ankle, left											
DESC : HE STATED THAT HE TWISTED HIS LEFT ANKLE STEPPING ON A ROCK DURING A NIGHT SHIFT ON OR AROUND 5/16/25. HE REPORTS AT THE TIME OF THE											
* 325-00	12	056726-WC-01	[redacted] [redacted]	C		31May25	03Jun25	*TOTAL	4735.81	.00	4735.81
A/ST:VA	B/ST:VA	E/ST:VA	SSN:XXX-XX-2444 AGE:61 SEX:M			SA/17:30	12Aug25	*MEDCL	4386.84	.00	4386.84
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	348.97	.00	348.97
TYPE : 1508 Exertion - twisting, turning, bending											
SOURCE : 6056 Human Action, NOC											
NAT-BI : 9072 Strain											
POB : 0130 Knee, left											
DESC : EMPLOYEE WALKING ON UNEVEN GROUND WHILE OUT INSPECTING KNEE TWISTED AND POPPED											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	12	057050-WC-01	[redacted] [redacted]	C		13Jun25	19Jun25	*TOTAL	1974.57	.00	1974.57
A/ST:DE	B/ST:DE	E/ST:DE	SSN:XXX-XX-0461 AGE:29 SEX:M			FR/03:00	04Aug25	*MEDCL	1807.01	.00	1807.01
JCL:0955						WC/TYPE:MEDICAL		*EXPEN	167.56	.00	167.56
TYPE : 1402 Slip,trip or fall-same level											
SOURCE : 6904 Ground/floor											
NAT-BI : 9073 Sprain											
POB : 0105 Ankle, left											
DESC : WHILE WALKING BEHIND A ROAD CLOSURE AT NIGHT, HE STEPPED AND TRIPPED IN A GOOD-SIZED POTHOLE. HURT HIS ANKLE											
* 325-00	12	057498-WC-01	[redacted] [redacted]	C		20Jun25	11Jul25	*TOTAL	1714.24	.00	1714.24
A/ST:VA	B/ST:VA	E/ST:NC	SSN:XXX-XX-3790 AGE:49 SEX:M			FR/14:53	01Oct25	*MEDCL	1668.32	.00	1668.32
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	45.92	.00	45.92
TYPE : 1804 Environmental											
SOURCE : 7710 Heat-atmospheric or environmental											
NAT-BI : 9049 Arthritis											
POB : 0106 Ankle, right											
DESC : I WAS SEEN BY THE DOCTOR AND WAS DIAGNOSED WITH HEAT STRESS ARTHRITIS. I WAS X-RAYED FOR LIGAMENT DAMAGE, THANK GOD THERE WAS											
* 325-00	12	057431-WC-01	[redacted] [redacted]	O+		08Jul25	09Jul25	*TOTAL	7563.44	5951.56	13515.00
A/ST:TN	B/ST:TN	E/ST:NC	SSN:XXX-XX-3238 AGE:60 SEX:M			TU/13:45	11Jul25	*INDEM	2347.84	1168.16	3516.00
JCL:8603		LWD: 20				WC/TYPE:INDEMNITY		*MEDCL	3749.68	4750.32	8500.00
TYPE : 1508 Exertion - twisting, turning, bending								*EXPEN	1465.92	33.08	1499.00
SOURCE : 6056 Human Action, NOC											
NAT-BI : 9024 Dislocation											
POB : 0131 Knee, right											
DESC : WHILE CONDUCTING A LINEAR SHOVEL TEST TRANSECT THE EMPLOYEE HEARD AND FELT A POP IN HIS RIGHT KNEE2E											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE NET PAYMENTS STATUS	TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	12	058270-WC-01	[redacted] [redacted]	C		20Aug25	20Aug25	*TOTAL		6244.97	.00	6244.97
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-8761 AGE:57 SEX:M			WE/02:30	19Mar26	*MEDCL		5464.04	.00	5464.04
JCL:8603						WC/TYPE:INDEMNITY		*EXPEN		780.93	.00	780.93
TYPE : 1630 Cut by object being lifted or handled												
SOURCE : 6346 Sharps(Needles,Razors,Scissors,Knife,et												
NAT-BI : 9050 Laceration, open wound												
POB : 0136 Lower Leg, right												
DESC : HE WAS INSPECTING AND EXCAVATING FROM GROUND RIGHT LEG SLID 24 INCHES SLAMMED AND CUT LEG. RECEIVED 36 STITCHES.												
* 325-00	12	058783-WC-01	[redacted] [redacted]	C		15Sep25	15Sep25	*TOTAL		753.05	.00	753.05
A/ST:MD	B/ST:NC	E/ST:NC	SSN:XXX-XX-8474 AGE:31 SEX:M			MO/00:01	18Jan26	*MEDCL		753.05	.00	753.05
JCL:8603						WC/TYPE:MEDICAL						
TYPE : 2206 Animal bite, scratch, kick												
SOURCE : 7716 Animal, Insect - W.C.												
NAT-BI : 9006 Bite or sting												
POB : 0104 Ankles												
DESC : AT END OF FIELD DAY HE DISCOVERED SEVERAL DOZEN SEED TICKS ATTACHED ON BOTH ANKLES. WAS ABLE TO REMOVE ALL TICKS THAT HE SAW												
* 325-00	12	058968-WC-01	[redacted] [redacted]	C		22Sep25	25Sep25	*TOTAL		367.93	.00	367.93
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-2936 AGE:61 SEX:M			MO/12:00	02Apr26	*MEDCL		345.46	.00	345.46
JCL:8601						WC/TYPE:MEDICAL		*EXPEN		22.47	.00	22.47
TYPE : 1012 Struck by object being lifted or handle												
SOURCE : 6319 Stationary object												
NAT-BI : 9088 Foreign body												
POB : 0315 Eye, left												
DESC : INJURED WORKER WAS IN TENNESSEE SURVEYING IN THE WOODS A 00 ACRE SURVEY IN SEVIER COUNTY, TENNESSEE AND A BRANCH HIT HIM IN THE												

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	12	058956-WC-01	[redacted] [redacted]	C		24Sep25	24Sep25	*TOTAL	12381.26	.00	12381.26
A/ST:MD	B/ST:DE	E/ST:DE	SSN:XXX-XX-7095 AGE:62 SEX:M			WE/10:31	20May26	*INDEM	6759.55	.00	6759.55
JCL:0955		LWD: 42				WC/TYPE:INDEMNITY		*MEDCL	5353.02	.00	5353.02
								*EXPEN	268.69	.00	268.69

TYPE : 1704 Vehicle Accident
SOURCE : 6820 Vehicle - passenger
NAT-BI : 9034 Fracture
POB : 0056 Chest and/or ribs
DESC : KEVIN LAPLANT WAS INVOLVED IN A FLEET VEHICLE ACCIDENT SEPTEMBER 24, 2025 AT 10:31 AM, AND IS CURRENTLY BEING EVALUATED AT THE

* 325-00	12	058970-WC-01	[redacted] [redacted]	C		24Sep25	25Sep25	*TOTAL	1576.17	.00	1576.17
A/ST:TN	B/ST:TN	E/ST:TN	SSN:XXX-XX-0673 AGE:28 SEX:F			WE/16:00	23Dec25	*MEDCL	1523.83	.00	1523.83
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	52.34	.00	52.34

TYPE : 1608 Contact with chemicals,caustics,acids,o
SOURCE : 8130 Allergic Reaction
NAT-BI : 9095 Respiratory disorders
POB : 0318 Face
DESC : AFTER 20 MINUTES OF WALKING THRU RAGWEED AND 45 MORE MINUTES WALKING THROUGH OTHER VEGETATION, SARAH BEGAN HAVING SYMPTOMS OF

* 325-00	12	059286-WC-01	[redacted] [redacted]	C		07Oct25	09Oct25	*TOTAL	1112.80	.00	1112.80
A/ST:MD	B/ST:MD	E/ST:SC	SSN:XXX-XX-2560 AGE:35 SEX:F			TU/12:30	22Dec25	*MEDCL	1068.26	.00	1068.26
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	44.54	.00	44.54

TYPE : 1402 Slip,trip or fall-same level
SOURCE : 6904 Ground/floor
NAT-BI : 9050 Laceration, open wound
POB : 0215 Elbow, left
DESC : EMPLOYEE WAS WALKING AND SLIPPED IN A STREAM THAT WAS NOT WET BUT HAD SEDIMENT REBAR ON BANK. FELL ON BOTH ARMS AND GOT AND LEFT

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	12	059894-WC-01	[redacted] [redacted]	O+		10Nov25	10Nov25	*TOTAL	43650.05	33355.95	77006.00
A/ST:MD	B/ST:NC	E/ST:NC	SSN:XXX-XX-3716 AGE:60 SEX:F			MO/10:00	12Nov25	*INDEM	25184.10	783.90	25968.00
JCL:8603		LWD: 167				WC/TYPE:INDEMNITY		*MEDCL	14979.83	18290.17	33270.00
TYPE : 1402 Slip,trip or fall-same level								*EXPEN	3486.12	14281.88	17768.00
SOURCE : 6904 Ground/floor											
NAT-BI : 9018 Contusion, bruise											
POB : 0324 Nose											
DESC : EE ALLEGES SHE WAS TALKING WITH A SUBCONTRACTOR AND TRIPPED ON A 4X4, THEN FELL FACE FIRST ONTO A BOARD, STRIKING HER HEAD AND NOSE											
* 325-00	12	060248-WC-01	[redacted] [redacted]	O+		02Dec25	03Dec25	*TOTAL	5425.00	14349.00	19774.00
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-4431 AGE:33 SEX:M			TU/09:54	05Dec25	*INDEM	.00	6782.00	6782.00
JCL:8601						WC/TYPE:INDEMNITY		*MEDCL	4839.13	2607.87	7447.00
TYPE : 2503 Vehicle collision/sideswipe								*EXPEN	585.87	4959.13	5545.00
SOURCE : 8014 Vehicle Accident											
NAT-BI : 9072 Strain											
POB : 0008 Back, lower											
DESC : JAHARI WAS INVOLVED IN A MOTOR VEHICLE COLLISION WHILE TRAVELING FROM THE AMTRAK SITE BACK TO THE HARFORD ROAD OFFICE. ACCORDING TO											
* 325-00	12	062522-WC-01	[redacted] [redacted]N	O		14Jan26	06Apr26	*TOTAL	3967.27	7532.73	11500.00
A/ST:MD	B/ST:VA	E/ST:VA	SSN:XXX-XX-9209 AGE:70 SEX:M			WE/00:01	08Apr26	*MEDCL	3692.07	5307.93	9000.00
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	275.20	2224.80	2500.00
TYPE : 1402 Slip,trip or fall-same level											
SOURCE : 6904 Ground/floor											
NAT-BI : 9096 Multiple physical injuries											
POB : 0132 Knees											
DESC : EMPLOYEE FELL ON HIS KNEES BACK IN JANUARY 14, 2026 AND SAID HE WAS OKAY AND DID NOT NEED MEDICAL ATTENTION. [redacted]WAS IN AN ACI											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
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LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	12	061256-WC-01	[redacted] [redacted]	C		22Jan26	30Jan26	*TOTAL		1039.07	.00	1039.07
A/ST:MD	B/ST:VA	E/ST:VA	SSN:XXX-XX-9348 AGE:60 SEX:F			TH/10:30	19Feb26	*MEDCL		1015.69	.00	1015.69
JCL:8603						WC/TYPE:MEDICAL		*EXPEN		23.38	.00	23.38

TYPE : 1508 Exertion - twisting, turning, bending
SOURCE : 6308 Furniture, fixture
NAT-BI : 9072 Strain
POB : 0056 Chest and/or ribs
DESC : EMPLOYEE WAS PICKING UP FOLDING CHAIRS FOR A MEETING AND PULLED A MUSCLE

* 325-00	12	061259-WC-01	[redacted] [redacted]	C		29Jan26	30Jan26	*TOTAL		16.75	.00	16.75
A/ST:MD	B/ST:VA	E/ST:VA	SSN:XXX-XX-4032 AGE:57 SEX:M			TH/11:00	12Feb26	*EXPEN		16.75	.00	16.75
JCL:8601						WC/TYPE:INDEMNITY						

TYPE : 1420 Slip, trip, fall - on ice, snow or wate
SOURCE : 7302 Ice, Snow, Sleet - W.C.
NAT-BI : 9072 Strain
POB : 0008 Back, lower
DESC : AN ENVIRONMENTAL COMPLIANCE INSPECTOR, IAN ALLEN, REPORTED TO ME THAT YESTERDAY WHEN ONSITE ON A PROJECT IN RICHMOND, HE SLIPPED ON

* 325-00	12	061297-WC-01	[redacted] [redacted]	O		02Feb26	02Feb26	*TOTAL		215.68	2451.32	2667.00
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-6809 AGE:65 SEX:M			MO/10:10	04Feb26	*MEDCL		188.28	1800.72	1989.00
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN		27.40	650.60	678.00

TYPE : 2503 Vehicle collision/sideswipe
SOURCE : 8014 Vehicle Accident
NAT-BI : 9096 Multiple physical injuries
POB : 0039 Shoulder, left
DESC : EMPLOYEE LEFT WORK AND HIT ANOTHER VEHICLE WHILE DRIVING HOME

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
			RUMMEL, KLEPPER & KAHL								
* 325-00	12	061324-WC-01	[redacted] [redacted]	C		03Feb26	03Feb26	*TOTAL	1240.32	.00	1240.32
A/ST:MD B/ST:VA E/ST:VA			SSN:XXX-XX-3019 AGE:65 SEX:M			TU/07:00	01Apr26	*MEDCL	1141.98	.00	1141.98
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	98.34	.00	98.34
TYPE : 1420 Slip, trip, fall - on ice, snow or wate											
SOURCE : 7302 Ice, Snow, Sleet - W.C.											
NAT-BI : 9072 Strain											
POB : 0008 Back, lower											
DESC : NEAR STORM STRUCTURE 12-6 ON BROAD ROCK ROAD JAMES RIVER BRANCH TRAIL. EMPLOYEE SLIPPED AND FELL ON IN PLACE SNOW/ICE											
* 325-00	12	061701-WC-01	[redacted] [redacted]	C		19Feb26	20Feb26	*TOTAL	662.56	.00	662.56
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-1128 AGE:30 SEX:F			TH/11:00	14Apr26	*MEDCL	638.25	.00	638.25
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	24.31	.00	24.31
TYPE : 1402 Slip,trip or fall-same level											
SOURCE : 6382 Tree, bush, shrub											
NAT-BI : 9066 Scratch, abrasion											
POB : 0317 Eye, right											
DESC : WHILE WALKING AS A SCIENTIST INSPECTING TREE INVENTORY											
** TOTAL FOR LOCATION		325-00							203178.34	462211.03	665389.37

RUMMEL, KLEPPER & KAHL
700 EAST PRATT STREET
STE 500
BALTIMORE MD 21202

TOTAL OPENED 06
TOTAL CLOSED 14
TOTAL CLAIMS 20

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
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LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
			RUMMEL, KLEPPER & KAHL								
* 325-25	12	058157-WC-01	[redacted] [redacted]	C		14Aug25	15Aug25	*TOTAL	1170.18	.00	1170.18
A/ST:SC B/ST:SC E/ST:SC			SSN:XXX-XX-1716 AGE:53 SEX:M			TH/05:00 30Oct25		*MEDCL	1148.45	.00	1148.45
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	21.73	.00	21.73

TYPE : 1402 Slip,trip or fall-same level
SOURCE : 8344 Road debris/road hazard
NAT-BI : 9010 Burn (heat)
POB : 0228 Hand, right
DESC : EMPLOYEE TRIPPED ON ROADWAY DEBRIS AND RECEIVED BURNS ON FINGERTIPS FROM HOT ASPHALT

** TOTAL FOR LOCATION	325-25			1170.18	.00	1170.18

RUMMEL, KLEPPER & KAHL
1201 MAIN STREET STE 1116
COLUMBIA SC 29201

TOTAL OPENED 00
TOTAL CLOSED 01
TOTAL CLAIMS 01

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 12 01Mar2025 TO 01Mar2026 (PERIOD 12, MONTH 15)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
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C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE STATUS	NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-32	12	060168-WC-01	[redacted]	C		25Nov25	26Nov25	*TOTAL		220.48	.00	220.48
A/ST:WV B/ST:MD E/ST:MD			SSN:XXX-XX-0868 AGE:50 SEX:M			TU/00:01	16Jan26	*MEDCL		61.56	.00	61.56
JCL:8603						WC/TYPE:MEDICAL		*EXPEN		158.92	.00	158.92
TYPE : 1804 Environmental												
SOURCE : 8502 Working surface												
NAT-BI : 9999 Not Otherwise Classified												
POB : 9999 Not Otherwise Classified												
DESC : N\A												
** TOTAL FOR LOCATION		325-32								220.48	.00	220.48
RUMMEL, KLEPPER & KAHL						TOTAL OPENED		00				
159 PLAZA DRIVE						TOTAL CLOSED		01				
KEYSER		WV 26726				TOTAL CLAIMS		01				
*** TOTAL FOR PERIOD 01Mar25 TO 01Mar26 (PERIOD 12, MONTH 15)										204569.00	462211.03	666780.03

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 11 01Mar2024 TO 01Mar2025 (PERIOD 11, MONTH 27)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
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LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	11	048792-WC-01	[redacted] [redacted]I	C		12Mar24	14Mar24	*TOTAL	3050.98	.00	3050.98
A/ST:VA	B/ST:MD	E/ST:VA	SSN:XXX-XX-8651 AGE:56 SEX:M			TU/12:00	20Jan25	*MEDCL	2830.51	.00	2830.51
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	220.47	.00	220.47
TYPE : 1404 Slip,trip or fall-elevated surfaces											
SOURCE : 6904 Ground/floor											
NAT-BI : 9073 Sprain											
POB : 0105 Ankle, left											
DESC : EMPLOYEE WAS WALKING UNDER A BRIDGE ON SOME ROCKS TO CHECK SOME BEAMS AND SLIPPED AND TWISTED HIS ANKLE											
* 325-00	11	048794-WC-01	[redacted] [redacted]	C		13Mar24	14Mar24	*TOTAL	1192.90	.00	1192.90
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-5963 AGE:32 SEX:M			WE/15:45	05Nov24	*MEDCL	1083.82	.00	1083.82
JCL:8061						WC/TYPE:INDEMNITY		*EXPEN	109.08	.00	109.08
TYPE : 2503 Vehicle collision/sideswipe											
SOURCE : 8014 Vehicle Accident											
NAT-BI : 9072 Strain											
POB : 0104 Ankles											
DESC : DROVE COMPANY VEHICLE TO GET A SNACK AND HIT A TREE											
* 325-00	11	048964-WC-01	[redacted] [redacted]	C		18Mar24	26Mar24	*TOTAL	207.21	.00	207.21
A/ST:MD	B/ST:FL	E/ST:FL	SSN:XXX-XX-2019 AGE:67 SEX:M			MO/08:00	10Jun24	*MEDCL	181.60	.00	181.60
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	25.61	.00	25.61
TYPE : 1704 Vehicle Accident											
SOURCE : 6840 Vehicle - Operated by injured party											
NAT-BI : 9099 No physical injury											
POB : 0099 No physical injury											
DESC : IW DRIVING COMPANY TRUCK AND HAD ACCIDENT..											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 11 01Mar2024 TO 01Mar2025 (PERIOD 11, MONTH 27)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
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LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	11	049083-WC-01	[redacted] [redacted]	O+		26Mar24	02Apr24	*TOTAL	30653.13	5874.87	36528.00
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-5277 AGE:65 SEX:M			TU/09:30	04Apr24	*INDEM	17208.10	.90	17209.00
JCL:8601						WC/TYPE:INDEMNITY		*MEDCL	9576.71	3500.29	13077.00
								*EXPEN	3868.32	2373.68	6242.00
TYPE : 1704 Vehicle Accident											
SOURCE : 8014 Vehicle Accident											
NAT-BI : 9072 Strain											
POB : 0034 Neck soft tissue											
DESC : A CAR RAN THE RED LIGHT AND HIT EMPLOYEE WHILE HE WAS MAKING A LEFT TURN											
* 325-00	11	051242-WC-01	[redacted] [redacted]	C		30Jul24	05Aug24	*TOTAL	2801.19	.00	2801.19
A/ST:VA	B/ST:VA	E/ST:VA	SSN:XXX-XX-7857 AGE:62 SEX:M			TU/10:15	25Dec24	*MEDCL	2725.76	.00	2725.76
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	75.43	.00	75.43
TYPE : 1630 Cut by object being lifted or handled											
SOURCE : 6216 Machine, NOC											
NAT-BI : 9050 Laceration, open wound											
POB : 0258 Fingers											
DESC : WORKING ON COMPANY MACHINERY BIDWELL SCREED (CONCRETE BRIDGE DECK PAVING MACHINE)											
* 325-00	11	051244-WC-01	[redacted] [redacted]	C		31Jul24	05Aug24	*TOTAL	929.52	.00	929.52
A/ST:WV	B/ST:WV	E/ST:WV	SSN:XXX-XX-6983 AGE:20 SEX:M			WE/07:00	20Sep24	*MEDCL	910.52	.00	910.52
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	19.00	.00	19.00
TYPE : 1612 Contact with sharp objects											
SOURCE : 6346 Sharps(Needles,Razors,Scissors,Knife,et											
NAT-BI : 9050 Laceration, open wound											
POB : 0216 Elbow, right											
DESC : EE WAS ON JOBSITE INSPECTING CONDUIT INSTALL. WHILE GETTING OFF SCAFFOLDING EE CUT RIGHT ELBOW ON PIECE OF EXPOSED CONDUIT											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 11 01Mar2024 TO 01Mar2025 (PERIOD 11, MONTH 27)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
			RUMMEL, KLEPPER & KAHL								
* 325-00	11	053692-WC-01 [redacted]		C		12Dec24	13Dec24	*TOTAL	16766.36	.00	16766.36
A/ST:MD	B/ST:FL	E/ST:FL	SSN:XXX-XX-2038 AGE:23 SEX:M			TH/06:30	18Apr25	*MEDCL	16588.37	.00	16588.37
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	177.99	.00	177.99
TYPE : 1704 Vehicle Accident											
SOURCE : 8014 Vehicle Accident											
NAT-BI : 9016 Concussion											
POB : 0090 Multiple Body Parts											
DESC : EMPLOYEE WAS ON HIS WAY HOME FROM WORK AND FELL ASLEEP AT THE WHEEL OF COMPANY VEHICLE AND CRASHED INTO A DRIVER											
* 325-00	11	053759-WC-01 [redacted]		C		16Dec24	17Dec24	*TOTAL	478.88	.00	478.88
A/ST:DE	B/ST:DE	E/ST:DE	SSN:XXX-XX-4568 AGE:26 SEX:M			MO/08:00	30Jan25	*MEDCL	457.28	.00	457.28
JCL:0955						WC/TYPE:MEDICAL		*EXPEN	21.60	.00	21.60
TYPE : 1406 Slip, trip, fall - on stairs											
SOURCE : 6902 Stairs											
NAT-BI : 9072 Strain											
POB : 0008 Back, lower											
DESC : EMPLOYEE WALKING DOWN STEPS AND GOT TO VERY LAST STEP AND FELL. SAID HIS BOOTS WERE WET.											
* 325-00	11	053958-WC-01 [redacted]		C		30Dec24	02Jan25	*TOTAL	15.75	.00	15.75
A/ST:FL	B/ST:FL	E/ST:FL	SSN:XXX-XX-6642 AGE:48 SEX:M			MO/15:00	14Feb25	*EXPEN	15.75	.00	15.75
JCL:8601						WC/TYPE:INDEMNITY					
TYPE : 2238 No specific accident or injury											
SOURCE : 8502 Working surface											
NAT-BI : 9096 Multiple physical injuries											
POB : 0054 Multiple Body Systems											
DESC : EMPLOYEE COMMITTED SUICIDE											
* 325-00	11	054063-WC-01 [redacted]		C		07Jan25	08Jan25	*TOTAL - CLOSED WITHOUT PAYMENT			

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 11 01Mar2024 TO 01Mar2025 (PERIOD 11, MONTH 27)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
			RUMMEL, KLEPPER & KAHL								
* 325-00	11	054073-WC-01	[redacted]	C		08Jan25	09Jan25	*TOTAL	2537.72	.00	2537.72
A/ST:MD B/ST:SC E/ST:SC			SSN:XXX-XX-6420 AGE:67 SEX:M			WE/12:00	02Feb26	*MEDCL	2422.59	.00	2422.59
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	115.13	.00	115.13
TYPE : 1402 Slip,trip or fall-same level											
SOURCE : 6382 Tree, bush, shrub											
NAT-BI : 9050 Laceration, open wound											
POB : 0318 Face											
DESC : WALKING OUT OF A WOODED AREA, AND HE TRIPPED ON A SMALL CUT OFF STUMP. HE SAYS HE REMEMBERS LOOKING DOWN AS HE WAS FALLING AND											
* 325-00	11	054425-WC-01	[redacted] [redacted]	C		22Jan25	29Jan25	*TOTAL	1911.31	.00	1911.31
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-9614 AGE:26 SEX:M			WE/12:00	17Mar25	*MEDCL	1787.29	.00	1787.29
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	124.02	.00	124.02
TYPE : 1506 Exertion - repetitive motion											
SOURCE : 8502 Working surface											
NAT-BI : 9072 Strain											
POB : 0012 Back, upper (thoracic)											
DESC : HE WAS DIGGING FROZEN SOIL AND HURT A MUSCLE ON RIGHT SIDE OF BACK.											
** TOTAL FOR LOCATION		325-00							60544.95	5874.87	66419.82

RUMMEL, KLEPPER & KAHL
700 EAST PRATT STREET
STE 500
BALTIMORE MD 21202

TOTAL OPENED 01
TOTAL CLOSED 11
TOTAL CLAIMS 12

*** TOTAL FOR PERIOD 01Mar24 TO 01Mar25 (PERIOD 11, MONTH 27)	60544.95	5874.87	66419.82

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 10 01Mar2023 TO 01Mar2024 (PERIOD 10, MONTH 39)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	10	042257-WC-01	K[redacted] [redacted]	C		06Mar23	10Mar23	*TOTAL	272.90	.00	272.90
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-2503 AGE:39 SEX:M			MO/10:30	03Apr23	*MEDCL	261.03	.00	261.03
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	11.87	.00	11.87
TYPE : 1402 Slip,trip or fall-same level											
SOURCE : 6382 Tree, bush, shrub											
NAT-BI : 9018 Contusion, bruise											
POB : 0131 Knee, right											
DESC : WALKING ON LOOSE ROCKS, HAD TO STEP OVER A FALLEN TREE, TREE LIMB SNAPPED, FEET SLIDED OUT FROM UNDER ME, LANDED FACE FIST AND BROKE											
* 325-00	10	042405-WC-01	[redacted] [redacted]	C		15Mar23	21Mar23	*TOTAL	3225.59	.00	3225.59
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-9462 AGE:59 SEX:M			WE/11:30	15Sep23	*MEDCL	2999.43	.00	2999.43
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	226.16	.00	226.16
TYPE : 1502 Exertion - lifting											
SOURCE : 6319 Stationary object											
NAT-BI : 9072 Strain											
POB : 0208 Arm, right											
DESC : STRAIN. HURT ARM LIFTING SAND BAGS AND TAKING THEM DOWNSTAIRS TO LOADING DOCK											
* 325-00	10	044752-WC-01	[redacted] [redacted]	C		20Jul23	31Jul23	*TOTAL	- CLOSED WITHOUT PAYMENT		
* 325-00	10	044754-WC-01	[redacted]	C		26Jul23	31Jul23	*TOTAL	148.36	.00	148.36
A/ST:VA	B/ST:MD	E/ST:VA	SSN:XXX-XX-1338 AGE:21 SEX:M			WE/14:00	20Dec23	*MEDCL	125.51	.00	125.51
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	22.85	.00	22.85
TYPE : 2208 Insect bite, sting											
SOURCE : 7716 Animal, Insect - W.C.											
NAT-BI : 9006 Bite or sting											
POB : 0322 Mouth											
DESC : WHILE											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 10 01Mar2023 TO 01Mar2024 (PERIOD 10, MONTH 39)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	10	044897-WC-01	[redacted] [redacted]	C		01Aug23	08Aug23	*TOTAL	14.00	.00	14.00
A/ST:MD	B/ST:NC	E/ST:NC	SSN:XXX-XX-0123 AGE:50 SEX:M			TU/11:25	12Mar24	*EXPEN	14.00	.00	14.00
JCL:8601						WC/TYPE:INDEMNITY					
TYPE : 2503 Vehicle collision/sideswipe											
SOURCE : 8014 Vehicle Accident											
NAT-BI : 9096 Multiple physical injuries											
POB : 0035 Neck - cervical disc											
DESC : WAS STOPPED BEHIND A TURNING VEHICLE AND WAS REAR ENDED BY A SEMI TRACTOR TRAILER AND PUSHED INTO VEHICLE IN											
* 325-00	10	045046-WC-01	[redacted] [redacted]	C		08Aug23	16Aug23	*TOTAL	4050.50	.00	4050.50
A/ST:VA	B/ST:VA	E/ST:VA	SSN:XXX-XX-8890 AGE:35 SEX:F			TU/11:00	02Aug24	*MEDCL	4041.00	.00	4041.00
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	9.50	.00	9.50
TYPE : 2206 Animal bite, scratch, kick											
SOURCE : 7716 Animal, Insect - W.C.											
NAT-BI : 9006 Bite or sting											
POB : 0258 Fingers											
DESC : IW WAS IN A CONSERVATION TRAINING WHERE SHE HAD TO HOLD A BAT. THE BAT BIT HER LEFT INDEX FINGER											
* 325-00	10	045332-WC-01	[redacted] [redacted]	C		24Aug23	29Aug23	*TOTAL	158.14	.00	158.14
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-7786 AGE:36 SEX:M			TH/00:01	20Dec23	*MEDCL	138.29	.00	138.29
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	19.85	.00	19.85
TYPE : 2234 Foreign body in eye											
SOURCE : 6318 Particle/Foreign Object											
NAT-BI : 9066 Scratch, abrasion											
POB : 0317 Eye, right											
DESC : HE WAS TRIMMING BRUSH WITH A MACHETE AND SAFETY GOGGLES FELL OFF AND HE GOT A CHIP OF WOOD STUCK UNDER EYE LID											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 10 01Mar2023 TO 01Mar2024 (PERIOD 10, MONTH 39)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	10	045450-WC-01	[redacted] [redacted]	C		05Sep23	05Sep23	*TOTAL	1655.78	.00	1655.78
A/ST:MD	B/ST:FL	E/ST:FL	SSN:XXX-XX-0392 AGE:43 SEX:M			TU/08:30	23Jan25	*MEDCL	1369.58	.00	1369.58
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	286.20	.00	286.20

TYPE : 2503 Vehicle collision/sideswipe
SOURCE : 8014 Vehicle Accident
NAT-BI : 9072 Strain
POB : 0008 Back, lower
DESC : EMPLOYEE ON THE WAY TO WORK AND VEHICLE WAS STRUCK WHILE AT COMPLETE STOP

* 325-00	10	045551-WC-01	[redacted] [redacted]	C		06Sep23	08Sep23	*TOTAL	6844.11	.00	6844.11
A/ST:MD	B/ST:VA	E/ST:VA	SSN:XXX-XX-0665 AGE:25 SEX:F			WE/15:00	08Aug24	*MEDCL	6447.34	.00	6447.34
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	396.77	.00	396.77

TYPE : 1508 Exertion - twisting, turning, bending
SOURCE : 8502 Working surface
NAT-BI : 9073 Sprain
POB : 0104 Ankles
DESC : SHE FELT LIGHTHEADED AND OVERHEATED ATTEMPTED TO SIT DOWN WHILE AT JOBSITE AND FAINTED. FOOT CAUGHT IN REBAR AND TWISTED IT

* 325-00	10	045830-WC-01	[redacted] [redacted]	C		20Sep23	22Sep23	*TOTAL	356.66	.00	356.66
A/ST:FL	B/ST:FL	E/ST:FL	SSN:XXX-XX-6562 AGE:45 SEX:M			WE/17:22	19Jan24	*MEDCL	284.21	.00	284.21
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	72.45	.00	72.45

TYPE : 2238 No specific accident or injury
SOURCE : 8502 Working surface
NAT-BI : 9073 Sprain
POB : 0245 Wrist, left
DESC : EMPLOYEE ON HIS WAY HOME FROM WORK AND WAS HIT BY VEHICLE WHILE DRIVING COMPANY TRUCK. EMPLOYEE AT FAULT

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 10 01Mar2023 TO 01Mar2024 (PERIOD 10, MONTH 39)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE STATUS	NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	10	046302-WC-01	[redacted] [redacted]	C		27Sep23	18Oct23	*TOTAL		367.82	.00	367.82
A/ST:MD	B/ST:MD	E/ST:NC	SSN:XXX-XX-9624 AGE:72 SEX:M			WE/00:01	06Sep24	*MEDCL		333.07	.00	333.07
JCL:8601						WC/TYPE:MEDICAL		*EXPEN		34.75	.00	34.75

TYPE : 1402 Slip,trip or fall-same level
SOURCE : 8502 Working surface
NAT-BI : 9072 Strain
POB : 0112 Multiple lower extremities
DESC : HE SLIPPED ON A SLOPE INSIDE A GIRDER WHILE INSPECTING EPOXY COATING.

* 325-00	10	047118-WC-01	[redacted] [redacted]	C		25Oct23	05Dec23	*TOTAL		14.00	.00	14.00
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-2101 AGE:35 SEX:F			WE/00:01	11Jun24	*EXPEN		14.00	.00	14.00
JCL:8601						WC/TYPE:INDEMNITY						

TYPE : 2208 Insect bite, sting
SOURCE : 7716 Animal, Insect - W.C.
NAT-BI : 9006 Bite or sting
POB : 0054 Multiple Body Systems
DESC : EMPLOYEE GOT LYME DISEASE AND STATED THAT IT MUST HAVE BEEN OUT IN THE FIELD WHILE WORKING FOR RK&K

* 325-00	10	046781-WC-01	[redacted] [redacted]	C		08Nov23	14Nov23	*TOTAL		258.59	.00	258.59
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-0315 AGE:52 SEX:F			WE/12:00	28Nov23	*MEDCL		247.57	.00	247.57
JCL:8603						WC/TYPE:MEDICAL		*EXPEN		11.02	.00	11.02

TYPE : 1508 Exertion - twisting, turning, bending
SOURCE : 6056 Human Action, NOC
NAT-BI : 9050 Laceration, open wound
POB : 0256 Thumb, right
DESC : WHILE CLOSING THE KIOSK DOOR SHE CUT HER RIGHT THUMB ON THE DOOR

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 10 01Mar2023 TO 01Mar2024 (PERIOD 10, MONTH 39)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	10	046965-WC-01	[redacted] [redacted]	C		20Nov23	27Nov23	*TOTAL	185.78	.00	185.78
A/ST:FL	B/ST:FL	E/ST:FL	SSN:XXX-XX-8579 AGE:73 SEX:M			MO/11:35	12Feb24	*MEDCL	175.25	.00	175.25
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	10.53	.00	10.53
TYPE : 1508 Exertion - twisting, turning, bending											
SOURCE : 8502 Working surface											
NAT-BI : 9072 Strain											
POB : 0105 Ankle, left											
DESC : ROLLED HIS ANKLE WHILE WALKING ON THE SIDE OF THE ROAD/CURB AND GUTTER AT THE PROJECT SITE											
* 325-00	10	048098-WC-01	[redacted] [redacted]	C		01Feb24	01Feb24	*TOTAL	287.18	.00	287.18
A/ST:MD	B/ST:MD	E/ST:NC	SSN:XXX-XX-6759 AGE:67 SEX:M			TH/07:00	12Mar24	*MEDCL	266.55	.00	266.55
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	20.63	.00	20.63
TYPE : 1420 Slip, trip, fall - on ice, snow or wate											
SOURCE : 8118 Ice/water											
NAT-BI : 9073 Sprain											
POB : 0328 Head											
DESC : INJURED EMPLOYEE WAS AT THE FIELD OFFICE WALKIN ON A RAMP DOWN HILL HE SLIPPED ON BLACK ICE AND HIT HIS HEAD ON A PARKED PICK-UP											
* 325-00	10	048364-WC-01	[redacted] [redacted]	C+		16Feb24	20Feb24	*TOTAL	25252.01	.00	25252.01
A/ST:FL	B/ST:FL	E/ST:FL	SSN:XXX-XX-7451 AGE:42 SEX:F			FR/17:30	20Aug25	*INDEM	8961.60	.00	8961.60
JCL:8603						WC/TYPE:INDEMNITY		*MEDCL	11357.57	.00	11357.57
TYPE : 1602 Contact with hot substances								*EXPEN	4932.84	.00	4932.84
SOURCE : 7702 Food Product											
NAT-BI : 9010 Burn (heat)											
POB : 0228 Hand, right											
DESC : I USED THE MICROWAVE TO HEAT MY CHILI I PURCHASED, WHEN I PULLED THE CONTAINER OUT THE MICROWAVE IT CAVED IN AND SPILLED ON MY											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 10 01Mar2023 TO 01Mar2024 (PERIOD 10, MONTH 39)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE STATUS	NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	10	048554-WC-01	[redacted] [redacted]	C		27Feb24	29Feb24	*TOTAL		740.68	.00	740.68
A/ST:NC B/ST:MD E/ST:NC			SSN:XXX-XX-1281 AGE:42 SEX:M			TU/10:30	21May24	*MEDCL		590.53	.00	590.53
JCL:8601						WC/TYPE:MEDICAL		*EXPEN		150.15	.00	150.15

TYPE : 2206 Animal bite, scratch, kick
SOURCE : 7716 Animal, Insect - W.C.
NAT-BI : 9050 Laceration, open wound
POB : 0135 Lower Leg, left
DESC : BIT BY A PIT BULL

** TOTAL FOR LOCATION	325-00			43832.10	.00	43832.10
RUMMEL, KLEPPER & KAHL		TOTAL OPENED	00			
700 EAST PRATT STREET		TOTAL CLOSED	17			
STE 500		TOTAL CLAIMS	17			
BALTIMORE MD 21202						
*** TOTAL FOR PERIOD 01Mar23 TO 01Mar24 (PERIOD 10, MONTH 39)				43832.10	.00	43832.10

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 09 01Mar2022 TO 01Mar2023 (PERIOD 09, MONTH 51)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
RUMMEL, KLEPPER & KAHL											
* 325-00	9	036116-AB-01	[redacted] [redacted]	C		07Mar22	09Mar22	*TOTAL	1048.10	.00	1048.10
A/ST:PA	B/ST:PA	E/ST:PA	AGE:32 SEX:M			MO/16:37	27May22	*EXPEN	1048.10	.00	1048.10
			*TIM MECKLEY								
* 325-00	9	036116-AB-02	[redacted] [redacted]	C		07Mar22	09Mar22	*TOTAL	13.00	.00	13.00
A/ST:PA	B/ST:PA	E/ST:PA	AGE:21 SEX:F			MO/16:37	27May22	*EXPEN	13.00	.00	13.00
			*TIM MECKLEY								
* 325-00	9	036116-AB-03	[redacted] [redacted]	C		07Mar22	09Mar22	*TOTAL	13.00	.00	13.00
A/ST:PA	B/ST:PA	E/ST:PA	SEX:M			MO/16:37	27May22	*EXPEN	13.00	.00	13.00
			*TIM MECKLEY								

TYPE : 1704 Vehicle Accident
SOURCE : 6820 Vehicle - passenger
NAT-BI : 9096 Multiple physical injuries
POB : 0090 Multiple Body Parts
DESC : OTHER VEHICLE CROSSED INTO ONCOMING TRAFFIC AND STRUCK INSURED HEA D ON.

TYPE : 1704 Vehicle Accident
SOURCE : 6820 Vehicle - passenger
NAT-BI : 9096 Multiple physical injuries
POB : 0090 Multiple Body Parts
DESC : OTHER VEHICLE CROSSED INTO ONCOMING TRAFFIC AND STRUCK INSURED HEA D ON.

TYPE : 1704 Vehicle Accident
SOURCE : 6820 Vehicle - passenger
NAT-BI : 9099 No physical injury
POB : 0099 No physical injury
DESC : OTHER VEHICLE CROSSED INTO ONCOMING TRAFFIC AND STRUCK INSURED HEA D ON.

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 09 01Mar2022 TO 01Mar2023 (PERIOD 09, MONTH 51)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	9	036116-WC-01	[redacted] [redacted]	C		07Mar22	08Mar22	*TOTAL	14040.19	.00	14040.19
A/ST:PA B/ST:PA E/ST:PA			SSN:XXX-XX-9858 AGE:61 SEX:M			MO/16:37	05Aug22	*INDEM	5066.62	.00	5066.62
JCL:0955			LWD: 30 *TIM MECKLEY			WC/TYPE:INDEMNITY		*MEDCL	8451.22	.00	8451.22
								*EXPEN	522.35	.00	522.35
TYPE : 1704 Vehicle Accident											
SOURCE : 6820 Vehicle - passenger											
NAT-BI : 9018 Contusion, bruise											
POB : 0090 Multiple Body Parts											
DESC : WHILE DRIVING COMPANY TRUCK HEADING SOUTH ON FAIRWAY DRIVE, LANCASTER COUNTY, HEADING SOUTH, A VEHICLE DRIVING NORTH IN NEXT											
* 325-00	9	036650-WC-01	[redacted] [redacted]	C+		06Apr22	08Apr22	*TOTAL	25394.41	.00	25394.41
A/ST:NC B/ST:NC E/ST:NC			SSN:XXX-XX-8017 AGE:33 SEX:M			WE/16:00	28Nov23	*INDEM	5615.25	.00	5615.25
JCL:8601			LWD: 137			WC/TYPE:INDEMNITY		*MEDCL	13883.62	.00	13883.62
								*EXPEN	5895.54	.00	5895.54
TYPE : 1704 Vehicle Accident											
SOURCE : 6810 Vehicle - truck, straight, pick-up											
NAT-BI : 9016 Concussion											
POB : 0328 Head											
DESC : WHILE SITTING AT A COMPLETE STOP AT RED LIGHT I WAS REAR ENDED BY ANOTHER VEHICLE, CAUSING COMPANY VEHICLE TO REAR END THE VEHICLE											
* 325-00	9	037604-WC-01	[redacted] [redacted]	C		31May22	06Jun22	*TOTAL	138.62	.00	138.62
A/ST:MD B/ST:VA E/ST:VA			SSN:XXX-XX-5780 AGE:48 SEX:F			TU/05:31	21Feb23	*MEDCL	.20	.00	.20
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	138.42	.00	138.42
TYPE : 1704 Vehicle Accident											
SOURCE : 6820 Vehicle - passenger											
NAT-BI : 9073 Sprain											
POB : 0008 Back, lower											
DESC : PW PARKWAY; NEAR SCENIC POINT PLACE INTERSECTION											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 09 01Mar2022 TO 01Mar2023 (PERIOD 09, MONTH 51)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	9	037761-WC-01	[redacted] [redacted]	C		08Jun22	14Jun22	*TOTAL		13.00	.00	13.00
A/ST:NC B/ST:NC E/ST:NC			SSN:XXX-XX-4399 AGE:46 SEX:M			WE/17:00	29Jul22	*EXPEN		13.00	.00	13.00
JCL:8601						WC/TYPE:INDEMNITY						
TYPE : 1704 Vehicle Accident												
SOURCE : 6816 Vehicle - Trailer body												
NAT-BI : 9072 Strain												
POB : 0008 Back, lower												
DESC : WHILE DRIVING FROM HOME SWERVED ON INTERSTATE AND HIT FEDEX TRUCK												
* 325-00	9	037832-WC-01	[redacted] [redacted]	C		14Jun22	17Jun22	*TOTAL		318.58	.00	318.58
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-4905 AGE:19 SEX:F			TU/13:00	27Sep22	*MEDCL		299.74	.00	299.74
JCL:8603						WC/TYPE:MEDICAL		*EXPEN		18.84	.00	18.84
TYPE : 1204 Stepped on object												
SOURCE : 6317 Object on floor												
NAT-BI : 9051 Puncture												
POB : 0124 Foot, right												
DESC : EMPLOYEE INJURED FOOT WHILE WALKING IN WOODS11												
* 325-00	9	038195-WC-01	[redacted] [redacted]	C+		06Jul22	08Jul22	*TOTAL		85694.19	.00	85694.19
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-1943 AGE:52 SEX:M			WE/13:00	26Jun24	*INDEM		68473.60	.00	68473.60
JCL:8601 LWD: 130						WC/TYPE:INDEMNITY		*MEDCL		7119.67	.00	7119.67
TYPE : 1402 Slip,trip or fall-same level								*EXPEN		10100.92	.00	10100.92
SOURCE : 6905 Uneven Surface												
NAT-BI : 9086 Multiple fractures												
POB : 0206 Arms												
DESC : WHILE WALKING IN THE FIELD OF MD 152 CONSTRUCTION SITE I TRIPPED AND FELL ON BOTH ELBOWS AND FRACTURED THEM												

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 09 01Mar2022 TO 01Mar2023 (PERIOD 09, MONTH 51)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	9	038490-WC-01	[redacted] [redacted]	C		19Jul22	25Jul22	*TOTAL		474.10	.00	474.10
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-5227 AGE:27 SEX:F			TU/14:00	27Sep22	*MEDCL		367.85	.00	367.85
JCL:8603						WC/TYPE:MEDICAL		*EXPEN		106.25	.00	106.25
TYPE : 2208 Insect bite, sting												
SOURCE : 7716 Animal, Insect - W.C.												
NAT-BI : 9006 Bite or sting												
POB : 0134 Lower Legs												
DESC : WHILE WORKING IN THE FIELD DIGGING SHOVEL TESTS IN THE FIELD												
* 325-00	9	038704-WC-01	[redacted] [redacted]	C		20Jul22	05Aug22	*TOTAL		131.46	.00	131.46
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-8412 AGE:26 SEX:M			WE/14:00	14Sep22	*MEDCL		115.83	.00	115.83
JCL:8601						WC/TYPE:MEDICAL		*EXPEN		15.63	.00	15.63
TYPE : 2208 Insect bite, sting												
SOURCE : 7716 Animal, Insect - W.C.												
NAT-BI : 9006 Bite or sting												
POB : 0002 Abdomen												
DESC : WHILE WORKING OUT IN THE FIELD A TICK WAS ON MY STOMACH												
* 325-00	9	038707-WC-01	[redacted] [redacted]	C		28Jul22	05Aug22	*TOTAL		3121.11	.00	3121.11
A/ST:MD	B/ST:MD	E/ST:MD	SSN:XXX-XX-1677 AGE:27 SEX:F			TH/11:00	17Nov22	*MEDCL		2910.23	.00	2910.23
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN		210.88	.00	210.88
TYPE : 1402 Slip,trip or fall-same level												
SOURCE : 6905 Uneven Surface												
NAT-BI : 9073 Sprain												
POB : 0105 Ankle, left												
DESC : WHILE WORKING IN THE FIELD AT LADD STREET, I STEPPED WHERE I THOUGHT THERE WAS SOLID GROUND. HOWEVER IT WAS THE TOP OF BANK OF												

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 09 01Mar2022 TO 01Mar2023 (PERIOD 09, MONTH 51)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TYPE	TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	9	039265-WC-01	[redacted] [redacted]	C		22Aug22	07Sep22	*TOTAL		45.10	.00	45.10
A/ST:MD B/ST:DC E/ST:MD			SSN:XXX-XX-0015 AGE:51 SEX:M			MO/05:10	28Dec22	*EXPEN		45.10	.00	45.10
JCL:8603						WC/TYPE:INDEMNITY						
TYPE : 1704 Vehicle Accident												
SOURCE : 8014 Vehicle Accident												
NAT-BI : 9073 Sprain												
POB : 0035 Neck - cervical disc												
DESC : WHILE COMMUTING TO THE OFFICE, MY VEHICLE WAS REAR ENDED BY SOMEONE ELSE												
* 325-00	9	039266-WC-01	[redacted] [redacted]	C		02Sep22	07Sep22	*TOTAL		300.47	.00	300.47
A/ST:MD B/ST:FL E/ST:FL			SSN:XXX-XX-2019 AGE:66 SEX:M			FR/03:25	20Jan23	*MEDCL		262.79	.00	262.79
JCL:8601						WC/TYPE:MEDICAL		*EXPEN		37.68	.00	37.68
TYPE : 1402 Slip,trip or fall-same level												
SOURCE : 6904 Ground/floor												
NAT-BI : 9018 Contusion, bruise												
POB : 0328 Head												
DESC : HE HAD TRIPPED WALKING BACK TO TALK WITH THE FOREMAN ON THE SR 429 (21256) PROJECT, (ORLANDO, FLORIDA) OVERNIGHT. HE SAID HE GOT A												
* 325-00	9	039701-WC-01	[redacted] [redacted]	C		06Sep22	30Sep22	*TOTAL	- CLOSED WITHOUT PAYMENT			
** TOTAL FOR LOCATION 325-00										130745.33	.00	130745.33

RUMMEL, KLEPPER & KAHL
700 EAST PRATT STREET
STE 500
BALTIMORE MD 21202

TOTAL OPENED 00
TOTAL CLOSED 15
TOTAL CLAIMS 15

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 09 01Mar2022 TO 01Mar2023 (PERIOD 09, MONTH 51)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
			RUMMEL, KLEPPER & KAHL								
* 325-29	9	041136-WC-01	[redacted] [redacted]	C		14Nov22	28Dec22	*TOTAL	746.47	.00	746.47
A/ST:VA B/ST:VA E/ST:VA			SSN:XXX-XX-5458 AGE:42 SEX:M			MO/17:24	22Jun23	*MEDCL	723.97	.00	723.97
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	22.50	.00	22.50

TYPE : 1006 Struck by moving object
SOURCE : 6818 Vehicle - van
NAT-BI : 9096 Multiple physical injuries
POB : 0090 Multiple Body Parts
DESC : THE EE WAS STANDING ON THE JOBSITE AT TAYLOR ST AND COLUMBIA PIKE.
A SUBCONTRACTOR'S VEHICLE STRUCK THE EE WHILE IT WAS BACKING UP.

** TOTAL FOR LOCATION	325-29			746.47	.00	746.47
RUMMEL, KLEPPER & KAHL		TOTAL OPENED	00			
12600 FAIR LAKES CIRCLE		TOTAL CLOSED	01			
STE 300		TOTAL CLAIMS	01			
FAIRFAX VA 22033						
*** TOTAL FOR PERIOD 01Mar22 TO 01Mar23 (PERIOD 09, MONTH 51)				131491.80	.00	131491.80

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 08 01Mar2021 TO 01Mar2022 (PERIOD 08, MONTH 63)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********												
* 325-00	8	030831-WC-01	[redacted] [redacted]	C		31Mar21	01Apr21	*TOTAL		872.61	.00	872.61
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-2503 AGE:37 SEX:M			WE/10:00	04May22	*MEDCL		747.56	.00	747.56
JCL:8601						WC/TYPE:MEDICAL		*EXPEN		125.05	.00	125.05
TYPE : 1518 Exertion - using tool or machine												
SOURCE : 6206 Hand tool, not powered												
NAT-BI : 9073 Sprain												
POB : 0039 Shoulder, left												
DESC : TRYING TO PUT A NAIL BETWEEN BRICK. INJURED RIGHT SHOULDER												
* 325-00	8	031187-WC-01	[redacted] [redacted]	C		22Apr21	26Apr21	*TOTAL		3228.01	.00	3228.01
A/ST:WV B/ST:WV E/ST:WV			SSN:XXX-XX-2867 AGE:42 SEX:M			TH/12:00	27Jan22	*MEDCL		2870.51	.00	2870.51
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN		357.50	.00	357.50
TYPE : 2238 No specific accident or injury												
SOURCE : 6904 Ground/floor												
NAT-BI : 9072 Strain												
POB : 0130 Knee, left												
DESC : WORKING ON A PROJECT FOR THE COMPANY. WALKING AND LEG POPPED.												
* 325-00	8	031197-WC-01	[redacted] [redacted]	C		23Apr21	26Apr21	*TOTAL		266.03	.00	266.03
A/ST:MD B/ST:NC E/ST:NC			SSN:XXX-XX-2720 AGE:50 SEX:M			FR/10:00	10Jun22	*MEDCL		185.80	.00	185.80
JCL:8603						WC/TYPE:MEDICAL		*EXPEN		80.23	.00	80.23
TYPE : 1012 Struck by object being lifted or handle												
SOURCE : 6216 Machine, NOC												
NAT-BI : 9096 Multiple physical injuries												
POB : 0245 Wrist, left												
DESC : INJURED WORKER WAS TAKING MEASUREMENTS ON END BENT MACHINE. CONTUSION AND LACERATION TO LEFT WRIST.												

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 08 01Mar2021 TO 01Mar2022 (PERIOD 08, MONTH 63)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	8	031512-WC-01	[redacted]	C		16May21	18May21	*TOTAL	5196.79	.00	5196.79
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-3619 AGE:54 SEX:M			SU/02:45	10Aug23	*MEDCL	4786.99	.00	4786.99
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	409.80	.00	409.80
TYPE : 1704 Vehicle Accident											
SOURCE : 6820 Vehicle - passenger											
NAT-BI : 9073 Sprain											
POB : 0008 Back, lower											
DESC : IW WAS SITTING IN COMPANY TRUCK ON SIDE OF THE ROAD AT THE WORKSITE. A MOTORIST ENTERED THE WORK ZONE/LANE CLOSURE AND STRUCK											
* 325-00	8	032306-WC-01	[redacted] [redacted]	C		01Jul21	09Jul21	*TOTAL	415.11	.00	415.11
A/ST:PA B/ST:PA E/ST:PA			SSN:XXX-XX-5799 AGE:58 SEX:M			TH/17:30	16Mar22	*MEDCL	289.17	.00	289.17
JCL:0955						WC/TYPE:MEDICAL		*EXPEN	125.94	.00	125.94
TYPE : 2206 Animal bite, scratch, kick											
SOURCE : 7716 Animal, Insect - W.C.											
NAT-BI : 9006 Bite or sting											
POB : 0208 Arm, right											
DESC : AFTER THE EE CONDUCTED FIELD WORK IN THE APPALACHIAN FIELDS, HE FOUND A TICK PARTIALLY EMBEDDED IN HIS RIGHT ARM, WHICH HE REMOVED											
* 325-00	8	033097-WC-01	[redacted] [redacted]	C		24Aug21	26Aug21	*TOTAL	488.64	.00	488.64
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-3433 AGE:28 SEX:M			TU/13:00	29Oct21	*MEDCL	458.64	.00	458.64
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	30.00	.00	30.00
TYPE : 1412 Slip,trip,fall-pits,shafts,holes											
SOURCE : 9999 Not Otherwise Classified											
NAT-BI : 9073 Sprain											
POB : 0124 Foot, right											
DESC : CARRYING A BOX SAMPLE AND THEN STEPPED IN A HOLE THAT COVERED WITH GRASS. RIGHT FOOT STEPPED IN HOLE AND AFFECTED THE RIGHT FOOT											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 08 01Mar2021 TO 01Mar2022 (PERIOD 08, MONTH 63)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	8	033239-WC-01	[redacted] [redacted]	C		02Sep21	03Sep21	*TOTAL	1831.31	.00	1831.31
A/ST:FL	B/ST:FL	E/ST:FL	SSN:XXX-XX-2122 AGE:49 SEX:F			TH/12:00	24Mar22	*MEDCL	1697.42	.00	1697.42
JCL:8601						WC/TYPE:INDEMNITY		*EXPEN	133.89	.00	133.89
TYPE : 1412 Slip,trip,fall-pits,shafts,holes											
SOURCE : 8525 Break/Lunch Room											
NAT-BI : 9018 Contusion, bruise											
POB : 0131 Knee, right											
DESC : WHILE WALKING WITH HOT FOOD EMPLOYEE BUMPED INTO OFFICE PARTITION AND FELL											
* 325-00	8	033456-WC-01	[redacted] [redacted]	C		13Sep21	17Sep21	*TOTAL	227.03	.00	227.03
A/ST:NC	B/ST:NC	E/ST:NC	SSN:XXX-XX-2779 AGE:59 SEX:M			MO/13:00	04Nov22	*MEDCL	161.80	.00	161.80
JCL:8601						WC/TYPE:MEDICAL		*EXPEN	65.23	.00	65.23
TYPE : 1506 Exertion - repetitive motion											
SOURCE : 6056 Human Action, NOC											
NAT-BI : 9072 Strain											
POB : 0124 Foot, right											
DESC : CLIMBING IN AND OUT OF THE TRUCK											
* 325-00	8	033702-WC-01	[redacted] [redacted]	C		23Sep21	04Oct21	*TOTAL	- CLOSED WITHOUT PAYMENT		
* 325-00	8	034480-WC-01	[redacted] [redacted]	C		17Nov21	19Nov21	*TOTAL	- CLOSED WITHOUT PAYMENT		
* 325-00	8	035730-WC-01	[redacted] [redacted]	C		01Feb22	14Feb22	*TOTAL	4793.22	.00	4793.22
A/ST:DE	B/ST:DE	E/ST:DE	SSN:XXX-XX-2356 AGE:37 SEX:M			TU/16:20	23Aug24	*MEDCL	4247.23	.00	4247.23
JCL:0955						WC/TYPE:INDEMNITY		*EXPEN	545.99	.00	545.99
TYPE : 1420 Slip, trip, fall - on ice, snow or wate											
SOURCE : 7302 Ice, Snow, Sleet - W.C.											
NAT-BI : 9072 Strain											
POB : 0244 Wrists											
DESC : I HAD TO OBSERVE THE TRAFFIC SIGNAL PHASES AND QUEING. SLIPPED ON SNOW/ICE AND FELL. ON FEB 8TH HE HAD TO MOVE EQUIPMENT AND THE											

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 08 01Mar2021 TO 01Mar2022 (PERIOD 08, MONTH 63)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	RESERVE TYPE	NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
********** RUMMEL, KLEPPER & KAHL **********											
* 325-00	8	035827-WC-01	[redacted] [redacted]	C		17Feb22	18Feb22	*TOTAL	982.48	.00	982.48
A/ST:NC B/ST:NC E/ST:NC			SSN:XXX-XX-0973 AGE:50 SEX:M			TH/16:30	15Aug22	*MEDCL	913.51	.00	913.51
JCL:8603						WC/TYPE:INDEMNITY		*EXPEN	68.97	.00	68.97

TYPE : 1102 Strike against,stationary or moving obj
SOURCE : 6319 Stationary object
NAT-BI : 9034 Fracture
POB : 0124 Foot, right
DESC : WHILE STEPPING OVER A PIECE OF 6" CONCRETE HE TWISTED RIGHT FOOT/ANKLE

** TOTAL FOR LOCATION	325-00			18301.23	.00	18301.23

RUMMEL, KLEPPER & KAHL
700 EAST PRATT STREET
STE 500
BALTIMORE MD 21202

TOTAL OPENED 00
TOTAL CLOSED 12
TOTAL CLAIMS 12

PYRAMID LEVEL : MEMBER
PYRAMID UNIT : 325 RUMMEL, KLEPPER & KAHL
LOSS PROGRAM : 02 (P) AIG DED WC/AUTO/GL
CLAIM PERIOD : 08 01Mar2021 TO 01Mar2022 (PERIOD 08, MONTH 63)
SORTED BY : CLAIM PERIOD, LOCATION, COVERAGE, ACCIDENT DATE
REPORT DESCR : DETAILED LISTING OF ALL OPEN CLAIMS AND ALL CLAIMS WHICH CLOSED DURING A SPECIFIED PERIOD; ALL OTHER CLOSED CLAIMS SUMMARIZED.

CLAIM STATUS (CS) CODES
O -- OPEN + -- IN SUIT
R -- REOPENED * -- IN EXCESS
C -- CLOSED

LOCATION	CP	CLAIM	CLAIMANT NAME * DRIVER NAME & ID	CS	MLO	ACCIDENT DATE	REPORTED	STATUS	RESERVE NET PAYMENTS TO-DATE	+ RESERVE	TOTAL = EXPERIENCE
			RUMMEL, KLEPPER & KAHL								
* 325-10	8	032116-WC-01	[redacted] [redacted]	C		23Jun21	25Jun21	*TOTAL	2002.09	.00	2002.09
A/ST:MD B/ST:MD E/ST:MD			SSN:XXX-XX-3694 AGE:48 SEX:F			WE/12:10 14Dec21		*MEDCL	1863.36	.00	1863.36
JCL:8603						WC/TYPE:MEDICAL		*EXPEN	138.73	.00	138.73

TYPE : 1402 Slip,trip or fall-same level
SOURCE : 6905 Uneven Surface
NAT-BI : 9072 Strain
POB : 0008 Back, lower
DESC : THE EE WAS WALKING ALONG THE TOP OF A STREAM BANK AND THERE APPEAR TO BE A 2 MORE FEET, SHE THOUGHT THE TALL GRASS WAS THE SAME LEVEL

** TOTAL FOR LOCATION 325-10			2002.09	.00	2002.09
RUMMEL, KLEPPER & KAHL	TOTAL OPENED	00			
700 EAST PRATT STREET	TOTAL CLOSED	01			
5TH & 6TH FLOOR	TOTAL CLAIMS	01			
STES 500 & 600					
BALTIMORE MD 21202					
*** TOTAL FOR PERIOD 01Mar21 TO 01Mar22 (PERIOD 08, MONTH 63)			20303.32	.00	20303.32



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TBPE F-22858 | TBLS 10194796



PROFESSIONAL ENGINEERING SERVICES

INNOVATIVE SOLUTIONS.
RELIABLE INFRASTRUCTURE.
COMMUNITIES BUILT TO LAST.

ROADWAY DESIGN | DRAINAGE & STORMWATER | WATER & WASTEWATER | LAND DEVELOPMENT

FOR:

CITY OF EDINBURG

STATEMENT OF QUALIFICATIONS

Professional Engineering Services

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY., MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

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July 7, 2026

City of Edinburg
City Manager
415 W. University Dr.,
Edinburg TX 78539

RE: Request for Statement of Qualifications for Professional Engineering Services.
Solicitation Number: RFQ-2026-7

To whom it may concern,

We are pleased to submit our Statement of Qualifications to the City of Edinburg for Professional Engineering Services. **S2 Engineering, PLLC** is a civil engineering and land surveying consulting firm established in 2021 and headquartered in Mission, Texas. Our firm is led by Jose Noe Saldivar, P.E., C.F.M., who brings more than 29 years of progressive experience in land development, transportation, drainage planning and design, utility infrastructure, and municipal engineering. His extensive knowledge of regional infrastructure, regulatory requirements, and coordination with local agencies enables our team to successfully deliver projects from planning through construction.

S2 Engineering provides comprehensive civil engineering services supported by an experienced team of professional engineers, registered professional land surveyors, graduate engineers, and technical staff. Our multidisciplinary team has experience in roadway design, drainage and stormwater management, water and wastewater infrastructure, subdivision development, site development, utility coordination, construction administration, and land surveying. This diverse expertise allows us to efficiently deliver projects while maintaining a high standard of technical quality and client service.

Our team possesses strong experience navigating local requirements within the City of Edinburg and its Extraterritorial Jurisdiction (ETJ), including coordination with utility providers, drainage districts, and other regulatory agencies. We regularly navigate through and/or apply local design criteria, permitting requirements, subdivision regulations, right-of-way dedication, utility coordination, and applicable state and local standards.

At S2 Engineering, we are committed to providing responsive, dependable, and high-quality professional engineering services. We understand the importance of collaboration and are dedicated to building long-term relationships by consistently exceeding client expectations.

Enclosed within this Statement of Qualifications is detailed information regarding our team's experience, technical capabilities, and representative projects that demonstrate our commitment to excellence and service to the communities we support.

Should you have any questions or require additional information, please do not hesitate to contact Mr. Jose Noe Saldivar, President, at (956) 403-9787 or via email at s2engineering.ns@gmail.com

We appreciate the opportunity to be considered for this solicitation and look forward to the possibility of working together.

Sincerely,

S2 Engineering, PLLC

PROFILE OF
Engineering Services

S2 Engineering, PLLC is licensed by the Texas Board of Professional Engineers and Land Surveyors to provide engineering and surveying services in the State of Texas (TBPE Firm No. F-22858; TBLS Firm No. 10194796). The firm offers a comprehensive range of professional engineering services to support public and private development projects throughout the Lower Rio Grande Valley. Our experience includes roadway design, drainage and stormwater management, water and wastewater infrastructure, subdivision and land development, site development, utility coordination, construction administration, and land surveying services that support the planning, design, and implementation of engineering projects.

S2 Engineering has developed strong working relationships with local agencies, county precincts, municipalities, and private entities, and has been selected to provide on-call engineering services for certain public entities, reflecting our reliability, responsiveness, and consistent delivery of quality work.



Our engineering services include the following:

- Hydrologic & Hydraulic Modeling & Design
- HEC-RMS
- HEC-RAS
- Site Planning & Land Development
- Stormwater Drainage Design
- Roadway Hydraulic Design

- Utility Engineering
- Route Studies & Schematic Design
- Street, Roadway & Highway Design
- Traffic Control Planning
- Construction Management
- Preparation of Plans, Specifications, and Estimates (PS&E)

Supporting Services:

- Mapping / GIS
- Surveying
- Construction Staking
- Project/Utility Coordination

BELOW IS A LIST OF REPRESENTATIVE AND MOST RECENT PROJECTS OUR FIRM DELIVERED OR IS CURRENTLY DESIGNING:

DRAINAGE PROJECTS



2018 BOND REFERENDUM PROJECT No. 35 – SOUTHWEST WESLACO PHASE III IBWC STRUCTURE No. 105 AL (2023)

S2 Engineering provided PS&E of the IBWC structure which the design consisted of a reinforced concrete gatewell equipped with a sluice gate for flow regulation, reinforced concrete box culverts, hydraulic transitions, riprap-lined channels, energy dissipation structures, roadway reconstruction, and permanent pumping facilities to maintain drainage during high tailwater events. Hydraulic analyses were performed to evaluate system performance, determine structure sizing, and ensure compatibility with existing drainage infrastructure and IBWC requirements.

2023 BOND PROJECT No. 8.5 -LA VILLA/EDCOUCH/ELSA PHASE II IBWC STRUCTURE No. 604 AL (2024)

S2 Engineering provided PS&E of the IBWC structure which the design consisted of a reinforced concrete gatewell equipped with a sluice gate for flow regulation, reinforced concrete box culverts, hydraulic transitions, riprap-lined channels, energy dissipation structures, roadway reconstruction, and permanent pumping facilities to maintain drainage during high tailwater events. Hydraulic

analyses were performed to evaluate system performance, determine structure sizing, and ensure compatibility with existing drainage infrastructure and IBWC requirements.

2023 BOND PROJECT 15-1 PD - LATERAL EXTENSION 2 (2026)

S2 Engineering provided professional engineering services for the extension of PD Lateral Drain, a regional drainage improvement project designed to increase stormwater conveyance capacity and improve drainage infrastructure within a developing corridor. The project consisted of widening the drainage channel approximately 3,000 linear feet while maintaining hydraulic continuity with the existing drainage network, accommodating culvert crossings along the existing roadways, and relocating an irrigation canal along with improving the configuration of the existing system.

2023 DRAINAGE BOND PROJECT 23 – DONNA NORTH LATERAL EXTENSION (2026)

S2 Engineering provided professional engineering services for the design of Drainage Bond Project No. 23 – Lateral Extension, a regional drainage improvement project developed to increase stormwater conveyance capacity and improve the performance of an existing drainage channel within a rapidly developing area. The project included approximately 1,600 linear feet of ditch widening and channel improvements, replacement and extension of drainage infrastructure, and relocation of existing irrigation facilities to accommodate the proposed improvements.

2023 BOND PROJECT No. 19 – SOUTH ABRAM LATERAL DRAIN (2024)

S2 Engineering provided professional engineering services for the design of a comprehensive storm drainage improvement project in Precinct 3. The project was developed to alleviate localized flooding, improve roadway drainage, and increase the capacity of the existing stormwater collection system.

The project included the design of a new underground storm sewer system utilizing pipes, curb inlets, junction structures, storm manholes, culvert crossings, and outfall improvements. Additional improvements included roadway drainage enhancements, ditch regrading, riprap-lined erosion protection, pavement restoration, utility adjustments, and coordination of trenchless crossings where required to minimize impacts to existing infrastructure.

2023 BOND PROJECT No. 8.3 - LA VILLA/EDCOUCH/ELSA PHASE II DRAINAGE IMPROVEMENTS (2024)

Engineering services included topographic surveying, hydrologic and hydraulic analyses, open channel design, and preparation of Plans, Specifications, and Estimates (PS&E). The project incorporated reinforced concrete pipe crossings, drainage structures, sluice gates, siphons, culvert installations, maintenance benches, roadway crossings, riprap-lined erosion protection, and utility relocations to provide a complete and resilient drainage system. The design also included channel

grading, embankment stabilization, erosion control measures, and improvements necessary to facilitate long-term maintenance and operation of the drainage corridor.

2023 BOND PROJECT No. 8.4 - LA VILLA/EDCOUCH/ELSA PHASE II DRAINAGE IMPROVEMENTS (2024)

Engineering services included topographic surveying, hydrologic and hydraulic analyses, open channel design, and preparation of Plans, Specifications, and Estimates (PS&E). The project incorporated reinforced concrete pipe crossings, drainage structures, sluice gates, siphons, culvert installations, maintenance benches, roadway crossings, riprap-lined erosion protection, and utility relocations to provide a complete and resilient drainage system. The design also included channel grading, embankment stabilization, erosion control measures, and improvements necessary to facilitate long-term maintenance and operation of the drainage corridor.

2023 BOND PROJECT No. 8.2 -LA VILLA/EDCOUCH/ELSA PHASE II IBWC STRUCTURE No. 603 AL (2024)

S2 Engineering provided PS&E of the IBWC structure which the design consisted of a reinforced concrete gatewell equipped with a sluice gate for flow regulation, reinforced concrete box culverts, hydraulic transitions, riprap-lined channels, energy dissipation structures, roadway reconstruction, and permanent pumping facilities to maintain drainage during high tailwater events. Hydraulic analyses were performed to evaluate system performance, determine structure sizing, and ensure compatibility with existing drainage infrastructure and IBWC requirements.

2018 BOND PROJECT No. 35- SOUTHWEST WESLACO DRAINAGE IMPROVEMENTS PH III (2025)

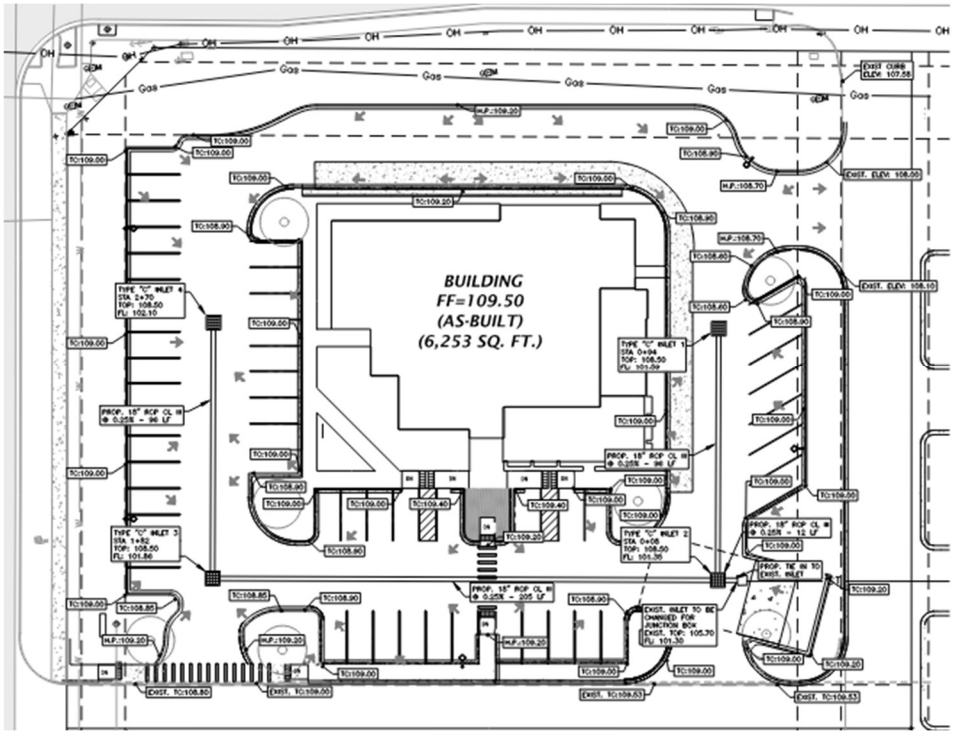
Engineering services included topographic surveying, hydrologic and hydraulic analyses, stormwater modeling, and preparation of Plans, Specifications, and Estimates (PS&E). The project consisted of widening and regrading the existing drainage channel, improving channel geometry, designing of a detention pond, constructing roadway drainage crossings, stabilizing channel slopes, and incorporating erosion control measures to enhance long-term channel performance. Additional improvements included utility coordination, roadway drainage modifications, and channel transitions to integrate the project with existing and proposed regional drainage infrastructure.

SITE PLANS

REYNA'S BBQ MCALLEN (2023)

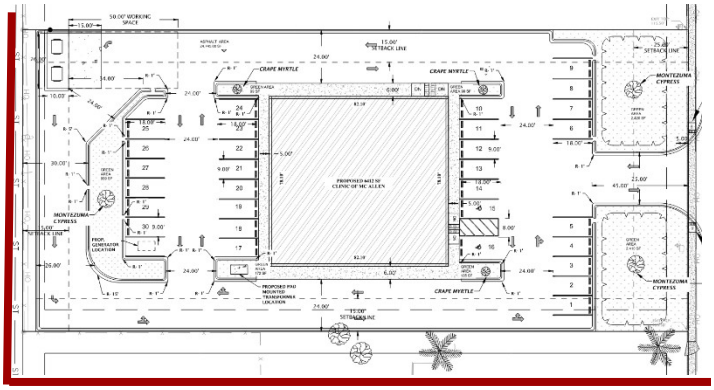
S2 Engineering provided comprehensive civil engineering design services for the development of Reyna's BBQ, a new commercial restaurant located at the intersection of Wisconsin Road and North 10th Street in the City of McAllen. The project included the preparation of complete Plans, Specifications, and Estimates (PS&E) and coordination with the City throughout the site development process.

Engineering services included site grading and drainage design, parking lot and internal circulation layout, ADA-compliant pedestrian facilities, pavement design, utility coordination, water and sanitary sewer service design, storm sewer improvements, erosion control measures, and construction details. The project also incorporated fire lane design, landscape coordination, accessible parking, and driveway improvements to provide safe vehicular and pedestrian access while meeting all applicable City of McAllen development standards.



CITY OF MCALLEN HEALTH CLINIC (2024)

S2 Engineering provided professional civil engineering services for the development of a new 6,400-square-foot City of McAllen Health Clinic. The project included the preparation of comprehensive civil site plans to support construction of the medical facility and associated site improvements while ensuring compliance with applicable City of McAllen development standards.

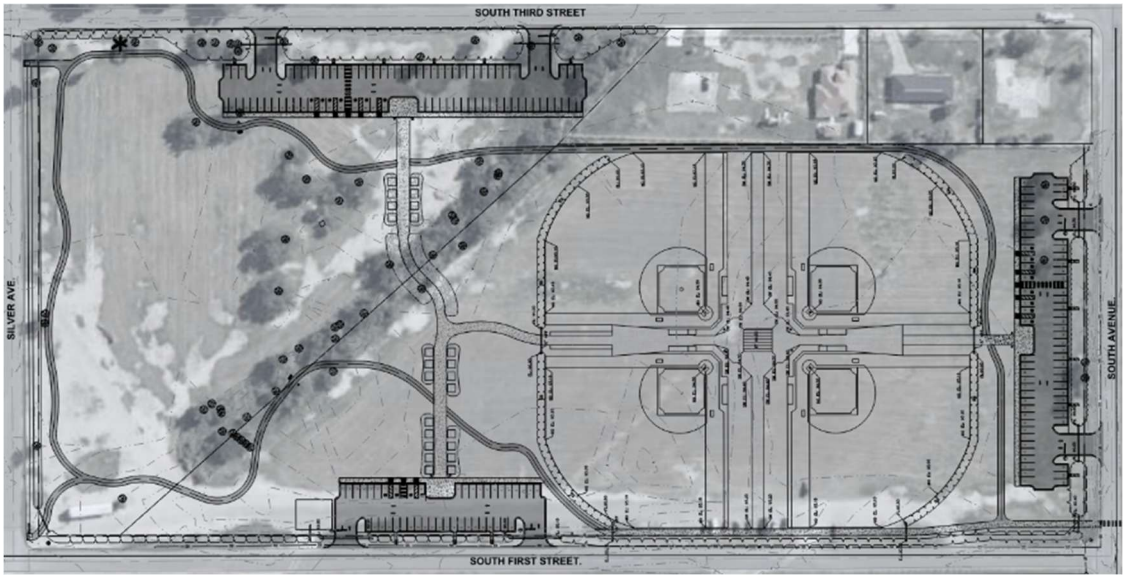


Engineering services included site layout, grading and drainage design, stormwater management, utility design and coordination, pavement and parking lot design, ADA accessibility improvements, erosion control measures, and preparation of Plans, Specifications, and Estimates (PS&E). The project also incorporated fire lane access, landscaping coordination, pavement markings, signage, and utility service connections to provide a fully functional healthcare facility.

CITY OF DONNA SPORTS MEMORIAL PARK (2024)

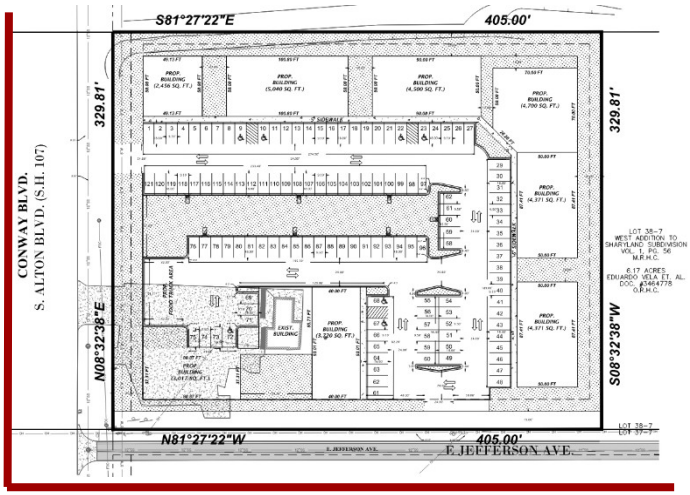
S2 Engineering provided professional civil engineering services for the design of a multi-use community park and recreational complex developed to enhance public recreation and improve community amenities. The project included the development of baseball and softball fields, parking facilities, hike-and-bike trails, pedestrian sidewalks, recreational open space, site access, and supporting infrastructure.

Engineering services included site planning, topographic surveying, grading and drainage design, stormwater management, utility design and coordination, water distribution, sanitary sewer, pavement design, parking lot layout, ADA accessibility improvements, pedestrian trail design, and preparation of Plans, Specifications, and Estimates (PS&E). Additional improvements included sports field grading, irrigation coordination, landscaping, site lighting coordination, erosion and sediment control measures, and roadway access improvements to provide a safe, functional, and sustainable recreational facility.



TEXAS STAR PLAZA (2026)

S2 Engineering provided professional civil engineering services for the design of a multi-building commercial retail development consisting of approximately 30,000 square feet of commercial space. The project included the development of multiple retail pad sites, internal circulation, parking facilities, utility infrastructure, and stormwater management improvements designed to support phased commercial development while ensuring compliance with applicable City of Alton development standards.



Engineering services included site planning, topographic surveying, grading and drainage design, stormwater management, utility design and coordination, water distribution, sanitary sewer, pavement design, parking lot layout, fire lane design, ADA accessibility improvements, erosion control, and preparation of Plans, Specifications, and Estimates (PS&E). The project also incorporated detention and drainage improvements, landscaping coordination, pavement markings, signage, and utility service connections to create a fully integrated commercial development.

ROAD IMPROVEMENTS

CITY OF MERCEDES STREET IMPROVEMENTS PROJECT (2026)

S2 Engineering is providing professional engineering services for the rehabilitation of four (4) existing roadway segments within the City of Mercedes, encompassing approximately 3,360 linear feet of street improvements. The project includes the preparation of complete Plans, Specifications, and Estimates (PS&E), quantity calculations, cost estimates, and bidding documents for construction. Proposed improvements consist of localized full-depth pavement repairs, application of asphalt tack coat, and placement of a 2-inch Hot Mix Asphalt (HMA) overlay to restore pavement structural capacity, improve ride quality, and extend the service life of the existing roadways. The project is being developed in accordance with applicable City standards and engineering best practices to facilitate a successful public bidding and construction process.

LAND DEVELOPMENT

S2 Engineering has extensive experience providing professional engineering and land surveying services for residential, commercial, and mixed-use subdivision developments throughout the Rio Grande Valley. Our team has successfully delivered projects for municipalities, counties, utility providers, and private developers, providing comprehensive services from initial feasibility through final construction.

Services include boundary and topographic surveying, subdivision platting, roadway and drainage design, water and sanitary sewer design, detention and stormwater management, utility coordination, floodplain evaluations, erosion and sedimentation control, permitting, agency coordination, and the preparation of complete Plans, Specifications, and Estimates (PS&E). S2 Engineering also provides construction administration support, record drawings, and coordination through the plat approval and development process to ensure compliance with local, state, and regulatory requirements.

Below is a list of subdivision developments that out team has completed or is currently designing:

- Acres of Santa Cruz Ph. 3
- Acres of Santa Cruz Ph. 4
- Arnold Galvan Jr
- Bellwood Manor
- Descanso
- DLG
- El Coyote
- Gardens at Villa Verde Ph 1
- Gardens at Villa Verde Ph 2
- J&A Ranch
- La Mansion Health Clinic
- Lockhouse Storage
- Los Amigos Ph 3
- Los Naranjos Estates
- Mcallen Oaks
- Oti subdivision no. 1
- Oti subdivision no. 2
- Oti subdivision no. 3
- Palmer Pavilion
- Pulido's
- RBR no. 5
- RBR no. 7
- RBR no. 8
- Big D industrial park
- Bright Woods
- Christian's Manor
- Corona De Cristo
- Rio Meadows
- Salazar Seminary
- Salida del Sol Ph IX
- Santa Barbara
- Santa Cruz Ranches no. 5
- Santa Cruz Ranches no. 6
- Shopes at Closner
- Sunshine Estates No. 2
- T&O Ranch No. 3
- T&O Ranch No. 4
- T&O Ranch No. 5
- Tars No. 1
- Tars No. 2
- Texas Star Plaza
- Treasure Hills Estates
- Uri Estates
- Venecia
- Vista Bonita No. 16
- Westwood villas

The projects presented herein demonstrate S2 Engineering's commitment to delivering innovative, practical, and cost-effective engineering solutions for public agencies and private clients throughout the Rio Grande Valley. We remain committed to producing high-quality deliverables, maintaining responsive communication, and building lasting partnerships by consistently delivering projects on schedule, within budget, and in full compliance with applicable local, state, and federal standards.

S2 ENGINEERING, PLLC
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TBPE F-22858 TBLS 10194796
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S2ENGINEERINGPLLC.COM

PROJECT APPROACH
PROPOSED METHODOLOGY



S2 Engineering, PLLC understands the importance of a clear process, open communication, and technical excellence in delivering successful projects. Our structured approach ensures that each phase is completed efficiently, on schedule, and in full compliance with regulatory requirements and client goals.

OUR PROVEN METHODOLOGY

1 PROJECT INITIATION
We meet with the client to understand project objectives, scope, schedule, and budget. We identify key stakeholders and establish communication protocols.

2 DATA COLLECTION & EVALUATION
We gather existing data, perform field investigations and surveys, and review applicable plans, reports, and regulatory requirements.

3 ANALYSIS & PLANNING
Our team evaluates alternatives, identifies constraints and opportunities, and develops a plan that meets the project objectives and regulatory standards.

4 DESIGN & DEVELOPMENT
We prepare plans, specifications, and estimates using industry-leading software and QA/QC procedures to ensure accuracy and constructability.

5 PERMITTING & COORDINATION
We coordinate with regulatory agencies and utility providers to obtain necessary approvals and address comments promptly.

6 CONSTRUCTION SUPPORT
We provide bidding assistance, respond to RFIs, review shop drawings, and perform site observations to support successful project delivery.

OUR COMMITMENT TO YOU

We are committed to providing responsive service, practical solutions, and high-quality deliverables. Our goal is to build long-term relationships by exceeding expectations and delivering results that make a difference in our clients' communities.

- Clear & consistent communication
- Strong project management
- Attention to detail
- Cost-effective solutions
- Timely delivery
- Quality assurance
- Regulatory compliance
- Client-focused service



PROGRESSIVE ENGINEERING

WITH EXPERIENCE



S2 Engineering, PLLC,

has a team of qualified personnel providing a combination of backgrounds in design engineering, land surveying and construction. Our President and Senior Project Manager, Mr. Saldivar, is a licensed professional engineer who has more than 29 years of progressive engineering experience in the Lower Rio Grande Valley. He has provided engineering design services for Cities, Counties, Federal entities, and private clients. Our firm's current workload enables Mr. Saldivar to be involved in all project development, from inception through final construction.

BELOW IS A LIST OF REPRESENTATIVE PROJECTS OUR TEAM HAS BEEN INVOLVED IN:

Drainage Projects

Weslaco Drain Improvements, Weslaco, TX (2021)
Proposed USIBWC permanent pump and gate structure, with a reinforced concrete box outfalling to the Main Floodway. The improvements benefit an area of approximately 4,014 acres. This project required close coordination with the USIBWC and six other local and federal government entities, to obtain clearance for a new structure license.

Anaquitas USIBWC Drain Structure, Mercedes, TX (2021)
Proposed USIBWC gate structure, with two reinforced concrete boxes outfalling to the Main Floodway. The improvements benefit an area of approximately 3,840 acres. This project required close coordination with the USIBWC and six other local and federal government entities, to obtain clearance for a new structure license.

K-07-02 Drain Improvements, Pharr/San Juan, TX (2021)
Ditch design, consisting of ditch widening and regrading. The existing ditch width was increased to 125 LF, providing additional capacity for stormwater.

Tierra Dorada Drain Improvements, Hidalgo, County, TX (2021)
Design and sizing of three new culvert road crossings. Two of the culvert crossings are under Shuerbach Rd and Moorefield Rd. The last crossing connects the Tierra Dorada Drain to the Perezville Drain.

J-08 Drain – McColl Rd. Culvert Crossing, Edinburg, TX (2021)
Design and sizing of a culvert crossing under McColl Road (FM 2061), calculating the appropriate tailwater elevation. This project required coordination with TxDOT for the design and traffic control plan.

Ditch 47 & Ditch 350 Improvements, Hidalgo County, TX (2020)
Design and sizing of three culvert road crossings and one culvert irrigation canal crossing. The three culvert crossings are under Mile 6 1/2, Mile 10 N., and Mile 9 N.

Chaparral Drain Extension, Donna, TX (2019)
Ditch design, consisting of ditch widening and regrading Design and sizing of a new culvert.

North San Juan Drainage Lateral, San Juan, TX (2003)
Survey work and hydraulic study for ditch design. Proposed drainage structures and upsizing the irrigation owned drainage ditch from FM 495, north to its outfall near Canton Road.

TxDOT Projects

US 277 / Maverick County, TxDOT-Laredo District (2006)
Storm drain design, analyzing appropriate tail water elevations for culvert drainage areas. System outfalls into Canyon Grande Creek. Preparation of all Hydraulic Sheets.

US 83/359, Webb County, TX (2005)
Storm drain design, analyzing appropriate tail water elevations for culvert drainage areas. System outfalls into Chacon Creek. Preparation of all Hydraulic Sheets.

SH 345, Cameron County, TX (2004)
Storm drain design, analyzing appropriate tail water elevations for culvert drainage areas. System outfalls into a Resaca. Irrigation crossing design. Preparation of all Hydraulic Sheets.

US 83 Arroyo Roma Creek, TX (2004)
Storm drain design, analyzing appropriate tail water elevations for culvert drainage areas. System outfalls into San Casimiro Creek. Preparation of all Hydraulic Sheets.

North I Road, Pharr, TX (2002)
Storm drain design, analyzing appropriate tail water elevations for culvert drainage areas. Illumination, signing and pavement marking design. Preparation of all Hydraulic Sheets.



MEET

THE S2 TEAM



JOSE NOE SALDIVAR, P.E., C.F.M.

Title
President/Senior Project Manager

Years of Experience
29

Education

Technological Institute of Ciudad Victoria, Mexico
Bachelor's in Civil Engineering

Training/Certifications
Professional Engineer: Texas/94076
Certified Floodplain Manager
(CFM)/3340-17N
TxDOT Pre-Certifications:
3.4.1 Minor Bridge Layouts
4.2.1 Major Roadway Design
8.1.1 Signing, Pavement Marking & Channelization
10.1.1 Hydrologic Studies
10.2.1 Basic Hydraulic Design

Areas of Expertise
•PS&E • Hydraulic Design • Hydrologic Studies • FEMA Requirements, Coordination & Funding • Minor Bridge Design • Major Roadway Design

Mr. Saldivar is responsible for the overall project administration and management of S2 Engineering's services, including direct coordination with clients, agencies, and key stakeholders to ensure project objectives are met efficiently and effectively. As Senior Project Manager, he oversees project planning, design coordination, and execution, ensuring that all components of a project are aligned from initial concept through final delivery. The success of each project is driven by a strong foundation in engineering design, supported by in-house surveying and drafting capabilities. S2 Engineering emphasizes practical, cost-effective design solutions that consider constructability, regulatory requirements, and long-term performance. These efforts are supported by the firm's ability to provide accurate survey data, detailed exhibits, and high-quality construction documents. In-house drafting services utilize industry-standard software, including AutoCAD Civil 3D and MicroStation, to produce precise plans and supporting documentation for permitting, bidding, and construction. Throughout the project lifecycle, revisions and updates are carefully managed through a structured document control process to ensure consistency, accuracy, and timely delivery.

TEAM MEMBERS QUALIFICATIONS AND EXPERIENCE

S2 Engineering's goal is to establish long-term relationships with our clients by performing a highly competent service with quality and concern for the client, as well as our local communities. This is successfully done by the technical abilities, project management skills and commitment of the project team members. The resumes of key professional and technical staff are presented individually on the following pages.



Summary

Mr. Saldívar has over 24 years of progressive experience in transportation and drainage planning and design. He has served in key roles as both Project Manager and Surveying Manager for multiple engineering firms, in addition to 14 years of service with the Hidalgo County Drainage District No. 1. His experience includes route studies, planning, and the preparation of plans, specifications, and estimates (PS&E), as well as utility coordination and relocation, roadway geometrics, signage and pavement markings, and hydraulic design.

Mr. Saldívar has contributed to numerous engineering projects involving roadway development, storm drainage systems, traffic control planning, and bridge layout. His expertise includes hydraulic analysis and the preparation of drainage reports and supporting data, including evaluation of drainage areas, discharge calculations, FEMA floodplain and floodway requirements, and the design of culverts and bridge crossings. He is experienced in determining design flows, tailwater and headwater conditions, and evaluating potential overtopping scenarios.

He is proficient in industry-standard software including WinStorm, HEC-RAS, TR-55, HY-8, GEOPAK, and AutoCAD. Additionally, he has performed scour analyses and prepared Storm Water Pollution Prevention Plans (SW3Ps) to support regulatory compliance and minimize sediment transport impacts to drainage infrastructure.

Project Experience

2018 Drainage Bond Program, Hidalgo County, TX (Project Manager)

Mr. Saldívar served as Project Manager for the Hidalgo County 2018 Drainage Bond Program, overseeing the coordination and management of seventeen (17) consulting firms on countywide drainage improvement projects. The program includes a total of thirty-seven (37) projects aimed at reducing flood risk and improving drainage conditions for more than 69,000 structures, protecting over $5.5 billion in assessed property value.

His responsibilities included program-level oversight, consultant coordination, and review and approval of all hydrologic and hydraulic (H&H) analyses and deliverables. Mr. Saldívar also led coordination efforts with the United States International Boundary and Water Commission (USIBWC) for ten (10) projects requiring environmental clearance and permitting for outfalls into the USIBWC Floodway. His leadership ensured regulatory compliance, technical accuracy, and timely advancement of projects across the program.

Drainage Projects

Role: Project Engineer

- Anaquitas Drain
- Chaparral Drain Extension
- Delta Regional Water Mgmt.
- Ditch 47 & Ditch 350
- J-08 Drain
- K-07-02 Drain Improvements
- North San Juan Drainage Lateral
- Tierra Dorada Drain Improvements
- Weslaco Drain Improvements

TxDOT Projects

Role: Project Engineer

- US 277 / Maverick County
- US 83 / 359
- SH 345
- US 83 Arroyo
- Roma Creek



OSCAR HERNANDEZ , R.P.L.S.

Title
Registered Professional Land Surveyor (RPLS)

Years of Experience
43

Education
Harlingen High School

TxDOT PRE-CERTIFICATIONS:
Sequence No. 6344 Pre-certified in:
15.1.1 Survey
15.1.2 Parcel Plats
15.1.3 Legal Descriptions
15.1.4 Right of Way Maps
15.2.1 Design and Construction Survey

Areas of Expertise

- TxDOT Design Surveys
- ALTA/NSPS Survey & Commercial Land Development Support
- Right-of-Way Mapping & Parcel Aquisition Coordination
- Survey Project Management, QA/QC & Final Certification
- Coordination with Municipalities, Counties & Regulatory Agencies

Summary:

Mr. Hernandez has 43 years of surveying in South Texas from San Antonio south to Brownville and from Corpus Christi west to Laredo to good use. Mr. Hernandez's areas of experience and certifications are listed below:

Personal Experience:

SAMES, INC (JUNE 2021 – OCTOBER 2022)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects.
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
- Provide survey expertise to special surveying problems.
- Working with field crews and technicians to develop a high-performing team
- Handle communication in and out of the survey department to maintain client relations and staff productivity.
- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department
- Monitor new technology, evaluate, and authorize purchase of new equipment and supplies.
- Evaluate and verify employee's performance through the review of completed work assignments and work techniques.
- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

COBBFENDLEY (AUGUST 2019 – JUNE 2021)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
- Provide survey expertise to special surveying problems.
- Working with field crews and technicians to develop a high- performing team
- Handle communication in and out of the survey department to maintain client relations and staff productivity
- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department

TxDOT DISTRICTS:

Pharr District – US 281 from FM 506 to FM 509 (Design Survey)

- Laredo District – US 83 – from San Ygnacio, Texas to the Zapata/Webb County line (Design Survey)
- Beaumont District – FM 3180 from IH-10 to m 565 (Design Survey), IH-10 ¾ mile on each side of FM 3180 (Design Survey)
- Yoakum District – FM 80and FM 121 Rural (Design Survey) for culvert extensions
- Waco District – SH 190 6.7 miles (Design Survey) for widening inter lanes and ramp reversals
- San Antonio District – Intersection of SH 16 and Loop 1604 (Design Survey)

DRAINAGE PROJECTS (DESIGN TECHNITIAN)

- HWY 107 Drainage Improvements -Mercedes Lateral Widening
- Mile 3 Outfall to Bell RDF
- Trenton Drain Phase III

PRECINCT 4 PROJECTS (DESIGN TECHNITIAN)

- Hidalgo Surplus County
- San Carlos -Maintenance Shop Civil Plans
- Owassa Rd and Roosevelt Rd Connection

SAN ANTONIO WATER SYSTEM

- Central Basin: Locating Sanitary Sewer Manholes with GPS and measuring depths, Design Survey for 30 % Design
- Vista Ridge: Creating Metes and Bounds for Easements for construction of distribution water line
- East Sewer Shed: Creating Metes and Bounds for Construction Easement along existing Sanitary Sewer line

CITY OF SAN ANTONIO

- Alley Rehabilitation Design Survey throughout the City Boundary and Improvement Survey:
  - Huantes Property on Guadalupe Street,
  - Las Palmas Property on Commerce Street
  - St Marys Property on Culebra Street

- Sidewalk Construction Project (Design Survey):
  - Martin Luther King Drive Indiana Street
  - Aransas Avenue
  - Porter Street
  - Delmar Street
  - New Braunsfels Avenue

SURVEYS

- Agua Dental, Borwnsville, TX
- Calli Village Townhomes, Borwnsville TX
- Sunshine Village Apartments, Harlingen, TX
- Whataburger, Port Isabel, TX

RMA

- Evans Road from TCP Parkway to Hanging Oak Design Survey
- Blando Road from Wildrness Oak to 3.7 Miles North (Design Survey)

Bexar County

- Pearsall Road (Design Survey) elevating road and bridge

BAIN MEDINA BAIN (NOVEMBER 2018 – AUGUST 2019)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
- Provide survey expertise to special surveying problems.
- Working with field crews and technicians to develop a high-performing team
- Handle communication in and out of the survey department to maintain client relations and staff productivity
- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department
- Monitor new technology, evaluate, and authorize purchase of new equipment and supplies.
- Evaluate and verify employee's performance through the review of completed work assignments and work techniques.
- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

GUZMAN AND MUNOZ SURVEY MANAGER (SEPTEMBER 2018 – NOVEMBER 2018)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
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- Evaluate and verify employee's performance through the review of completed work assignments and work techniques.
- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

GONZALEZ DE LA GARZA / SURVEY MANAGER (JULY 2013 – MARCH 2018)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
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- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

PARTNER / REO ENGINEERING AND SURVEYING (APRIL 2000 - AUGUST 2002)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
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- Oversee quality assurance and control of survey documents.
- Prepare and submit budgets for survey department
- Monitor new technology, evaluate, and authorize purchase of new equipment and supplies.
- Evaluate and verify employee's performance through the review of completed work assignments and work techniques.
- Train office and field staff on surveying techniques to ensure growth opportunities.
- Evaluate new hires by the resumes and conduct interviews.

CARTER AND BURGESS BROWNSVILLE (SEPTEMBER 1997 - APRIL 2000)

- Responsible for mid to long range planning, prioritization, and coordination of survey business within the survey department.
- Multi-task and work on multiple projects simultaneously
- Good managerial and communication skills
- Creating relationships with clients and managing projects to meet schedule and budget goals
- Meet with design engineers to determine pertinent survey information required for proposed projects
- Prepare survey scopes and cost estimates
- Direct and assist survey staff with research, field work, and completion of survey documents (maps, plats, legal descriptions, etc.)
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- Evaluate new hires by the resumes and conduct interviews.



RESTITUTO A. ASCANO III, R.P.L.S.

Title

Registered Professional Land Surveyor (RPLS)
Graduate Engineer

Years of Experience

46 years

Education

Mapua Institute of Technology
Bachelor's in Civil Engineering
Manila, Philippines

Areas of Expertise

- Boundary Resolution & Title Analysis
- Right-of-Way Mapping & Parcel Acquisition for TxDOT and Local Projects
- ALTA/NSPS Surveys for Commercial and Mixed-Use Developments
- Preparation of Easements & Legal Descriptions for Utility and Drainage Infrastructure
- Oversight of Topographic & Control Surveys for Site Development
- Coordination with Municipalities, Counties, Drainage Districts & Utility Providers
- Survey Project Management, QA/QC & Professional Certification

TEAM MEMBERS QUALIFICATIONS AND EXPERIENCE

Summary:

Mr. Ascano is a Registered Professional Land Surveyor with over 40 years of experience providing surveying services in support of public infrastructure and private land development projects. His experience includes subdivision platting, boundary resolution, right-of-way mapping, and preparation of metes and bounds descriptions in accordance with applicable local, state, and agency requirements. He has extensive experience working in coordination with municipalities, utility providers, and regulatory agencies to support timely project delivery.

Professional Experience:

J.A. Garza & Associates – Project Manager (2012–2014)

- Prepared subdivision plats and survey deliverables for development projects
- Performed boundary analysis, survey control verification, and data processing
- Conducted title research and evaluated easements affecting property development
- Prepared metes and bounds descriptions for plats, easements, and ROW documents

Aranda & Associates – Project Manager / Team Leader (2000–2010)

- Managed survey teams supporting land development and public infrastructure projects
- Coordinated preparation of plats, boundary surveys, and mapping deliverables
- Conducted comprehensive research of deeds, plats, and title records
- Processed field survey data and ensured accuracy of final mapping products
- Prepared legal descriptions and survey reports in accordance with project requirements. Maintained project schedules and ensured timely delivery of survey services

LMS Resources – GIS Technician (2010–2011)

- Converted AutoCAD survey files into GIS databases for infrastructure mapping
- Developed pipeline and mapping datasets using survey and historical data
- Supported integration of survey data into GIS systems for client and municipal use

Bakal De Pamplona - Buisness Owner - Manila Philippines (1997–1995)

- Managed daily business operations, including budgeting, procurement, and personnel oversight
- Coordinated supply logistics and vendor relationships to ensure timely delivery of materials
- Developed organizational and financial management skills applicable to project planning and resource allocation
- Strengthened leadership, decision-making, and client service capabilities

RRJ Construction – Project Engineer (1981–1990)

- Managed project schedules, coordinated construction activities, and resolved field issues to maintain project timelines
- Coordinated with clients, contractors, and multidisciplinary teams to align project objectives
- Developed project specifications and contributed to continuous improvement efforts to optimize efficiency and reduce costs

JC Arches Home Development – Draftsman (1978–1980)

- Prepared detailed engineering drawings based on design specifications and client requirements
- Coordinated preparation of as-built drawings to reflect accurate field conditions
- Interpreted design details and translated them into precise drafting deliverables
- Developed quantity take-offs and bills of materials to support construction and procurement



JUANITO T. MEDRANO

Title
Graduate Engineer

Years of Experience
44 years

Education

University of Nueva Caceres
Naga City, Philippines (1979-1982)
Bachelor's in Civil Engineering

Areas of Expertise

- Survey Data Processing & Analysis
- Easement Documentation & Legal Descriptions
- Topographic Surface Development
- Right-of-Way Mapping & Parcel Exhibits
- AutoCAD Civil 3D Drafting & Design

Summary:

Mr. Medrano is a Graduate Engineer and Surveying Technician with over 40 years of experience supporting land surveying, right-of-way mapping, and infrastructure projects. His background includes drafting, field coordination, boundary research, and survey data processing for both public and private developments. He has extensive experience supporting subdivision and roadway projects through preparation of survey exhibits, right-of-way mapping, and coordination between field and office operations. Mr. Medrano brings a high level of accuracy, efficiency, and reliability to projects.

Professional Experience:

S2 Engineering PLLC – Graduate Engineer / Surveying Technician (June 2023 – Present)

- Prepares drafting exhibits for surveying and right-of-way mapping
- Supports development of survey base maps and project deliverables
- Assists with coordination between field data collection and office production

Aranda & Associates – Land Surveyor / Draftsman (November 1999 – December 2017)

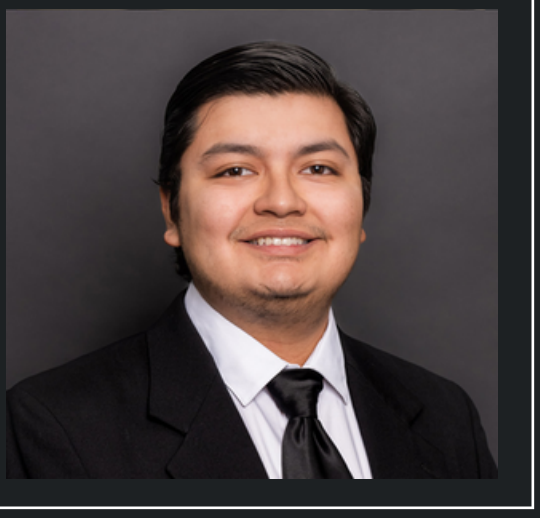
- Supervised staff involved in data collection for survey projects
- Conducted research of parent tracts and adjoining property ownership
- Processed and analyzed field survey data to produce survey plats and mapping exhibits
- Supported preparation of boundary surveys and land development documents

Nesma & Al Fadl Contracting Co. Ltd – Civil Engineer / Site Engineer (May 1992 – May 1994)

- Supervised construction of residential and roadway infrastructure projects
- Oversaw field activities to ensure compliance with plans and specifications
- Coordinated construction efforts for large-scale infrastructure developments

Technical Proficiency

- AutoCAD
- Civil 3D
- Microstation
- Microsoft Office 55+ WPM



LUIS ROBERTO MARTÍNEZ IBARRA, S.I.T.

Title
Graduate Engineer / Surveyor in Training

Years of Experience
6 years

Education
The University of Texas Rio Grande Valley, Edinburg, TX Bachelor of Science in Civil Engineering

Areas of Expertise

- Survey Data Processing & Analysis
- Easement Documentation & Legal Descriptions
- Topographic Surface Development
- Right-of-Way Mapping & Parcel Exhibits
- AutoCAD Civil 3D Drafting & Design
- Coordination with Field Survey & Engineering Teams
- Quality Control of Survey Deliverables

Summary:

Mr. Martinez is a Surveyor-in-Training (S.I.T.) with six years of experience supporting surveying and engineering projects across the Rio Grande Valley. He plays a key role in both field and office operations, specializing in survey data processing, analysis, and the preparation of accurate deliverables to support land development and infrastructure projects. His experience includes easement documentation, legal descriptions, right-of-way mapping, and the preparation of parcel exhibits, as well as drafting survey products using AutoCAD Civil 3D. Mr. Martinez regularly coordinates with field crews and engineering teams to ensure data accuracy and project efficiency, while maintaining quality control standards for survey deliverables. His combined technical knowledge and attention to detail make him an integral part of the project team from data collection through final deliverables.

Professional Experience:

Professional Experience:

S2 Engineering, PLLC – Graduate Engineer / Surveyor-in-Training (2020–Present)

- Assisted in the preparation of subdivision plats and land development plans
- Supported drainage and utility layout design for residential subdivisions
- Prepared drafting and design documents using AutoCAD Civil 3D
- Assisted in the development of drainage reports and supporting calculations
- Coordinated with municipalities and utility providers for project approvals
- Supported preparation of right-of-way exhibits and mapping deliverables

Additional Experience (Engineering & Survey Support):

- Assisted with preparation of construction plans and design details
- Supported project coordination and document preparation for submittals
- Contributed to quality control of engineering and survey deliverables

Technical Proficiency

- AutoCAD
- Civil 3D
- Microstation
- Microsoft Office 55+ WPM



ALEX IVAN SALDIVAR SALAZAR

Title
Graduate Engineer

Years of Experience
26 years

Education

Technological Institute of Ciudad Victoria, Mexico
Bachelor's in Civil Engineering

Areas of Expertise

- Topographic Surface Developmement & Mapping
- Survey Data Integration & Plan Coordination
- Topographic Collector
- AutoCAD Civil 3D Design & Plan Production
- Utility Infrastructure Layouts
- Stormwater Design Analysis & Design
- Subdivision Planning Design

Summary:

Mr. Saldivar is a Graduate Engineer with over 26 years of experience supporting municipal infrastructure, land development, and surveying-related projects. His background includes preparation of engineering plans, topographic mapping, subdivision planning, and field data collection using GPS technologies. He has extensive experience working with municipal agencies on public works projects, including roadway, drainage, and utility infrastructure. Mr. Saldivar brings strong technical expertise and practical field experience to support project delivery.

Professional Experience:

S2 Engineering PLLC – Graduate Engineer (June 2025 – Present)

- Assists in preparation of subdivision construction plans and design documents
- Supports construction staking, survey analysis, and plat preparation
- Coordinates with project teams to support timely project delivery
- Assists with project management and technical documentation

Project Engineer / Survey Support (Independent & Recent Work) (2022 – 2025)

- Prepares engineering plans and supports measurement of urban and rural properties using GPS
- Assists in development of municipal, federal, and state project documentation
- Supports plan preparation, cost estimating, and technical reporting

Presidencia Municipal de Jiménez, Tamaulipas – Public Works Department (2005 – 2021) Sub Director / Supervisor / Auxiliary Roles

- Prepared engineering plans for municipal, state, and federal infrastructure projects
- Supervised construction activities, including roadway and public works improvements
- Developed cost estimates, budgets, and technical project documentation
- Prepared construction plans, reports, and project schedules
- Conducted field measurements and data collection using GPS equipment
- Coordinated project execution with municipal leadership and stakeholders

Los Fresnos Construction (USA) – General Support (2008)

- Assisted with preparation of plans and supervision of construction activities
- Supported field operations and coordination of construction crews

Additional Experience

- Technical Assistant – Supported engineering-related tasks and documentation
- Private Sector Roles – Experience in administration, project coordination, and operations

Technical Proficiency

- AutoCAD
- Civil 3D



JESUS ALEJANDRO RODRIGUEZ SALDIVAR

Title
Graduate Engineer

Years of Experience
13 years

Education

Technological Institute of Ciudad Victoria, Mexico
Bachelor's in Civil Engineering

Areas of Expertise

- Topographic Surface Developmement & Mapping
- Survey Data Integration & Plan Coordination
- AutoCAD Civil 3D Design & Plan Production
- Utility Infrastructure Layouts
- Stormwater Design Analysis & Design
- Subdivision Planning Design

Summary:

Mr. Rodriguez is a Graduate Engineer with 10 years of experience supporting land development, surveying, and construction-related projects. His background includes preparation of subdivision construction plans, survey data analysis, and topographic reporting. He has experience working on both public and private sector projects, including property assessments, boundary documentation, and field coordination. Mr. Rodriguez brings strong technical capabilities and adaptability to support project delivery.

Professional Experience:

S2 Engineering PLLC – Graduate Engineer (October 2024 – Present)
- Assists in preparation of subdivision construction plans and design documents
- Supports construction staking, survey analysis, and plat preparation
- Coordinates with project teams to support timely project delivery
- Assists with project management and technical documentation

Office of the Attorney General, State of Tamaulipas – Expert Witness (October 2018 – April 2024)
- Prepared appraisal reports for damages to real estate and personal property
- Developed topographic reports for land boundaries, encroachments, and disputes
- Provided technical analysis related to property conditions and land use

Secretary of Communications and Transport – Construction Resident Assistant (April 2014 – June 2018)
- Assisted in preparation of reports related to property damages and land conditions
- Supported development of topographic and boundary-related documentation
- Coordinated with field teams and project stakeholders

Municipality of Santander Jiménez – Assistant to Director of Rural Development and Tourism (April 2013 – June 2014)
- Supported project management activities including field coordination and data entry
- Assisted in planning and administrative tasks for public sector projects

Technical Proficiency
- AutoCAD
- Civil 3D
- DJI (Drone Operations)
- Microsoft Office Suite



ALEXIS JAZMIN RODRIGUEZ

Title
Graduate Engineer

Years of Experience
6 years

Education
The University of Texas Rio Grande Valley, Edinburg, TX Bachelor of Science in Civil Engineering

Areas of Expertise

- Topographic Surface Developmement & Mapping
- Survey Data Integration & Plan Coordination
- AutoCAD Civil 3D Design & Plan Production
- Utility Infrastructure Layouts
- Stormwater Design Analysis & Design
- Subdivision Planning Design

Summary:

Ms. Rodriguez has experience in land surveying, subdivision development, and public infrastructure projects throughout Hidalgo County and surrounding jurisdictions. Her background includes preparation of subdivision plats, base maps, and survey-supported design documents, as well as processing and integration of field survey data for land development projects.
She has experience working with right-of-way mapping, utility coordination, and development permitting processes, ensuring projects comply with applicable municipal, county, and TxDOT requirements. Ms. Rodriguez experience provides her with a strong understanding of local subdivision requirements, ETJ regulations, and approval processes, allowing her to effectively support surveying services from data collection through final plat approval.

Professional Experience

Hidalgo County Planning Department – Project Coordination / Leadership Role (February 2025 – March 2026)

- Oversaw development review processes including subdivision plats, site plans, and permitting
- Coordinated with multiple departments, agencies, and utility providers
- Ensured compliance with county regulations, development standards, and platting requirements
- Assisted in managing planning operations and supporting departmental decision-making
- Reviewed development applications for completeness and regulatory compliance

L&G Engineering – Graduate Engineer (August 2022 – Fenruary 2025)

- Designed and drafted drainage improvement projects for Hidalgo County Drainage District No. 1 (HCDD1)
- Prepared full PS&E plan sets including plan/profile sheets, drainage layouts, and earthwork quantities
- Developed 3D corridor models and performed quantity calculations
- Coordinated with irrigation districts and utility providers
- Assisted in preparation of cost estimates and bid documents

S&B Infrastructure (RRP Consulting Engineers) – Civil Structural Designer II (October 2020 – July 2022)

- Supported roadway design and stormwater projects under TxDOT and local government standards
- Prepared PS&E components including plan/profile sheets, traffic control plans, and SW3P layouts
- Developed typical sections, signage and striping layouts, and sequencing plans
- Assisted in developing cost estimates, schedules, and bid documents
- Ensured compliance with TxDOT Roadway Design Manual

Certifications

- TxDOT Local Government Project Procedures Qualification
- TxDOT ROW100 – Identifying and Managing Utility Conflicts
- ArcGIS Pro – Map Creation Certification

Technical Proficiency

- AutoCAD Civil 3D
- MicroStation
- OpenRoads
- GeoPAK
- ArcGIS Pro



MICHAEL ALEXANDER PALOMO

Title
Survey Party Chief

Years of Experience
6 years

Areas of Expertise

- Survey field work
- Topographic collector
- Data Collector Software

Summary:

Mr. Palomo has six years of experience in surveying, supporting a variety of land development and infrastructure projects throughout the Rio Grande Valley. He serves as a Survey Party Chief, where he is responsible for leading field crews, coordinating daily survey operations, and ensuring the accurate collection of topographic and boundary data. His experience includes working on subdivision developments, right-of-way surveys, and general field data collection to support engineering design. Mr. Palomo is proficient in the use of GPS equipment and data collection software, and plays a key role in maintaining data accuracy, efficiency in the field, and effective coordination with project teams.

Professional Experience:

S2 Engineering, PLLC – Survey Party Chief

- Responsible for overseeing survey field operations managing survey crews
- Coordination of data collection
- Leads the acquisition of precise field data to support engineering design, subdivision development, and right-of-way mapping projects.

Hidalgo County Drainage District, Engineering Department

- Survey Crew Member
- Performed topographic data collection in support of drainage and infrastructure improvement projects
- Assisted in the acquisition of accurate field data for engineering analysis and design.

Technical Proficiency

- Trimble R12i
- Trimble R10
- Conventional Level
- Trimble Total Station Management
- Digital Level



ANDRES CIENEGA

Title
Survey PartyChief

Years of Experience
3 years

Areas of Expertise

- Survey field work
- Topographic collector
- Data Collector Software

Summary:

Mr. Cienega serves as a Survey Party Chief with over three years of progressive experience supporting public and private sector surveying projects throughout Hidalgo County. He has a strong background in field operations, specializing in the collection of high-quality topographic and boundary data to support engineering design, drainage improvements, and subdivision development.

Professional Experience:

S2 Engineering, PLLC – Survey Party Chief

- Responsible for overseeing survey field operations managing survey crews
- Coordination of data collection
- Leads the acquisition of precise field data to support engineering design, subdivision development, and right-of-way mapping projects.

Technical Proficiency

- Trimble R12i
- Trimble R10
- Conventional Level
- Trimble Total Station Management
- Digital Level


HIDALGO COUNTY
1
PRECINCT ONE


HIDALGO COUNTY
P2
PRECINCT 2
COMMISSIONER
EDUARDO "EDDIE" CANTU


HIDALGO COUNTY
EVERARDO VILLARREAL
3
COMMISSIONER
PRECINCT 3


HIDALGO COUNTY
4
PRECINCT FOUR


CITY OF ALTON
ALTON
EST. 1978


HIDALGO COUNTY
HCDD1
DRAINAGE DISTRICT No.1


City of
Donna
The Heart of the Valley


CITY OF
McALLEN


THE CITY OF
Edinburg


CITY OF MISSION, TEXAS
FOUNDED IN 1908


city of
mercedes


PORT OF
BROWNSVILLE
the port that works


CITY OF PHARR
EST.
1909
PRIDE • PROGRESS • COMMUNITY • LEARNING


THE COUNTY OF HIDALGO
TEXAS


CITY ON THE GROW
CITY OF WESLACO


SPACEX

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Certificate of Registration

This acknowledges that

S2 Engineering PLLC

has fulfilled the requirements of the State of Texas to offer and perform engineering services in the State of Texas. In witness whereof we have hereunto set our hands and affixed the seal of the Board, this 27th day of August, 2021.

Registration Number
F - 22858

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Rolando Rubiano, P.E., Board Secretary

TEXAS BOARD OF **PROFESSIONAL**
ENGINEERS **AND LAND SURVEYORS**

Certificate of Firm Registration

Let it be known that:

S2 Engineering PLLC

[redacted]

S2 Engineering PLLC

Is qualified to offer land surveying services in the State of Texas under the laws governing land surveying.

Registration Date: 12th Day of December, 2022.

Registration Number: 10194 796

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Coleen Johnson, R.P.L.S., Secretary



TEXAS BOARD OF PROFESSIONAL ENGINEERS

BE IT KNOWN THAT

JOSE NOE SALDIVAR

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS

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



SERIAL NUMBER **94076**

TEXAS BOARD OF PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED THE SEAL OF THE BOARD AT THE CITY OF AUSTIN, THIS 1st DAY OF JULY, 2004

BOARD CHAIR

Vicki L. Radeburg

BOARD SECRETARY

THE ASSOCIATION OF STATE FLOODPLAIN MANAGERS, INC. AND THE TEXAS FLOODPLAIN MANAGEMENT ASSOCIATION

HEREBY RECOGNIZES

JOSE SALDIVAR

AS A NATIONALLY ACCREDITED

CERTIFIED FLOODPLAIN MANAGER

For meeting criteria in the area of experience, references, education and training in floodplain management and hazard mitigation. This CFM has passed the Texas National CFM exam which exhibits competency with the basic principles of sound floodplain management as mandated by the National Flood Insurance Program.

CERTIFICATION # 3340-17N

ISSUED: August 25, 2017

Joe D. Fernandez

Joe Fernandez, CFM
President, TFMA

Roy D. Sedwick

Roy D. Sedwick, CFM
Executive Director, TFMA

Texas Board of Professional Engineers and Land Surveyors

By This Certificate Bears Witness That in
Acknowledgement of Intent to Become Licensed

Luis Roberto Martinez-Ibarra

Is Hereby Recognized As A

Surveyor-In-Training

Within the State of Texas

Date: December 17th, 2025
Expires: December 17th, 2033

SIT No. 111113

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Karen A. Friese, P.E., Secretary

THIS IS NOT A LICENSE TO PRACTICE PROFESSIONAL SURVEYING

Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

S2 Engineering PLLC

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

Registration Number
F-22858

Expiration Date
8/31/2026

Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF FIRM REGISTRATION

This acknowledges that

S2 Engineering PLLC

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

Registration Number [redacted]

[redacted] December 31, 2026

S2 ENGINEERING, PLLC

CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 | TBLS 10194796

THANK YOU

WE APPRECIATE THE OPPORTUNITY TO SUBMIT OUR QUALIFICATIONS AND LOOK FORWARD TO WORKING WITH THE **CITY OF EDINBURG.**



2020 E Griffin Parkway
Mission, Texas 78574

S2ENGINEERING.NS@GMAIL.COM

(956)403-9787

ACCURATE DATA.
DEPENDABLE RESULTS.
SOLID FOUNDATIONS.

CITY OF EDINBURG

Request for Qualification (RFQ)
Professional Engineering Services

RFQ 2026-7

Due Date: Tuesday, July 14, 2026

Time: 3 PM CST

Submitted by:

SAMES, Inc.

4943 S. Jackson Rd

Edinburg, TX 78539

O: (956)702-8880

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Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
4943 S. Jackson Rd, Edinburg, TX 78539 Phone: (956) 702-8880 Fax: (956) 702-8883

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539
mhinojosa@cityofedinburg.com

Re: **Request for Qualifications - Professional Engineering Services, RFQ 2026-7**

Greetings Mr. Hinojosa,

SAMES, Inc. (SAMES) is pleased to submit our Statement of Qualifications in response to the City of Edinburg's (City) Request for Qualifications for Professional Engineering Services. As a locally based engineering firm with extensive experience serving municipalities throughout South Texas, we are genuinely interested in continuing to support the City's infrastructure initiatives. We are committed to providing responsive, high-quality engineering services that help the City successfully plan, design, and deliver projects that benefit the community.

Our professionals have extensive experience partnering with municipalities to plan, evaluate, design, and implement a wide variety of infrastructure improvements. In addition to our civil engineering capabilities, SAMES offers comprehensive in-house support services, including professional land surveying, drafting, environmental compliance, construction management, and construction engineering and inspection (CEI) services. This multidisciplinary approach allows us to efficiently coordinate project delivery while maintaining quality, schedule, and budget objectives.

Included in this Statement of Qualifications are our firm's qualifications, project team, representative engineering projects, and references demonstrating our successful performance on municipal projects. Through decades of municipal engineering experience—including numerous projects completed throughout South Texas and for the City of Edinburg—we understand the importance of technical excellence, clear communication, regulatory compliance, and responsive client service. We are confident in our ability to successfully perform the requested services and are fully committed to providing the professional expertise, responsiveness, and dedicated support necessary to help the City achieve its project goals.

I, Samuel D. Maldonado, PE, RPLS Principal/CEO, will serve as the primary point of contact for all correspondence regarding this RFQ. My contact information is provided below:

Samuel D. Maldonado, PE, RPLS - Principal / CEO
4943 S. Jackson Road, Edinburg, Texas 78539
Office: (956) 702-8880 Fax: (956) 702-8883 Mobile: (956) 207-7130
sam@samengineering-surveying.com

To date, we have not received any addenda related to this RFQ. As one of the firm's two principals, I have the authority to submit this Statement of Qualifications and contractually bind SAMES, Inc.

Thank you for your time and consideration. We sincerely appreciate the opportunity to be considered for this important work and would welcome the opportunity to discuss our qualifications in greater detail. SAMES is committed to establishing and maintaining a strong working relationship with the City of Edinburg, and we look forward to the opportunity to continue serving the City through the successful delivery of its engineering projects.

Respectfully,

Samuel D. Maldonado, P.E., R.P.L.S.
Principal / CEO

FIRM QUALIFICATIONS AND EXPERIENCE

As a locally owned and operated firm headquartered in Edinburg, SAMES is pleased to offer the City of Edinburg comprehensive Professional Engineering Services tailored to support the City's current and future infrastructure initiatives. We are committed to delivering timely, cost-effective solutions that facilitate successful project planning, design, construction, and long-term asset management. By combining extensive technical expertise with responsive client service, our team consistently delivers high-quality engineering solutions that address the City's evolving infrastructure needs.

Established in 2008 by brothers Samuel and Saul Maldonado, SAMES is a minority-owned engineering and surveying firm founded on the mission: *"To empower leadership that promotes excellence through teamwork, accountability, and integrity while providing quality professional engineering, construction, and surveying services."* Initially focused on the core civil engineering disciplines of roadway design, water distribution systems, wastewater collection systems, and storm sewer systems, the firm has strategically expanded its capabilities to better serve our clients. Today, SAMES provides comprehensive services that include Professional Land Surveying, Land Development, Geographic Information Systems (GIS) mapping, and Construction Engineering Inspection (CEI), enabling us to deliver integrated solutions throughout every phase of project development.

SAMES is registered and in good standing with the Texas Board of Professional Engineers and Land Surveyors and meets all applicable local, county, and state licensing and insurance requirements. We are also a Small Disadvantaged HUBZone firm certified by the U.S. Small Business Administration and are pre-certified with the Texas Department of Transportation (TxDOT) to provide engineering, surveying, and related professional services for state- and federally funded projects.

Professional Services

SAMES specializes in providing comprehensive civil engineering services for municipal infrastructure projects, including roadway, drainage, water, wastewater, and utility improvements. Our multidisciplinary team delivers planning, design, construction engineering inspection (CEI), and project management services supported by fully integrated in-house surveying, subsurface utility engineering (SUE), and land development capabilities. Our land development services include feasibility studies, subdivision platting, topographic and boundary surveys, right-of-way mapping, easement acquisition, and construction staking, allowing projects to progress efficiently from planning through construction.

Our fully staffed Surveying and Drafting Department provides timely collection, analysis, and processing of field data into accurate technical documents that support engineering design and construction. Surveying services include topographic, boundary, aerial, and A.L.T.A. surveys; utility and right-of-way mapping; horizontal and vertical control; parcel plats with metes and bounds descriptions; easement acquisition support; and construction staking. Using advanced GPS equipment with sub-centimeter accuracy, robotic total stations, electronic data collectors, and RTK network technology, our survey crews efficiently produce precise field data that integrates seamlessly with Trimble Business Center and CAD software to develop reliable engineering deliverables.

Construction Engineering Inspection services are performed with a strong commitment to quality, safety, regulatory compliance, and client satisfaction. Throughout construction, our team provides oversight, documentation, coordination, and quality assurance to help ensure improvements are completed in accordance with project plans, specifications, and applicable standards.

SAMES delivers turnkey civil engineering solutions that support projects through every phase of development. From funding assistance and preliminary engineering through final design, permitting, bid-phase services, and construction administration, our structured project delivery approach provides clients with a single source of accountability. Our objective is to develop resilient, sustainable infrastructure that meets community needs while delivering projects on schedule, within budget, and to the highest professional standards.

SAMES provides the following services:

- **Design Services**
  - Civil Engineering
  - Construction Engineering Inspections
  - GIS and Mapping
  - Project Management
- **Development and Planning**
  - Subdivision Platting
  - Feasibility Studies
- **Land Surveying**
  - Topographic & Boundary
  - ROW & Utility Mapping
  - Aerial Mapping & LiDAR
  - Construction Staking

Engineering Services

- *Planning, Research, and Development*
- *Feasibility Studies and Engineering Reports*
- *Subdivision Platting and Development*
- *Roadway and Parking Lot Design*
- *Storm Water Collection System and Drainage Design*
- *Hydrology Analysis and Hydraulics Design*
- *Erosion and Sediment Control Designs*
- *Water and Wastewater Infrastructure Design*
- *Right-of-Way Mapping and Easement Acquisitions*
- *Plans, Specifications, and Cost Estimates*
- *Procuring Federal, State, Local Grants and Permits*
- *Bid Procurement and Construction Administration*
- *Cost Estimates and Financial Analysis*
- *Environmental Evaluations*

Professional services are provided from SAMES' office located at 4943 S. Jackson Road in Edinburg, Texas, allowing our team to respond quickly and efficiently to the City's needs.

Local Government Engineering Experience

SAMES' experience, qualifications, and commitment to responsive, high-quality service have enabled us to successfully complete numerous professional engineering projects for municipalities, counties, utility districts, and private and commercial clients. The projects listed below represent a selection of our most notable engineering assignments completed for local government entities within the past two years.

- ***City of Edinburg*** *– Schunior Phase III Mon Mack Project; Chapin Pump Rehabilitation;*
- ***City of La Villa*** *– Water Tank Rehabilitation Public Improvements; Drying Beds Rehabilitation Public Improvements;*
- ***City of McAllen*** *– Foreign Trade Zone Stormwater Pump Station;*
- ***City of San Juan*** *– 2023 CDBG Street Improvements; Valley Ranch Subdivision Plan Review; Black Hills Subdivision Plan Review; Surveying and Civil Engineering Services for San Juan Parks and Recreation Center;*
- ***City of Palmview*** *– Civil Engineering Design for Ramirez Ditch Widening Project; Ramirez Drainage Project; Riverside Estate Drainage Improvements;*
- ***City of Rio Grande City*** *– Public Safety Subdivision Lot 1 Drainage Improvements; St. Ives Subdivision Lot 1: Offsite Water and Sewer Extension; RGC CDBG Street Improvements;*
- ***Rio Grande City EDC*** *- Las Velas Road Widening Project;*
- ***City of Roma*** *– Las Americas Roma Logistics and Industrial Park - Lot 18; Professional Engineering, Surveying and Construction Administration Services for Centennial Drive; Water Booster Pump Station;*

- ***Hidalgo County Urban County Program (UCP)*** *- City of La Villa 2023 CDBG Drainage Improvements;*
- ***Hidalgo County Drainage District No. 1*** *– Mission-McAllen Drain Phase III; West Main Drain Extension Phase II;*
- ***Hidalgo County Pct. 1*** *- Expansion of Shary Road 2 Miles N. of SH 107 Phase I;*
- ***Agua Special Utility District*** *- Short Term Water Plan and CIP Update; Geographic Information Systems Mapping Phase I; Alternative Capacity Requirement (ACR) Reevaluation; CCN Expansion/Amendment; EPA Application; Palmview Yardline Project Phase II: Construction Support Services; La Joya Lake Preliminary Engineering; TWDB DWSRF 5MGD WTP Application;*

Experience with Local, State and Federal Agencies

SAMES is a trusted partner to a diverse range of clients, including federal and state agencies, counties, municipalities, utility districts, and private entities. Many of our projects involve capital infrastructure improvements funded through programs administered by the Texas General Land Office (GLO), Texas Department of Transportation (TxDOT), Texas Water Development Board (TWDB), North American Development Bank (NADBank), and the Environmental Protection Agency (EPA), as well as projects funded through joint participation agreements and local government bond programs.

Through collaboration with these agencies and multiple levels of government, SAMES has developed a comprehensive understanding of the regulations, funding requirements, policies, and reporting procedures that govern publicly funded infrastructure projects. Our experience includes navigating state and federal permitting processes, environmental coordination, procurement requirements, labor compliance standards, interagency coordination, and grant administration necessary to successfully deliver projects from planning through construction.

This experience enables our team to proactively identify regulatory requirements, permitting needs, and potential project constraints during the earliest stages of project development. By incorporating these requirements into project planning and design, we help clients minimize risk, avoid costly delays, maintain compliance, and keep projects on schedule. In addition, SAMES has extensive experience supporting funding and grant application efforts, coordinating bond-funded projects, and administering federally and state-funded programs through the timely preparation and submission of required documentation, including monthly progress reports, certified payroll reviews, reimbursement packages, construction documentation, and other program deliverables. Our proactive approach ensures projects remain compliant while advancing efficiently from concept through completion.

Project Management and Approach

SAMES has developed a robust project management plan to ensure effective execution of the tasks expected of the firm if selected to provide professional engineering services to the City of Edinburg. Our approach focuses on managing risk, ensuring timely completion, and maintaining the project schedule and budget. The project will be led by a dedicated team that will coordinate with all governmental and non-governmental agencies to ensure the successful completion of each task.

We will manage all project activities in strict accordance with the schedule, ensuring each phase is completed as required and within budget. Our management plan incorporates efficient communication and progress-tracking strategies throughout the project duration. Leveraging our extensive industry knowledge and technical expertise, we will deliver best-in-class engineering solutions aligned with the City's strategic priorities.

FIRMS CAPABILITY TO MEET SCOPE OF SERVICE REQUIREMENTS

Planning – SAMES understands the distinct processes involved in planning and design services for infrastructure projects and leverages this experience to add value during the early planning stages. Aligning the level of planning with project complexity and associated risks is critical to project success. Early evaluation of alternative approaches allows SAMES to identify cost-effective solutions and opportunities to add value with minimal investment of time and resources.

Using this approach, SAMES develops a clear project plan that addresses management and execution challenges early, helping prevent delays and optimize staff and resources. Throughout design and construction, SAMES conducts ongoing project reviews to maintain focus on value, performance, schedule adherence, and budget compliance while delivering effective service to City of Edinburg.

Integration of Design Activities – SAMES' design process begins by identifying the project need or problem, followed by research of applicable technologies, prior studies, and adaptable design solutions. The process includes identifying project constraints, developing and evaluating alternatives, selecting the optimal solution, and managing the overall design effort. SAMES then communicates the final design and prepares the required specifications and construction parameters.

These activities are guided by SAMES' sustainable design approach, which ensures that facility planning, construction, operation, and eventual decommissioning are safe, energy-efficient, and environmentally responsible. By integrating sustainability throughout the design process, SAMES evaluates alternatives against project requirements and selects solutions that provide the most sustainable and cost-effective outcomes.

Schedule and Budget Compliance – SAMES employs a disciplined project management approach that emphasizes proactive planning, clear leadership, defined responsibilities, and continuous coordination to deliver projects on schedule and within budget. Following coordination with the City of Edinburg to establish project objectives, timelines, and available funding, our team develops a detailed project schedule using Primavera P6 or Microsoft Project. Schedules are developed utilizing Critical Path Methodology (CPM), incorporating task logic, durations, permitting activities, agency review periods, and key project milestones. As projects advance, schedules are continuously refined through design reviews, constructability evaluations, and coordination with City staff and regulatory agencies.

Senior Project Managers oversee schedule performance through milestone tracking, internal QA/QC review checkpoints, resource management, and ongoing communication with project stakeholders. Weekly progress meetings and routine risk assessments allow our team to identify potential schedule or budget impacts early and implement practical mitigation strategies before they affect project delivery. Our ability to self-perform surveying, civil engineering design, and construction phase services further enhances schedule control by minimizing coordination delays between multiple consultants. Drawing on extensive experience with municipal projects, we also incorporate recurring agency review cycles, planning meetings, and board meeting schedules into project planning and conduct pre-submittal coordination meetings to reduce review comments and avoid unnecessary delays. This integrated approach enables SAMES to consistently maintain schedule performance, control project costs, and deliver high-quality engineering services that meet the City of Edinburg's expectations.

Utility Coordination and Relocation - SAMES has extensive experience in utility design, coordination, and relocation management for public infrastructure projects of varying size and complexity. Our approach integrates Subsurface Utility Engineering (SUE), utility conflict analysis, coordination with utility providers, and Construction Engineering Inspection (CEI) to accurately identify, protect, and relocate utilities in accordance with project requirements.

Our team routinely coordinates with utility providers—including Texas Gas Service, American Electric Power (AEP), Spectrum, and local irrigation districts—to review design conflicts, develop relocation plans, prepare cost estimates, coordinate construction sequencing, and maintain uninterrupted utility service throughout project delivery.

SAMES' expertise is demonstrated through our ongoing blanket contract with Texas Gas Service, under which we have provided engineering and surveying services on an as-needed basis since 2014. During this time, we have successfully designed and supported numerous gas main extensions, relocations, and adjustments throughout the Rio Grande Valley while consistently meeting safety, quality, and schedule objectives.

Through proactive coordination with municipalities, TxDOT, utility providers, irrigation districts, and private developers, SAMES minimizes schedule delays and cost impacts associated with utility conflicts while effectively managing the interface between utility infrastructure and transportation, drainage, and land development projects from design through construction.

Permitting - SAMES has extensive experience coordinating with government agencies including Hidalgo County Drainage District, Hidalgo County Irrigation District, TxDOT, and the U.S. Army Corps of Engineers, among others. A key component of our project management approach is ensuring that all required permits are identified, requested, and secured prior to initiating construction phase services.

Risk Identification - SAMES takes a proactive approach during pre-planning to identify constraints early and implement corrective measures before they impact the project. Our integrated in-house surveying, engineering, and construction management teams enable us to address potential issues throughout the design, permitting, and construction phases.

Key processes we use to anticipate and manage project constraints include:

- Structured 30%, 60%, and 90% design reviews
- Formal QA/QC protocols at both field and office levels
- Early coordination with regulatory agencies and utility providers
- Continuous cost and constructability evaluations
- Internal peer review prior to each submittal

Construction Management and Inspections - SAMES provides a fully integrated construction management and inspection program that ensures projects are executed with the highest standards of quality, compliance, and cost efficiency. From initiation through completion, we manage all aspects of construction delivery—tracking progress, overseeing contractor performance, coordinating utilities, and developing phased schedules that minimize disruption and maintain productivity.

We offer comprehensive construction management, inspection, and contractor quality control services across transportation, utilities, drainage, environmental, water/wastewater, and recreational projects. Our approach relies on consistent, informed inspection and strict adherence to design documents, specifications, and contract requirements. Delivering this level of quality requires technical expertise, sound judgment, effective communication, and collaboration among all project stakeholders.

For public agencies with limited resources, SAMES provides flexible, all-inclusive Construction Engineering Inspection (CEI) teams capable of supplementing staff or managing full construction oversight as needed.

Technical Systematic Approach

SAMES' project approach is guided by our commitment to fully support our clients and their projects. We begin by understanding staff needs and then align them with regulatory requirements, budget constraints, and Board direction to ensure client goals are achieved. For most projects, our technical system approach includes the following:

1. **Site Surveying Data Collection**
    a. Topographic Survey
    b. Research right-of-way and property line information
    c. Establish on-site vertical and horizontal control for construction use
2. **Planning and Preliminary Design**
    a. Coordination with Planning Staff
    b. Preparation of forms specific to the funding agency
    c. Environmental Coordination
    d. Geo-Technical Testing Coordination
    e. Schematic Design
3. **Engineering and Design**
    a. Location Map
    b. Existing Plan Sheets
    c. Proposed Plan & Profile Sheets
    d. Hydraulic Data / Calculation
    e. Traffic Control Plans
    f. Detail Sheets
    g. Technical Specifications Book
4. **Permitting**
    a. All required Permits (e.g., HCDD #1, HCID, TxDOT, etc.)
5. **Construction Phase Services**
    a. Bidding & Award Services
    b. Construction Administration Services
    c. Regulatory Reporting
    d. Staking and Control for installation of utilities
    e. Coordinate and conduct all field testing and inspections (interim and final)
    f. Submittal Reviews
    g. Quality Control Oversight
6. **Project Close-out**
    a. Close-out Documentation
    b. Final Walk-thru and provide punch list
    c. Electronic AutoCAD As-built drawing files

Quality Assurance / Quality Control (QA/QC)

Successful management of quality involves various levels of responsibility. From these levels quality assurance for each project can be standardized.

Level of Responsibility

- PROJECT MANAGER (PM) – responsible for integrating Quality Assurance planning and controls into project management process to ensure that City of Edinburg's policies, objectives and standards are met for each project.

- PROJECT ENGINEERS/KEY TASK LEADS – responsible for executing quality control measures, including adherence to design checklists, identification and resolution of issues within functional design teams prior to submittal of deliverables.

Identification of Quality Issues

If an issue is identified with the quality of the plan set or with compliance with design requirements, the Project Manager will document the issue in a Quality Control Memo addressed to the responsible Project Engineer or Task Lead. The memo will describe the scope of the issue, the specific concern, and the required deadline for correction and resubmittal. Any dependent disciplines will be notified of the correction requirements to ensure overall project progress remains on schedule.

- Identify potential risks, assess their impact on the project and define mitigation strategies.
    - Integrate QA/QC reviews at key milestones (e.g., 30%, 60%, 90%).
    - Conduct interdisciplinary design reviews among roadway, drainage and utility components etc.
    - Conduct Resolution Meetings at bi-weekly design review meetings or as needed
    - Maintain decision log
- Utilize checklists to ensure compliance with design standards and specifications prior to submittal such as:
    - PS&E Submittal Checklist
    - PS&E Quality Control Milestone Checklist
    - Documentation Comment Log Matrix with Bluebeam Review sessions saved.

Communication Process

The purpose of the SAMES communication process is to maintain consistent communication internally, with clients, and with the public. Beginning at the pre-design conference, the Project Manager and Project Engineers will collaborate to develop and update a communication plan that formalizes stakeholder priorities and requests. The plan will clearly define what information will be communicated, to whom, and by when. This structured approach supports comprehensive planning, promotes stakeholder collaboration, and ensures that project progress and issue resolution remain a consistent focus.

Components of the Plan: Internal Communication

What should be communicated?	Format	To Whom?	By When?
Updates on (1) progress (scope, schedule and budget), (2) critical decision items, and (3) look ahead for key milestone tasks.	Written high level report	Client / Project Owner	By the 5th of every month
(1) Interdisciplinary Design Review Mtgs to report progress, discuss design related issues and updates on ongoing Utility Conflict Matrix (UCM) items.	Design review mtg agenda with meeting minutes	Design Project Team	Bi-weekly after each progress meeting
Schedule meetings to address design challenges/conflicts.	Conflict resolution mtg agenda with decision log updates	Client/Project Owner, Design Project Team, Stakeholders	Bi-weekly or as needed.
Daily communication in writing or verbally to progress design and plan set.	Updates to design summary report, UCM, decision log	Available to all through project meeting minutes	Within a week of update

Ability to Meet Schedules and Deadlines

SAMES understands that timely engineering deliverables are critical to maintaining project schedules and supporting every phase of project development and construction. Our Engineering Department utilizes efficient project management processes that enable the successful execution of multiple assignments while consistently meeting client deadlines. From contract initiation through final deliverables, project schedules are actively monitored, project teams are strategically assigned based on workload and project priorities, and resources are adjusted as needed to maintain productivity and respond to changing project demands.

Continuous communication among project managers, engineering staff, survey personnel, and field inspectors allows our team to quickly address unforeseen site conditions, design challenges, permitting issues, or other project constraints without compromising quality or schedule. Regular coordination meetings and ongoing collaboration across disciplines provide the flexibility to reallocate personnel and resources as workloads fluctuate, ensuring critical milestones and client deadlines remain on track.

This proactive approach to project planning, resource management, and communication enables SAMES to efficiently manage multiple projects simultaneously while consistently delivering accurate, high-quality engineering deliverables on schedule. Our integrated engineering, surveying, and construction support services further enhance project coordination, allowing us to respond quickly to project needs while maintaining quality, regulatory compliance, and client satisfaction.

Contingency Plan for Key Personnel Availability

SAMES has a proactive contingency plan to ensure uninterrupted service delivery to address staffing needs should key personnel become unavailable.

1. **Cross-Training & Role Redundancy** – Each critical role has a designated backup staff member trained to step in as needed. Our project managers, project engineers, and CAD technicians are cross trained to ensure continuity.
2. **Scalable Staffing & Resource Allocation** – We maintain a flexible workforce with additional engineers, technicians and administrative support on standby, ensuring smooth personnel transitions without project delays.
3. **Rapid Response & Remote Collaboration** – Cloud-based project management systems allow seamless access to plans and data, enabling any assigned team member to continue work without disruption.
4. **Subcontractor & Partner Support** – If additional resources are needed, pre-qualified subcontractors are available to supplement our in-house team, ensuring compliance with all standards.

Through this structured contingency plan, SAMES guarantees that the City's projects will stay on schedule, despite any unforeseen personnel changes.

Uniqueness to Best Perform

SAMES recognizes that successful infrastructure projects require more than sound engineering design—they require a multidisciplinary team that understands how planning, surveying, engineering, and construction activities work together to achieve successful project outcomes. As a locally owned and operated firm headquartered in Edinburg, SAMES brings extensive experience serving the City of Edinburg

and surrounding communities, providing valuable regional knowledge, familiarity with local conditions, and an understanding of the factors that influence efficient project delivery.

A key advantage of SAMES is our ability to provide comprehensive, turnkey professional services through fully integrated in-house engineering, surveying, drafting, land development, and construction support capabilities. Our engineers, survey professionals, CAD technicians, and construction personnel collaborate throughout every phase of a project, ensuring technical information is collected, analyzed, and applied with the intended design objectives in mind. This integrated approach enhances coordination, streamlines communication, reduces project risks, and produces practical, cost-effective solutions while maintaining compliance with applicable design standards and regulatory requirements.

Our fully staffed Surveying and CADD Department further strengthens our engineering services by providing timely, accurate technical data that supports roadway, drainage, utility, and land development projects. By maintaining these capabilities in-house, SAMES minimizes project handoffs, improves quality control, accelerates project delivery, and provides clients with a single point of accountability throughout the project lifecycle.

Located on Jackson Road within the City of Edinburg, SAMES is readily accessible to City staff and project stakeholders, allowing our team to respond quickly to project needs, conduct site visits, and participate in meetings with minimal delay. Combined with our local knowledge, multidisciplinary expertise, and commitment to responsive client service, SAMES is uniquely positioned to deliver high-quality professional engineering services that provide exceptional value to the City of Edinburg—from project inception through final construction.

Commitment

SAMES is pleased to have the opportunity to serve the City of Edinburg by providing responsive, high-quality Professional Engineering Services tailored to the City's infrastructure needs. As a locally owned and operated firm, we understand the unique challenges facing our communities and are committed to delivering practical, cost-effective solutions that create lasting value. Guided by experienced leadership and strong ethical principles, our team approaches every project with a collaborative mindset, technical excellence, accountability, and responsive client service. We are dedicated to meeting our contractual commitments, delivering quality engineering solutions, protecting the public's interest, and helping the City achieve its long-term infrastructure goals.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

SAMES professionals embrace a collaborative, team-oriented philosophy embodied by our guiding principle, **"Excellence Through Teamwork."** The City of Edinburg will be supported by a multidisciplinary team of experienced professionals with the technical expertise required to successfully deliver civil engineering projects of varying size and complexity. By combining our engineering, surveying, land development, and construction support capabilities, SAMES provides integrated solutions tailored to the unique needs and conditions of each project. Having successfully collaborated on numerous infrastructure projects, our team has established proven working relationships that promote efficient coordination, seamless project execution, and consistent delivery of high-quality results.

SAMES intends to self-perform most of the services required under this contract, providing the City with a single source of accountability and enhanced project coordination. When specialized expertise is required beyond our in-house capabilities, we maintain established relationships with highly qualified

subconsultants who complement our team and share our commitment to quality and responsive client service.

SAMES is led by Firm Principals Samuel (Sam) D. Maldonado, PE, RPLS, and Saul D. Maldonado, PE. Sam brings more than 28 years of civil engineering and construction management experience, along with over 18 years of professional land surveying experience. Saul has more than 22 years of experience managing the design and construction of multidisciplinary infrastructure projects, with extensive expertise in project management and capital improvement programs. Together, they provide more than 50 years of combined professional engineering and project management experience and will lead the team serving the City of Edinburg.

The proposed project team is presented in the following table, followed by key personnel resumes highlighting relevant qualifications and project experience.

Table of Roles and Responsibilities

Name	Role	Responsibilities
Samuel D. Maldonado, PE, RPLS	Primary Point of Contact & Senior Project Manager	• Principal in Charge • Quality Assurance / Quality Control
Saul D. Maldonado, PE	Secondary Point of Contact & Project Manager	• Scope and Schedule Management • Quality Assurance / Quality Control
Jessica M. Maldonado, PE, PMP, CFM, SIT	Project Manager & Contract Administrator	• Contract Management and Compliance • Budge Management and Invoicing • Contract Reporting • Quality Assurance / Quality Control
Luis Mendez	Project Manager	• Scope and Schedule Management • Budge Management and Invoicing • Contract Reporting • Quality Assurance / Quality Control
Daniela Ortiz	Project Engineer	• Design • Permit Processing • Coordination and Field Operations

Resumes

SAMUEL D. MALDONADO, PE, RPLS

Role: Senior Project Manager

Education:

- M.B.A., University of Texas – Rio Grande Valley (2017)
- B.S., Civil Engineering, Texas A&M University - Kingsville (1997)

Registrations/Certifications:

- Professional Engineer, Texas: No. 91889
- Professional Engineer, Arizona: No. 71257
- Professional Engineer, New Mexico: No. 30412
- Registered Professional Land Surveyor, Texas: No. 6027

SAMUEL D. MALDONADO, PE, RPLS is a Licensed Professional Engineer and Registered Professional Land Surveyor with over 28 years of experience in civil engineering, project management, design, construction management, and over 18 years of professional land surveying experience. His career began in heavy civil construction, bulk materials logistics, and conveyor engineering at the Corpus Christi Ship Channel before transitioning to the planning, design, surveying, and management of municipal infrastructure and capital improvement projects.

Mr. Maldonado has led multidisciplinary teams in the planning, surveying, design, and construction of sanitary sewer collection systems, water distribution systems, roadway improvements, drainage systems, and other public infrastructure projects. His experience includes providing surveying services for federal facilities, state and local parks, subdivisions, commercial and institutional developments, roadway improvements, drainage systems, and other infrastructure projects. He has successfully managed projects for private clients as well as local, state, and federal agencies, providing leadership to professional and technical staff while overseeing all phases of project delivery.

As a Principal of SAMES, Mr. Maldonado serves as Project Surveyor for state- and federally funded projects and is pre-certified with the Texas Department of Transportation (TxDOT). His extensive experience in civil engineering, surveying, and capital improvement program management enables him to provide integrated technical leadership that supports successful project planning, design, construction, and regulatory compliance.

Project Experience:

2018 Bond Project Schunior Regional Detention Pond – Edinburg, Texas

- Provided design oversight and project management services for the design of a new lateral detention system (appx. 900 acres).
- Oversaw the preparation of a detailed study and utilized hydrologic and hydraulic calculations to finalize the engineering design of the new storm drain system, including modeling of system utilities which included conveyance design of 10 and 25-year options while detention volumes included 25 and 50-year options.

Hidalgo County Shary Road Expansion (2 Miles North of SH107) Phase I – Mission, Texas

- Oversaw Phase I project delivery for the expansion of Shary Road from a two-lane to a five-lane urban arterial, ensuring compliance with TxDOT, FHWA, and Hidalgo County standards.
- Managed schematic design development, environmental clearance, ROW acquisition, and funding coordination across multiple agencies.
- Led topographic surveying, ROW parcel plat preparation, and traffic control assessments, including line-of-sight analysis for off-system intersections.
- Coordinated public involvement, stakeholder meetings, and development of the Advance Funding Agreement (AFA) to support project funding.
- Ensured all submittals met federal and state requirements, enabling progression to PS&E development and construction readiness.

Ware Road Utility Relocation Project, TxDOT CSJ: 2094-01-038 Roadway Expansion – McAllen, Texas

- Provided engineering design of proposed 6”-16” waterline relocation, abandonment of existing waterlines, sanitary sewer line and manhole adjustments for the expansion of 2 miles of roadway.
- Provided topographical surveying, aerial surveying, and right-of-way mapping services.
- Established project controls based on TxDOT project benchmarks and surveyed all-natural ground, existing utilities, existing infrastructure, manholes, roadway, curbs, storm sewer system, property corners/boundaries, monuments and benchmarks.

Sam Houston Boulevard Widening – Pharr, Texas

- Provided subsurface utility exploration and surveying services of all existing utilities including waterlines, sanitary sewer lines, storm drains, electrical underground cable, pressure gas pipelines, and telecommunications cables.
- Prepared Right-of-Way Maps as required by TxDOT for the acquisition of 25 parcels.
- Prepared easement parcel plats by conducting a thorough investigation of the properties and obtaining title reports of all property owners fronting the roadway.
- Utilized SUE and survey maps for the realignment design of existing utilities that needed to be moved due to the widening of the road.

Escobares TxGLO Flood and Drainage Improvements – Roma, Texas

- Provided project management, topographical surveying, grant application assistance, hydrology analysis & hydraulic engineering design services for the design and installation of a new storm drain system funded by the Texas General Land Office's Disaster Recovery Program.
- Obtained all required permits and provided contract administration including all required progress and funding reports.
- Served as the primary point of contact and coordinated all parties involved including the City, County, existing utility providers and construction contractors.

Starr County BCAP Rnd III, Street and Drainage Improvements - Athens Road – Roma, Texas

- Provided surveying, grant application assistance, hydraulic & hydrologic calculations to ensure storm drain design, and project management services for the design of a new two-lane roadway including curb and gutter, new storm drain system and utility relocation design for several utilities that required adjustment.
- Followed AASHTO guidelines for vertical curves due to the steep terrain in this area of Starr County.
- Primary point of contact and coordinated with all parties involved including existing utility providers, the City of Roma, and the Starr County grant coordinator.

Final Design for Marathon WWCS Rehabilitation Project – Marathon, Texas

- Performed field surveying for over 12,000 LF of proposed sanitary sewer alignment, collecting detailed site condition data.
- Established horizontal control using Texas State Plane coordinates and generated 0.5-foot contour coverage.
- Identified property corners, limits of the right-of-way, easements, tract corners and section corners and set project benchmarks.
- Prepared and delivered a digital (CAD) and hard copy of the parcel plats with metes and bounds and plan view sheets of the collected date to the extents of the project limits.

Crestmont Utility Public Improvements – Corpus Christi, Texas

- Design and installation of public utility improvements for a new commercial plaza, including water and sanitary sewer lines, boring and excavation, trench and shoring protection, and traffic control.
- Coordinated in-house labor crew as well as subcontractors to ensure project was delivered in accordance with design and approved plans.

Pharr Port of Entry Refrigerated Cold Storage Facility – Pharr, Texas

- Provided surveying, design and construction management for the design and construction of a 3,000 SF facility building at the Pharr Port of Entry.
- Oversaw government reporting requirements and ensured regulatory compliance.
- Coordinated with multiple agencies and served as the primary point of contact for the General Services Administration.

SAUL D. MALDONADO, PE

Role: Project Manager

Education:

- B.S., Civil Engineering, Texas A&M University – Kingsville (2003)

Registrations/Certifications:

- Professional Engineer, Texas No. 100320

SAUL D. MALDONADO, PE is a Licensed Professional Engineer with more than 23 years of experience in civil engineering, project management, design, and construction administration for public infrastructure projects. His expertise includes the planning, design, and delivery of sanitary sewer collection systems, water distribution systems, roadway improvements, subdivision developments, and stormwater infrastructure for municipal clients.

Mr. Maldonado brings extensive municipal leadership experience, having served as City Engineer for the City of Palmview, District Engineer for Agua Special Utility District, and Capital Improvements Project Engineer and Subdivision Coordinator for the City of McAllen. In these roles, he directed capital improvement programs, coordinated subdivision development, and managed the planning, design, bidding, and construction of water, wastewater, drainage, and transportation infrastructure projects.

As Project Manager, Mr. Maldonado oversees project budgeting, cost estimating, procurement, design coordination, and construction administration while working closely with public officials, developers, consultants, utility providers, and regulatory agencies to ensure projects are delivered on schedule, within budget, and in compliance with applicable standards. His portfolio includes successful projects for federal, state, county, municipal, and school district clients.

Mr. Maldonado is well versed in permitting requirements, regulatory compliance, and interagency coordination with organizations including the Texas Department of Transportation (TxDOT), the Texas Commission on Environmental Quality (TCEQ), the Texas Department of Licensing and Regulation (TDLR), and the U.S. Army Corps of Engineers. His combination of municipal leadership, technical expertise, and collaborative project management provides clients with practical, efficient solutions throughout every phase of project development.

Project Experience:

La Homa Road Realignment and Bridge Project, Palmview, Texas

- Provided project management and engineering design for the construction of a new bridge spanning an irrigation canal, including roadway realignment to the existing Business Highway 83 intersection.
- Directed the roadway, structural, and storm drainage design, including hydraulic analyses and the design of a storm sewer system incorporating both gravity and pump station components to convey runoff over the irrigation canal to the ultimate outfall at Business Highway 83. Coordinated with the Texas Department of Transportation (TxDOT), utility providers, and Hidalgo County Irrigation District No. 1 to resolve utility conflicts and obtain all required approvals and permits.
- Administered construction through periodic site visits, progress reporting, utility coordination, review of material submittals, requests for information (RFIs), contractor pay applications, and project closeout.

TxGLO-DR Hutto Road Drainage Improvements – Donna, Texas

- Provided project management for the design and construction of a new storm drain facility required to intercept runoff from approximately 52 acres of residential and farming property.
- Performed a feasibility study prior to design conception and oversaw the hydrology analysis and hydraulics design for the new storm drain facility.

- Obtained all required permits from TxDOT, provided all monthly progress reports and coordinated with the funding agency, Texas General Land Office, before and during construction to ensure compliance with all program objectives.

Duval County Transportation Infrastructure Fund Grant (TIF) - Duval County, Texas

- Provided design and project management for the reconstruction and overlay of several County Roads within Duval County including the protection and improvement of existing storm water drainage systems along creek crossings, roadway and driveway culverts and roadside ditch systems.
- Performed the required Environmental Assessment for the proposed roadway expansion.
- Performed oversight and administrative design and review of the proposed SW3P and verified compliance with TCEQ requirements for Best Management Practices (BMPs).
- Performed initial review and completion / management of the EPIC sheets.

Agua SUD – DWSRF Waterline Project – Hidalgo County, Texas

- Provided project management for the design and construction of approximately 7 miles of 12", 16", and 20" PVC water distribution mains.
- Coordinated with various Irrigation Districts, Drainage District #1, and TxDOT for aerial canal crossings, sub-surface canal crossings, and bore permits for the completion of the project.

Agua SUD – DWSRF La Homa Road Waterline Adjustment – Palmview, Texas

- Provided project management for the adjustment of 14,000 LF 8" – 12" PVC waterline from Veteran's Boulevard to Graham Avenue during TxDOT's La Homa Expansion Project.
- Coordinated with TxDOT to avoid any design conflicts.
- Served as the Prime Engineer who assisted with financial applications through TWDB's Clean Water and Drinking Water State Revolving Fund (SRF) and with DBE form submittals.

Agua SUD - U.S. Highway 83 Relief Route Waterline Adjustment – Hidalgo County, Texas

- Provided design management for the adjustment of 11,000 LF 8" – 16" PVC waterline.
- Coordinated with multiple entities, including TxDOT, Hidalgo County Drainage District #1, and private firms to ensure design accuracy and minimize conflicts.

Las Americas Roma Industrial and Logistics Park – Roma, Texas

- Managed the commercial development of a 337.20-acre tract subdivided into three phases, including Phase I (+124 acres) designated for industrial and commercial development.
- Directed all aspects of project development, including coordination with utility providers, the City of Roma, Starr County, and the Texas Department of Transportation (TxDOT); participation in pre-development, public involvement, and City meetings; and preparation of required documentation, including the petition for voluntary annexation, drainage reports, preliminary utility and drainage plats, and all plat applications and submittals.
- Managed the design and construction of Phase I public improvements through 30%, 60%, and 90% design submittals and provided construction administration services, including review of material submittals, contractor pay applications, requests for information (RFIs), utility coordination, final inspections, and project closeout.

Limex Distribution Center and Cold Storage Facility, McAllen, Texas

- Oversaw the development, design and construction of a 100,000 square foot building consisting of office and storage partitions, including the preparation of a Phase I Environmental Site Assessment, architectural building design and design of civil, structural, mechanical, electrical and plumbing components.
- Obtained all required permits and coordinated with existing utility providers during design to avoid possible conflicts during construction and ensured compliance with all local and state construction requirements.

JESSICA M. MALDONADO, PE, PMP, CFM, SIT

Role: Project Manager & Contract Administrator

Education:

- M.B.A., University of Texas at Rio Grande Valley (2018)
- B.S., Civil Engineering, Texas A&M University – College Station (2005)

Registrations/Certifications:

- Professional Engineer, Texas No. 111579
- Project Management Professional, Texas No. 2077158
- Certified Floodplain Manager, Texas No. 3995-21N
- Surveyor-in-Training, Texas No. 110912

JESSICA M. MALDONADO, PE, PMP, CFM, SIT has 21 years of experience in municipal civil engineering, project management, contract administration, and construction management for publicly funded infrastructure projects. Her expertise includes civil engineering design, site surveying, land development, and the design and coordination of water, wastewater, storm drainage, utility, and roadway improvement projects. She has extensive experience integrating utility design with roadway and site development projects while ensuring constructability, regulatory compliance, and minimal service disruption.

As a Project Manager, Jessica oversees multidisciplinary engineering and surveying projects from planning through construction, with a strong emphasis on schedule management, contract administration, and funding compliance. She has successfully managed numerous federally and state-funded projects, including more than 16 Texas General Land Office (GLO)-funded drainage and roadway improvement projects. Her responsibilities include coordinating project reporting, preparing and submitting required documentation, progress reports, reimbursement packages, and other program deliverables while ensuring compliance with agency standards and funding requirements.

Jessica's experience also includes coordinating with the Texas General Land Office (GLO), the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA) on TxDOT and local government projects, and the U.S. Environmental Protection Agency (EPA) on infrastructure improvements funded through economic development grants. Her comprehensive understanding of federal and state funding requirements, combined with her technical and project management expertise, enables her to successfully deliver complex infrastructure projects from design through construction.

Project Experience:

2018 Bond Referendum Project No. 12 - FM 493 & Country Road – Donna, Texas

- Provided project management services for the preparation of a detailed study to design a new storm drain system to alleviate flooding in the colonias between South River Road and the surrounding Chapparal Drain in Donna, Texas.
- Oversaw the planning, development, geotechnical services, hydraulics and hydrology design, and the preparation of plans and cost estimates required for construction.
- Coordinated with the local drainage district, the County, the City and local utility providers.

Veterans Road (SH 495) Utility Relocation Project - Palmview, Texas

- Oversaw the design and relocation of municipal water and sewer infrastructure in conflict with TxDOT's proposed four-lane roadway and storm sewer improvements, including the development of utility plans in accordance with TxDOT standards.
- Directed utility coordination among telecommunications, gas, irrigation, electric, and municipal utility providers, while supporting preparation of joint-bid packages, special specifications, and utility agreement documentation to resolve conflicts and ensure project constructability.

Sam Houston Boulevard Widening, TxDOT CSJ: 0921-02-256 – Pharr, Texas

- Provided design management for the roadway and drainage improvements, as well as the adjustment of waterline and sanitary sewer lines.
- Completed the environmental study for TxDOT funding regulations.
- Provided utility coordination and construction oversight for the relocation of existing utilities.

Hidalgo County BCAP Fresno Street Roadway & Drainage Improvements – San Juan, Texas

- Provided engineering design, contract administration and construction management for this road and drainage improvement project funded by TxDOT's Border Colonia Access Program.
- Prepared required forms and reports and ensured compliance with TxDOT program regulations.
- Oversaw the survey and CAD departments, providing direction and management when needed.

Loyola Beach Water Quality Improvements Project – Effluent Reroute – Riviera, Texas

- Managed the planning, engineering design, surveying, environmental clearance, and utility coordination for the rerouting of the Riviera Wastewater Treatment Plant effluent line to improve water quality and support coastal conservation and restoration.
- Directed the design and construction of a new 150 GPM effluent pump station and approximately 10,000 LF of force main to convey treated effluent to a new outfall location.
- Oversaw bid procurement, construction management, and project close-out, ensuring compliance with project requirements and successful project delivery.

TxGLO 2015 Floods Grant Stormwater Relief Project Ph. II – Alamo & Edinburg, Texas

- Provided project management services for the survey, design and installation of a new storm sewer system that included drainage swales, roadside ditches, inlets, and pipe networks ultimately flowing into an existing drainage ditch owned by Hidalgo County Drainage District #1.
- Prepared and submitted grant application and obtained all required permits.
- Coordinated with the GLO and County to ensure funding and schedule compliance during design and construction.

Ware Road Utility Relocation Project, TxDOT CSJ: 2094-01-038 Roadway Expansion – McAllen, Texas

- Oversaw the design and provided project management of the PS&E utility relocation package which included the waterline and sanitary sewer line improvements.
- Assisted McAllen Public Utility (MPU) with compensable utility support documentation required for the Advance Funding Agreement and Standard Utility Agreement.
- Provided project estimates and review submittals for TxDOT and MPU to review and approve.
- Oversaw the preparation of construction approved plans and specifications in accordance with TxDOT standards and MPU requirements and provided final as-builts at end of construction.
- Performed TxDOT utility coordination to avoid conflicts during construction and provided responses to all contractor requests for information.

TxDOT CapEx AWU Standalone (I-35 & Dean Keeton St.) – Austin District, TX

- Provided utility engineering services QLA for the collection and analysis of subsurface utility data using non-destructive vacuum excavation.
- Coordinated with utility owners to verify utility locations.
- Supported coordination with involved entities to ensure all work was properly permitted.
- Ensured traffic control measures complied with applicable state and federal requirements.

Kleberg County CDBG Water and Sewer Improvements – Kleberg County, Texas

- Provided project management for the survey, design and construction of 9,400 LF of waterline, water services, fire hydrants and 3,200 LF of gravity sewer line including service connections, manholes and septic tank mitigation.
- Coordinated with TxCDBG and TxDOT to ensure compliance w/ funding & permitting regulations.
- Prepared a financial/budget analysis of the project for Kleberg County authorities.

LUIS MENDEZ

Role: Project Manager

Education:

- B.S., Civil Engineering, The University of Texas – Rio Grande Valley (2023)
- A.A.S., Engineering and Technology - South Texas College (2018)
- Certificate of Applied Science, Architectural and Civil Engineering Technology - South Texas College (2017)

LUIS A. MENDEZ is a Project Manager with more than eight years of experience in civil engineering, project management, computer-aided design (CADD), and subdivision development. Throughout his career with SAMES, he has progressively advanced through the roles of CADD Technician, Project Controls Engineer, Project Engineer, and Project Manager, providing him with a comprehensive understanding of the technical, administrative, and operational requirements necessary to successfully deliver infrastructure projects.

Mr. Mendez specializes in the planning, design, and delivery of public infrastructure improvements, including water distribution systems, sanitary sewer collection systems, storm drainage systems, roadway improvements, and subdivision developments. His broad project experience enables him to effectively coordinate engineering design, technical production, project scheduling, quality control, and construction support while maintaining compliance with local, state, and federal requirements.

As Project Manager, Mr. Mendez oversees projects from planning through construction, coordinating with municipalities, utility providers, regulatory agencies, and project stakeholders to ensure timely delivery, cost control, and successful project execution. His diverse experience across multiple project roles provides a practical understanding of each phase of project development, allowing him to anticipate project needs, improve coordination among project teams, and deliver efficient, high-quality engineering solutions for clients

Project Experience:

HCDD No. 1 Mission McAllen Drain Phase III – Mission/McAllen, Texas

- Provided design management for the expansion of an existing ditch located north of the McAllen and Mission areas.
- Provided design for the ditch expansion, drainage catch basin, and drainage trunklines.
- Coordinated the process of construction plan development and ensured the design complied with the latest design standards and met all applicable rules and regulations.
- Assisted with planning and management of the procurement process and all construction related activities.

U.S. Customs and Border Protection Second Inspection Station – Roma, Texas

- Provided design and project management for the site civil design for drainage and grading improvements, public utilities, roadway and parking area improvements for a Second Inspection Station belonging to the U.S. Customs and Border Protection agency.
- Coordinated the process of construction plan development, ensuring the design complied with the latest design standards and met all applicable rules and regulations.
- Prepared “approved for construction” plans and assisted with planning and management of the procurement process.

F.M. 493 R.O.W. Acquisition – Donna, Texas

- Oversaw the performance of all required field and office work for the preparation of parcel plats with metes and bounds descriptions for 125 properties.

Water Tank Rehabilitation Public Improvements – La Villa, Texas

- Managed civil, structural, and construction engineering for rehabilitation of an elevated water storage tower for the City of La Villa, increasing peak water storage capacity.
- Conducted site visits, coordinated with utility providers, and prepared preliminary and detailed civil construction plans and specifications.
- Oversaw structural assessment coordination with subconsultants and prepared construction estimates.
- Designed two 4" valves to isolate water services into quadrants, minimizing service disruptions during construction.
- Assisted the City with advertising, bid procurement, tabulation, and award recommendation.
- Coordinated pre-construction activities, conducted periodic site inspections, reviewed material submittals and pay applications, managed contractor requests for information, and reviewed construction material testing reports to ensure compliance with contract documents.

Las Americas Roma Logistics and Industrial Park Phase I – Roma, Texas

- Provided design of all public utilities (water & sewer), storm sewer improvements, and roadway improvements for a new industrial park located on a 297-acre tract development.
- Coordinated the process of construction plan development, ensuring the design complied with the latest design standards and met all applicable rules and regulations.
- Prepared "approved for construction" plans and assisted the Project Manager with planning and management of the procurement process.

SpaceX SH4 Chamber Adjustment Design – Brownsville, Texas

- Provided redesign for the adjustment of a roadway with superelevation curves including redesign of the entire subgrade base and pavement thickness to withhold heavy traffic flow.

Beckham Square Subdivision – Harlingen, Texas

- Developed the site layout for a new subdivision which established the property boundaries and right of way. The new layout included proposed utilities, drainage, road and total number of lots in new subdivision.

Northwest Blueline Hibiscus Drainage Improvements (Drainage Utility Project) – McAllen, Texas

- Coordinated necessary surveys of existing right-of-ways, topography, utilities, and other field data required for design.
- Provided Design Plans, Specifications and Estimate in accordance with City of McAllen Standards and provided As-built record drawings.

Sunset Breeze at Laguna Vista Subdivision - Laguna Vista, Texas

- Coordinated the process of the plan development for a new 56-acre tract commercial development.
- Managed the design of all utilities (water, sanitary sewer), storm sewer improvements, and roadway improvements.

Glazers Beer and Beverage Site Civil – Weslaco, Texas

- Provided drafting design and production of engineering construction plans sheet set as per the Architectural plans provided from the client for a 20-acre tract of land to be used for a new warehouse distribution area.
- Provided design and modeling of the grading plan for the parking lot to design the utilities layout plan and profiles along with the proposed surface.

Tilt Kilt ALTA Survey – McAllen, Texas

- Managed the drafting design, preparing the survey including research of all recorded property records and plotting all current utilities and existing conditions of the property.
- Work was performed in accordance with the ALTA survey standard requirements and as per the client needs.

DANIELA ORTIZ

Role: Project Engineer

Education:

- B.S., Civil Engineering, The University of Texas – Rio Grande Valley (2021)

DANIEL ORTIZ is a Project Engineer with experience in civil engineering, design, land development, and project coordination. Her background also includes hands-on surveying experience, including construction staking inspections and topographic field data collection, providing valuable insight into how field conditions influence engineering design and project delivery.

Ms. Ortiz works closely with senior engineers and project managers on project planning, engineering design, proposal development, and client coordination. Her responsibilities include the preparation and review of bid documents, storm drainage design, water and sanitary sewer system design, roadway design, drainage reports, and the development of subdivision plats, drainage layouts, and utility layouts.

Her project experience includes street and drainage improvement projects funded through the Community Development Block Grant (CDBG) Program and the Texas General Land Office (GLO), as well as the relocation of water and sanitary sewer utilities associated with Texas Department of Transportation (TxDOT) roadway expansion projects. This diverse background has provided her with a thorough understanding of engineering design standards, regulatory requirements, utility coordination, and project delivery processes for public infrastructure improvements at the municipal and county levels

Project Experience:

Texas Gas Service R.O.W. Permit for Mac Leo Subdivision – Edinburg, Texas

- Processed and analyzed topographic survey data, assisted with property research, and coordinated with survey crews through site visits to verify accurate field information for project design.
- Developed project basemaps, construction plan sheets, material quantities, and linear footage calculations for a new gas main and service line installation.
- Prepared the 100% construction plan set and developed the Traffic Control Plan for City of Edinburg review and approval.
- Coordinated design requirements with the City of Edinburg and Texas Gas Service and assisted with the review and submission of right-of-way (R.O.W.) permit documentation.

City of Palmview Ramirez Ditch Widening Drainage Improvements – Palmview, Texas

- Processed and analyzed topographic survey data, supported property research, and coordinated with survey crews through site visits to verify accurate and complete field information.
- Assisted with the design of approximately 200 linear feet of ditch widening (30 feet wide), including preparation of ditch cross-sections, cut and fill volume calculations, and profiles.
- Prepared construction plan sets for public improvements through 30%, 60%, and 100% design submittals and coordinated ditch widening design requirements with the Cities of Mission and Palmview.

Veterans Blvd. Utility Relocation Project – Palmview, Texas

- Processed and analyzed topographic survey data, assisted with property research, and coordinated with survey crews through site visits to verify accurate and complete field information.
- Assisted with the design and relocation of approximately 12,200 linear feet of existing sanitary sewer system and the design of approximately 16,000 linear feet of new water line infrastructure.
- Prepared construction plan sets for public improvements through 30%, 60%, and 100% design submittals and assisted with project cost analysis.

2024 Agua Special Utility District (District Engineer Services) – Palmview, Texas

- Prepared and managed Preliminary Evaluation Assessment (PEA) and Service Investigation Report (SIR) documentation for proposed and existing developments, including water demand calculations, Living Unit Equivalent (LUE) calculations, and distribution analysis.
- Developed layouts and exhibits supporting SIR reports and coordinated with Agua Special Utility District (SUD) to obtain project information and address technical requirements.
- Participated in bi-weekly project coordination meetings to provide updates, discuss project status, and support timely project progression.

La Villa 2023 CDBG Flood and Drainage Improvements – La Villa, Texas

- Processed and analyzed topographic survey data, developed the project surface model, assisted with property research, and coordinated with survey personnel to support design development.
- Assisted with roadway and drainage design for approximately 2,000 linear feet of street reconstruction, including asphalt mill and overlay, base repairs, valley gutter, back of curb, storm drainage lines, and grate inlets.
- Prepared bidding and contract documents for contractor procurement and developed construction plan sets for public improvements through 30% and 60% design submittals.

San Juan 2023 CDBG Street Improvements – San Juan, Texas

- Processed and analyzed topographic survey data, developed the project surface model, assisted with property research and basemap preparation, and coordinated with survey personnel through site visits to verify accurate field information.
- Assisted with roadway design for three streets totaling approximately 1,700 linear feet of reconstruction, including asphalt mill and overlay, base repairs, level-ups, and concrete aprons.
- Managed the preparation of bidding and contract documents, supported public bidding activities including pre-bid meetings and bid openings, and developed construction plan sets for public improvements through 30%, 60%, and 100% design submittals.

Los Rios Subdivision– Alton, Texas

- Processed and analyzed topographic survey data, assisted with property research, and coordinated with survey personnel to support subdivision design and development.
- Assisted with subdivision platting, drainage and utility layouts, storm drainage analysis using SSA modeling, and the design of water and sanitary sewer systems. Prepared drainage reports, construction plan sets, and cost analyses for public improvements through 30%, 60%, and 100% design submittals.
- Supported project permitting and review processes by addressing comments from the City and regulatory agencies, performing monthly construction site visits, and preparing progress reports throughout construction.

Sullivan City 2022 CDBG Street Improvements – Sullivan City, Texas

- Processed and analyzed topographic survey data, developed the project surface model, assisted with property research and basemap preparation, and coordinated with survey personnel through site visits to verify accurate field information.
- Managed roadway design and project delivery for approximately 1,800 linear feet of street reconstruction, including asphalt mill and overlay, base repairs, level-ups, and concrete aprons.
- Prepared construction plan sets for public improvements through 30%, 60%, and 100% design submittals.

REFERENCES AND PAST PERFORMANCE

Roberto Salinas – General Manager for Agua Special Utility District
(956) 585-2459 robertos@aguasud.com

- **Project(s)**: Veteran's Boulevard Utility Adjustment and Relocation Project; TWDB DWSRF Funding Application Submittal for 5MGD WTP; GIS and Mapping Services Phase I; Palmview Collection System (Yardlines) Phase II: Construction Support & CEI Services; Preliminary Feasibility and Engineering Report for TWDB 6 MGD WTP;
- **Scope**: Planning & Research, Feasibility Studies, Surveying, Project Funding (assistance with grant application and funding compliance), GIS and Mapping, Utility Relocation Design (water/sewer), Program Management/District Engineer Services, Construction Engineering Inspections

Jorge Arcaute – Chief of Staff for Hidalgo County Pct. 3
(956) 585-4509 jorge.arcaute@co.hidalgo.tx.us

- **Project(s)**: Extension of Shary Road 2 Miles North of SH 107 (Phase I); Liberty Blvd. Phase I (US 83 to Mile 3); Liberty Blvd. Phase II (Mile 3 to FM 2221);
- **Scope**: Preliminary Planning, Surveying, Right-of-Way Mapping and Acquisition, Schematic Development, Environmental Studies, Project Funding, Construction Engineering Inspection and Owner Representative

Sara Hernandez – Assistant City Manager for City of Rio Grande City
(956) 487-0672 shernandez@cityofrgc.com

- **Project(s)**: 50' ROW and Utility Survey Plat for Re-Plat of Lot 1 B St. Ives Subdivision; R.O.W. Annexation Plat; Boundary Survey with Improvements for Youthplex Subdivision Lot 3 and Eisenhower Road; Public Safety Subdivision: Lot 1 to Creek Drainage Improvements; Drainage Easement #1 & #2; Water & Sewer Extension; Off-Site Surveying and Engineering Services; 2021 CDBG Street Improvements; 2024 Downtown Revitalization/Main Street Program; Commercial Development off FM 755; Reynaldo Pena Commercial Subdivision;
- **Scope**: Planning & Research, Surveying, Funding and Regulatory Compliance, Plan Review, Civil Engineering Design (water/sewer), Stormwater Systems Design, Hydrology/Hydraulic Analysis, Construction Management and Inspections

Raul E. Sesin, PE, CFM – GM/Floodplain Administrator for the Hidalgo County Drainage District No.1
(956) 292-7080 raul.sesin@hcdd1.org

- **Project(s)**: 2018 Bond Referendum Project #12 FM 493 & County Road, Mission McAllen Drain Ph 3: 2023 Bond Referendum Project No. 12, 20' Drainage Easement for El Pinto Drainage Improvements, West Main Drain III Extension Phase 2 (Project #14), Surveying Services for Anaquitas Drain Bond Project 8, Parcel Plats for HCRMA Parcels, Parcel Plats Penitas Drain Project
- **Scope**: Planning, Research, Surveying, Civil Engineering Design, Hydrology/Hydraulic Analysis, Funding and Regulatory Compliance, Construction Administration and/or Management

Steven Valdez – Executive Director for Weslaco Economic Development Corporation
(956) 969-0838 svaldez@weslacoedc.com

- Project(s): Mid-Valley International Industrial Park
- Scope: Planning & Research, Surveying, Development, Utility Coordination, H&H Analysis, Schematic and Final Design of Public Improvements (water, sewer, drainage, roadway), Lift Station Design, Permitting, Testing, Decommissioning, Geotechnical, Bidding, Construction Engineering Inspections, Project Funding (researched, prepared & submitted grant applications)

Representative Engineering Projects

SAMES will provide the City of Edinburg access to experienced professionals, technical resources, and local expertise necessary to successfully deliver a wide range of civil engineering assignments. The following representative projects demonstrate SAMES' experience and proven ability to successfully manage and deliver projects involving: (1) roadway, utility, drainage, and civil engineering design; (2) general design and construction management services; and (3) federally, state, and locally funded infrastructure improvements.

2018 BOND PROJECT - SCHUNIOR REGIONAL DETENTION POND - EDINBURG, TX



Project type: Stormwater Improvements

Client: City of Edinburg
415 W. University Drive, Edinburg, Texas 78540
Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
(956) 388-8204
mhinojosa@cityofedinburg.com

Contract: $2,386,195

Timeline: 02/26/19 – 11/08/23 (A/E contract date thru final completion)

This project included planning, surveying, hydrologic and hydraulic (H&H) analysis and design, preparation of plans, specifications, and cost estimates, bidding and award services, and construction administration.

During the preliminary phase, SAMES prepared a drainage study for approximately 900 acres to evaluate a lateral detention system and upgrades to existing drainage infrastructure. Services included topographic surveying and preliminary H&H analyses of proposed detention alternatives. Final H&H design incorporated utility modeling using USACE HEC-RAS Version 4.0 to evaluate conveyance capacity for 10- and 25-year storm events and detention volumes for 25- and 50-year storm events. During design, the scope was expanded to include additional field surveying and preparation of property title reports and seven (7) parcel plats with metes and bounds descriptions for Phase I properties south of SH 107 to accommodate increased detention capacity. Project limits were further extended to include analysis of a City drainage ditch from south of Sprague Road to the Hidalgo County Drainage District No. 1 outfall east of McColl Road. SAMES also evaluated an alternative conveyance route south of Sprague Road through additional topographic surveying and iterative HEC-RAS modeling, refined based on land acquisition constraints. Construction phase services included preparation of bid documents, bid administration, permit coordination, pre-bid and pre-construction meetings, bid tabulation, and award recommendation. During construction, SAMES performed periodic site visits, responded to RFIs and submittals, processed change orders, and reviewed pay applications for quantity verification. Post-construction services included final walkthrough, punch list preparation, and project closeout coordination.

2019 DRAINAGE UTILITY FEE PROJECT: MCALLEN FOREIGN TRADE ZONE PUMP STATION UPGRADES - MCALLEN, TX

Project type: Stormwater Improvements

Client: City of McAllen
1300 Houston Avenue, McAllen, TX 78501
Jorge Gutierrez (956) 681-1151

Contract: $20,535 (A/E)

Timeline: 04/26/22 – 10/31/23

McAllen's Foreign Trade Zone (FTZ) currently has a large detention area on the south side of the property that is drained using a manually operated pump to discharge to a control structure located across the levy just south of the subject property. SAMES Inc. was contracted to assess the existing conditions of the inlet control structure, pumps, and electronic controls currently in place. The intent being to provide similar pumping capacity while providing the ability for the pumps to operate automatically with the capability to upgrade to remote monitoring and operation (SCADA). Using historical data, the drawdown time for the detention pond was used to calculate the flow rate of the existing pump. Through coordination with an accepted pump vendor, an axial flow pump was selected to replace the existing pump. The requested control features also required coordination with an MEP engineering firm (DBR) as well as AEP to determine if any upgrades to the power distribution system were required. The existing electrical infrastructure was suited to the proposed upgrades and pump motor requirements. The existing inlet control structure was assessed for structural integrity and safety. While structurally sound, it was observed through topographic data and site visits that the earthen side slope of the detention area near the inlet control structure exceeded the maximum allowable slope of 2H:1V. City of McAllen did not wish to perform any improvements to the detention pond therefore it was proposed to extend the concrete rip rap at either side to a point where the required slope was achieved, providing additional bank stability in this area of the pond. Using as-built drawings provided by McAllen the proposed duty point of the pump was established since there were to be no upgrades to the existing discharge forcemain. Final deliverables included construction plans, technical specifications, and cost estimate to support McAllen's bidding processes.

2021 ARPA DRAINAGE IMPROVEMENTS FOR STORM SEWER SYSTEMS 204 AND 252 - HARLINGEN, TX

Project type: Stormwater Improvements



Client: City of Harlingen
24200 FM 509, Harlingen, Texas 78550
Roberto Hernandez, PE, CFM, MS, City Engineer
(956) 216-5280
rhernandez@harlingentx.gov

Contract: $674,073.70

Timeline: 12/01/22 – 08/31/25 (A/E start date thru final construction completion)

This project updated two storm sewer systems for the City of Harlingen to meet current standards as part of a citywide drainage improvement initiative funded through the American Rescue Plan Act of 2021. The project included analysis and design improvements for storm drainage systems serving the Lazy Palms subdivision in northern Harlingen and the Sun County Estates subdivision near Vela Middle School, totaling approximately 2,664 linear feet of storm drain with 22 inlet and outlet structures.

During design, SAMES addressed conflicts with existing water and wastewater infrastructure by coordinating with the City and Harlingen Waterworks System to pothole and verify the depth and location of an existing 20-inch water transmission line, ensuring compatibility with proposed outfall improvements. Additional challenges included limited drainage capacity due to relatively flat street grades. These constraints were mitigated through the implementation of concrete arch pipe systems and

retrofit improvements to existing curb inlets to increase hydraulic efficiency. Project services included topographic and boundary surveying, preparation of sealed drainage and utility surveys, verification of waterline depths through potholing, and complete design of stormwater system upgrades, including pipeline improvements, inlet modifications, and outfall structures. SAMES also prepared approved-for-construction plans, technical specifications, and engineer's cost estimates. Procurement and bidding support services included preparation of bid documents, participation in pre-bid meetings, and recommendation for contract award. During construction, SAMES provided construction administration services, including pre-construction coordination, RFI and submittal review, final walkthrough participation, closeout document review, and verification of record as-built plans for the City.

WARE ROAD (FM 2220) UTILITY RELOCATION PROJECT – MCALLEN, TX

Project type: Utility Relocation Design

Client: McAllen Public Utility
1300 Houston Avenue, McAllen, TX 78501
Carlos Gonzelez, PE, Utility Engineer
(956) 681-1630
cagonzalez@mcallen.net



Contract: $1,732,846

Timeline: 12/2018 – 10/29/2019

The Ware Road Utility Relocation Project was initiated in response to the Texas Department of Transportation (TxDOT) widening of Ware Road from Mile 3 to Mile 5. The project required relocation and adjustment of existing water and sewer infrastructure that conflicted with TxDOT's proposed right-of-way (ROW), roadway improvements, and drainage enhancements. Utility facilities were reconfigured to accommodate the proposed roadway cross-section, horizontal and vertical alignments, and applicable design standards.

SAMES provided McAllen Public Utility (MPU) with comprehensive utility relocation services, including utility relocation design, topographic surveying, right-of-way mapping, and subsurface utility engineering (SUE). These efforts supported the identification, verification, and documentation of existing utilities within the project corridor, reducing potential conflicts and improving coordination throughout design and construction. SAMES also performed compensable utility research to determine eligibility for reimbursement in accordance with TxDOT guidelines. Services included support for the Advance Funding Agreement (AFA) and Standard Utility Agreement (SUA), preparation of relocation cost estimates, and coordination with project stakeholders to ensure compliance with TxDOT utility relocation procedures and reimbursement requirements.

The project included widening the existing four-lane roadway and adding continuous center turn lanes, requiring detailed evaluation of existing conditions and utility constraints. Comprehensive topographic surveying supported accurate roadway and utility design, while ROW research and mapping established utility limits and potential acquisition requirements. SUE Level A verification was performed for municipal water facilities to confirm precise utility locations and minimize construction conflicts. SAMES developed utility relocation plans in accordance with TxDOT Utility Relocation Procedures and evaluated existing facilities for compensability based on installation permits, recorded easements, and applicable reimbursement policies.

VETERANS BLVD. (SH 495) UTILITY RELOCATION AND ADJUSTMENT – PALMVIEW, TX

Project type: Utility Relocation Design

Client: Agua Special Utility District
3120 N. Abram Road, Palmview, Texas 78572
Roberto Salinas, General Manager
(956) 585-2459
robertos@aguasud.com

Contract: $6M (OPCC)

Timeline: 09/19/2024 – in progress (100% design completion)

This project extended along Mile 3 Road from Mile 3 to Mile 5 and required the relocation of Agua Special Utility District's (Agua SUD) water and wastewater infrastructure due to TxDOT's proposed right-of-way expansion, four-lane roadway improvements, and storm drainage enhancements within an urban corridor. SAMES provided utility relocation design, coordination, and construction support services, including:

- **Sanitary Sewer Relocation Design** – Approximately 8,600 linear feet of 8-inch to 36-inch PVC SDR-26 gravity sewer, including 100 sanitary sewer connections and 26 manholes. Design included open trench and bore installations with sewer depths exceeding 20 feet.
- **Waterline Relocation Design** – Approximately 17,500 linear feet of 3-inch to 18-inch PVC C-900 waterline, including 33 wet connections, 49 gate valves, 4 flush valves, and 10 fire hydrant assemblies. Relocation design accounted for varying existing conditions, including facilities located within TxDOT right-of-way, recorded easements, and undocumented apparent easements.

As a joint-bid project requiring TxDOT plan approval and execution of an Advance Funding Agreement, SAMES provided utility coordination, preparation of special specifications, property documentation research, and identification of compensable utility facilities for Standard Utility Agreement (SUA) requirements. Additional services included design survey deliverables, traffic control phasing, utility conflict coordination, and construction cost estimating to support continuous traffic operations and efficient project delivery.

RGC PUBLIC UTILITIES PROJECT – WATER AND SEWER EXTENSION – RIO GRANDE CITY, TX



Project type: Utility Design

Client: City of Rio Grande City
5332 E. Hwy 83, Rio Grande City, TX 78582
Sara Hernandez, Assistant City Manager
(956) 487-0672
shernandez@cityofrgc.com

Contract: $555,796

Timeline: 02/08/2023 – 08/21/2023

SAMES was contracted to provide professional surveying, development, and civil engineering services for the Rio Grande City Public Safety Commercial Subdivision, a two-lot development. The primary objective of the project was to extend public utility infrastructure to serve construction of a new Public Safety Building on Lot 1 and a future Performing Arts Building on Lot 2.

The waterline improvements included approximately 240 linear feet of trenchless (jack-and-bore) installation of an 8-inch PVC C-900 waterline, consisting of a 16-inch steel casing crossing beneath Farm-to-Market Road (FM) 755. The new 8-inch line was connected to an existing 12-inch waterline via a 12-by-8-inch tee. An additional 687 linear feet of 12-inch PVC C-900 waterline extended the existing main to the northwest corner of Lot 1. A 12-by-8-inch tee was installed to serve 980 linear feet of 8-inch PVC C-900 waterline within an existing 20-foot utility easement spanning both lots. Fire hydrants, gate valves, and flush valves were installed to support system operation, fire protection, and maintenance access. The sewer improvements consisted of approximately 689 linear feet of 10-inch PVC SDR-26 gravity sanitary sewer extending an existing line north to the northwest corner of Lot 1. This work included installation of fiberglass sanitary sewer manholes spaced in accordance with Texas Commission on Environmental Quality (TCEQ) requirements. An additional 992 linear feet of 10-inch gravity sanitary sewer was installed from a manhole located within the 20-foot utility easement across both lots to a 10-foot utility easement at the terminus of Lot 2. A total of four fiberglass manholes were constructed along this alignment, meeting TCEQ spacing standards.

During construction, a field change directive addressed the placement of a fire hydrant within the east right-of-way of FM 755. The issue was resolved by redesigning a parking stall into a landscaped island to accommodate the hydrant location. SAMES provided design of all public improvements, bidding phase support, and construction administration services throughout the project.

SAN JUAN FIRE STATION SANITARY SEWER IMPROVEMENTS - SAN JUAN, TX

Project type: Sanitary Sewer Design

Client: City of San Juan
512 S. Nebraska Avenue, San Juan, Texas 78589
Daniel Tijerina, Planning Director
(956) 223-2220
Dtijerina@sjtx.us



Contract: $203,824

Timeline: 06/03/22 – 08/30/23

SAMES was contracted by the City of San Juan to provide supplemental surveying, civil engineering, and construction administration services for the replacement of an existing sanitary sewer line serving the current City Hall and future proposed Fire Station.

The project scope included topographic surveying of the project area, including existing sanitary sewer infrastructure, design of an upgraded sewer system, and construction administration for an 820-foot segment of sanitary sewer mains. This effort arose during the design and platting phase of the proposed Fire Station, as the existing sewer network was determined to have insufficient capacity to accommodate both existing and projected flows. During topographic surveying, it was identified that several residential lots were connected to the existing sewer main. The design carefully incorporated reconnection of these services with minimal disruption to property owners. Existing brick manholes were removed and replaced with fiberglass manholes to prevent leakage, and a new 8-inch sewer main was installed to provide increased capacity for the Fire Station.

Following completion of the design phase, SAMES prepared construction and bidding documents. Bids were received on October 20, 2022, and SAMES provided a recommendation to the City based on bid tabulations. Construction commenced in February 2023, with SAMES providing full construction

management services, including review of submittals, pay applications, RFIs, change orders, and construction material testing (CMT) reports. The project concluded with a final walkthrough, preparation of as-built drawings, and closeout documentation in August 2023.

HIDALGO COUNTY MPO TRANSPORTATION ALTERNATIVES: DONNA SIDEWALK PROJECT - DONNA, TX

Project type: Transportation Improvements

Client: City of Donna
307 S. 12th Street, Donna, TX 78537
Ernesto Silva, City Manager
(956) 464-3314

Contract: $49,212 (A/E)

Timeline: 05/07/2019 - 08/04/2021

SAMES was contracted to provide planning, surveying, civil design, construction administration, and environmental services (including NEPA cleared Environmental Assessment) as well as all other support service required to satisfy TxDOT funding requirements and construction of the Hidalgo County Metropolitan Planning Organization Transportation Alternatives for the City of Donna Sidewalk Project. This included full Plans, Schedules, and Estimates as well as all Environmental consideration, Specifications, Bidding and Contract Documents. The Project consisted of the construction of approximately 3.56 miles of Sidewalk along various TxDOT highways in City of Donna, Texas. The 5-ft sidewalks were designed to be ADA compliant, incorporating the installation of curb ramps, signage, two railroad crossings, pavement markings, stormwater pollution prevention plan, and traffic control plan. During project progression City of Donna's original funding scope was exceeded by the incorporation of the two railroad crossings required by TxDOT. After months of coordinating between the City of Donna, TxDOT, and Rio Valley Switching Company, a compromise was met that ensured the project ultimately moved forward. This project was regulated by TxDOT and, to ensure the project was cleared by the National Environmental Policy Act (NEPA) in a timely manner, SAMES maintained an open line of communication with TxDOT's project manager. We also increased the frequency of project update meetings from bi-weekly to weekly to ensure a timely ready-to-let status. Our regulatory involvement also consisted of compliance with the environmental standards set in place by TxDOT, concerning the management of water resources and other sustainable compliance guidelines. SAMES submitted compliance forms including Water Analysis and Species analysis to TxDOT as part of the environmental assessment.

EXTENSION OF SHARY ROAD 2 MILES NORTH OF SH 107, PHASE I - MISSION, TX

Project type: Transportation Improvements

Client: Hidalgo County Precinct 3
724 Breyfogle Road, Mission, TX 78574
Jorge Arcaute, Chief of Staff
(956) 585-4509
Jorge.arcaute@co.hidalgo.tx.us

Contract: $990K (A/E)

Timeline: 08/18/2022 - 08/17/2024

This project consists of expansion of the existing two-lane Shary Rd from SH 107 to Mile 9 in McAllen, Texas. The preliminary/proposed expansion consists of a five-lane road with a 120-foot right-of-way. SAMES was contracted to provide Phase I services: planning, schematic design, right-of-way acquisition services, environmental compliance, and assistance with project funding. The work was developed in accordance with all applicable Hidalgo County, TxDOT, and Federal regulations and specified design requirements for funding applicability. SAMES performed topographic surveying, right-of-way acquisition services, parcel plats with metes and bounds, traffic control, and line of sight analysis for off-system roadways, environmental documentation and clearance through TxDOT and FHWA, schematic development and TxDOT approval, H&H report and hydrologic map, and assistance with project funding including public involvement, entity coordination and development of the Advance Funding Agreement (AFA).

CENTENNIAL DRIVE DESIGN AND CONSTRUCTION SUPPORT SERVICES - ROMA, TX

Project type: Transportation Improvements

Client: City of Roma
201 W Convent Blvd, Roma, TX 78584
Alejandro Barrera, City Manager
(956) 286-7892
abarrera@cityofroma.net

Contract: $1,104,351

Timeline: 08/16/2024 - 04/29/2025

SAMES was contracted by the City of Roma to provide surveying, civil engineering design, and construction support services for a new street. The proposed Centennial Drive (appx. 2,200 LF) was located at the northeast intersection of FM 650 and Landfill Road in Roma, TX. Surveying scope included field topography survey to establish on-site vertical and horizontal control for the design. Near construction completion surveying field work of newly installed improvements was performed to create as-builts of Centennial Drive. Civil engineering design for on-site public improvements required coordination with franchise utilities to avoid utility conflicts and submittal of 60% and 100% construction plan set for review and approval by the City. Design of on-site public improvements included mass grading, street design, traffic signal design, SW3P (soil erosion and sediment control plan), street lighting plan, signage plan and construction details. SAMES assisted in the preparation of the advertisement for bids and bid procurement documents, responded to clarification requests and issued addendums, conducted the pre-bid and bid opening meetings, prepared meeting minutes and bid tabulations, and issued recommendation for contract award and notice of award on behalf of the City of Roma.

Upon contract award SAMES assisted in construction contract documentation preparation, attended the pre-construction meeting, and prepared Notice to Proceed letter on behalf of the City. SAMES requested, reviewed and approved contractor project schedule and material submittals, responded to all requests for information, reviewed all construction material testing reports and provided comments for compliance with contract documents when needed. SAMES performed on-site visits during construction to review project progression, take pictures and document status. A site visit report including photographic documentation was prepared and submitted to the City after each visit. At substantial completion, SAMES together with the City and contractor walked the site to determine general conformance with the construction plans and documents, then generated a punch list of items needing correction prior to final approval and acceptance. At final completion SAMES reviewed all close-out

documents including the contractor final invoice and provided signed and sealed as-built drawings based on contractor mark-ups.

LAS AMERICAS ROMA LOGISTICS AND INDUSTRIAL PARK PHASE I – ROMA, TX



Project type: Subdivision Development (multiple disciplines)

Client: City of Roma
201 W Convent Blvd, Roma, TX 78584
Alejandro Barrera, City Manager
(956) 286-7892
abarrera@cityofroma.net

Contract: $9,015,337

Timeline: 06/01/2023 - 08/30/2024

SAMES was contracted to provide surveying, land development, civil engineering design, and construction engineering inspection (CEI) services for subdivision of a 337.2-acre tract at the northeast intersection of FM 650 and Landfill Road in Roma, Texas. The project was planned in three phases, with Phase I (approximately 202 acres) focused on industrial and commercial development and infrastructure planning for future Phases II and III.

Surveying services included boundary and topographic surveys, utility locates, title research and easement documentation, property monumentation, preparation of signed and sealed plats, and post-construction as-built surveys for Phase I improvements. Development services included coordination with the City of Roma and TxDOT, public involvement for rezoning, preparation and submittal of annexation and rezoning applications, preliminary and final plats, utility and drainage layouts, and preparation of a comprehensive drainage report. SAMES coordinated with utility providers, obtained required certifications, and represented the project during Planning & Zoning and City Commission approvals.



Pre-design engineering services included Phase I Environmental Site Assessment, geotechnical investigation, trip generation analysis, and preliminary hydrologic and hydraulic (H&H) studies. SAMES prepared a conceptual master plan for all phases and a detailed preliminary site plan for Phase I incorporating roadway and lot layouts, regional detention, water and sewer extensions, sidewalks, landscaping, traffic improvements, signage, and off-site roadway connections. Final design services included 30%, 60%, and 90% plan submittals and design of approximately 8,550 LF of waterline, 8,658 LF of gravity sanitary sewer, four detention ponds, three concrete roadways, and a sanitary sewer lift station serving over 330 acres of industrial and adjacent residential development. SAMES also provided bid procurement services, including preparation of bid documents, pre-bid and bid meeting facilitation, bid evaluation, and contractor recommendation. During construction, SAMES performed CEI services including site observations, submittal and RFI review, pay application review, project closeout coordination, preparation of signed and sealed record drawings, and support of final inspections and acceptance.

Experience with the City of Edinburg

Projects	Project Description	Project Manager	Completed	City POC
Chapin Pump Station Rehabilitation	Topographic surveying, environmental and civil engineering services for removal and replacement of two pumps, SCADA system, backup power system, and associated improvements	Luis Mendez	In progress (92% complete)	Mardoqueo Hinojosa, City Engineer
Mon Mack Drainage Ditch Improvements	Topographic & as-built surveying, civil engineering drainage design, construction plans & specifications, construction administration	Jessica Maldonado	2024	Mardoqueo Hinojosa, City Engineer
Schunior Road Detention Pond Project	Topographic surveying, hydraulics and hydrology analysis of the detention design, and preparation of plans, specifications and estimates.	Jessica Maldonado	2023	Mardoqueo Hinojosa, City Engineer
8th Street & McIntyre Intersection Improvements	Topographic Surveying and Design of Street & Drainage Improvements	Sam Maldonado	January 2009	Daniel Tijerina, Former Public Works Director
Chapin Road Sanitary Sewer Line Improvements	Topographic Surveying and Design of 24" Sanitary Sewer line	Jessica Maldonado	February 2016	Tomas Reyna, Assistant Director of Public Works
University Drive Bus Stop & Shelter Improvements	Surveying, design and construction management of Civil Improvements, including site infrastructure	Jessica Maldonado	December 2016	Tomas Reyna, Assistant Director of Public Works
WWTP Clarifier Rehabilitation Project	Design & Bid Procurement of WWTP Improvements	Saul Maldonado	June 2018	Arturo Martinez, Director of Utilities
Municipal Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Apollo Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Memorial Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Fountain Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Municipal Park Splash Pad	Topographic Surveying Services	Sam Maldonado	2019	Mardoqueo Hinojosa, City Engineer
Dr. Diaz Park Splash Pad	Topographic Surveying Services	Sam Maldonado	2019	Mardoqueo Hinojosa, City Engineer

INSURANCE

SAMES, Inc. maintains Professional Liability Insurance with coverage limits of $2,000,000, as well as Commercial General Liability and Automobile Liability insurance, and meets all applicable county and state insurance requirements. A current Certificate of Insurance, including policy coverage and effective dates, is provided in the Appendix of this Statement of Qualifications. A list of insurance claims filed over the past five (5) years is provided below.

1) Tatiyana Altecor vs. SAMES, INC
   a) Status: Dismissed
2) Edward Dominguez vs. SAMES, Inc.
   a) Status: Dismissed
3) Hidalgo County BSL Canopy
   a) Status: Dismissed
4) Rodriguez v SAMES, INC
   a) Status: Dismissed
5) Armando Rodriguez vs. SAMES, INC
   a) Status: Dismissed

PROFESSIONAL SERVICES AGREEMENT

SAMES, Inc. has read the sample Professional Services Agreement released with this Request for Qualifications. We will meet the prerequisite insurance and, if selected, our firm agrees to enter into such an agreement.

CONTACT INFORMATION

The contact information for the firm principals who will provide executive oversight for this contract is provided below. They will serve as primary and secondary points of contact for the City of Edinburg.

	PRIMARY POC	SECONDARY POC
NAME	Samuel D. Maldonado, PE, RPLS	Saul D. Maldonado, PE
ADDRESS	4943 S. Jackson Road, Edinburg, TX 78539	4943 S. Jackson Road, Edinburg, TX 78539
PHONE	O: (956) 702-8880 M: (956) 207-7130	O: (956) 702-8880 M: (956) 451-5826
EMAIL	sam@samengineering-surveying.com	saul@samengineering-surveying.com

APPENDIX

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Tower Street Insurance
P O Box 803506
Dallas TX 75380-3506

License#: BR-1607120

CONTACT NAME:
PHONE (A/C, No, Ext): 469-788-8888 **FAX (A/C, No):** 469-788-8888
E-MAIL ADDRESS: services@towerstreetinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Starr Specialty Insurance Company	
INSURER B : Lexington Ins Co	19437
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED SAMEINC-01
Sames, Inc. DBA: Sam Engineering & Surveying
200 S 10th St
Ste 1500
McAllen TX 78501-4860

COVERAGES **CERTIFICATE NUMBER:** 450595866 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY**			019810259-01	5/8/2026	5/8/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability retro: 09/29/25 - $1MM retro: 10/21/25 - $2MM			TMS1000166251	9/29/2025	9/29/2026	Per Claim Limit Aggregate Limit Retention per Claim	2,000,000 2,000,000 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W University Dr
Edinburg TX 78539-4353

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SafeGuard Insurance Agency 800 N. 10th St. McAllen TX 78501	**CONTACT NAME:** Jessica Lopez **PHONE (A/C, No, Ext):** (956) 687-1811 **FAX (A/C, No):** (956) 687-1819 **E-MAIL ADDRESS:** jlopez@safeguardnow.com
INSURED Sames, Inc, DBA: Sam Engineering & Surveying 200 S. 10th Street Suite 1500 McAllen TX 78501	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** GEICO County Mutual Insurance Company — 29181 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2026-207 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG OTHER:	$ $ $ $ $ $ $
A	**AUTOMOBILE LIABILITY** ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	9300274179	01/28/2026	01/28/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Hired Auto	$ 1,000,000 $ $ $ $ 1,000,000
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE OTHER	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

30 Days notice of cancellation

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Cindy Dyer

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 07/07/2026

Company/Vendor Name: SAMES, Inc.

Printed Name and Title: Samuel D. Maldonado

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: SAMES, Inc.
(Full, correct legal name)

- Address: 4943 S. Jackson Rd., Edinburg, TX 78539
- Telephone/Fax: 956-702-8880
- Email address: Sam@samengineering-surveying.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? Edinburg, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes✓ No____

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) 4 (months)

c. State the number of full-time employees at the Edinburg office. 24

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Samuel D. Maldonado
Address: 4943 S. Jackson Rd., Edinburg, TX 78539
Telephone: 956-702-8880
Fax: _____
Email: Sam@samengineering-surveying.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    Sam Engineering and Surveying

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One (YES) NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

LITIGATION DISCLOSURE

SAMES, Inc. has been named in five (5) litigation matters during the past ten (10) years. Four (4) of these matters have been resolved, and one (1) remains pending.

1.County Drainage Project
The first matter involved a county drainage project in which a property owner opposed the county's stormwater drainage design adjacent to the owner's property. The case was resolved, and SAMES, Inc. was not found liable or at fault.

2. Municipal Construction Project
The second matter involved litigation filed by a city against the contractor of record for alleged construction deficiencies. SAMES, Inc. served as the engineer of record and, as is common in construction litigation, was named as a party to the lawsuit. The matter has since been resolved, and SAMES, Inc. was not found liable or at fault.

3. Hidalgo County Litigation
The third matter involved multiple parties, including the contractor of record, the project owner, and all project consultants, including SAMES, Inc. The Court granted the Motion to Dismiss on September 9, 2024, and SAMES, Inc. was dismissed from the case.

Cause No. C-4866-21-L
464th Judicial District Court, Hidalgo County, Texas

Raul A. Macias and Erika Castillo, Individually and as Surviving Parents of Armando Lee Castillo, Deceased
v.
Noelia Trevino and Gerardo Garcia, as Surviving Parents of Garett Guy Garcia (Deceased); Texas Cordia Construction, LLC; County of Hidalgo; SAMES, Inc.; L & G Engineering Laboratory, LLC; and Precision Scheduling Consultants, LLC.

4. Storm Sewer Project
The fourth matter involved a storm sewer project in which a property owner challenged the municipal and engineering design of a stormwater detention pond located behind the owner's property. The litigation has since been resolved.

Civil Action No. 7:23-cv-276
United States District Court for the Southern District of Texas

Edward Dominguez
v.
City of Edinburg; SAMES, Inc.; Castle Enterprises, LLC; and Gonzalez Enterprises, LLC.

5. Brownsville Cannery Public Market Project (Pending)
The fifth matter involves the Brownsville Cannery Public Market construction project. SAMES, Inc. is currently involved in litigation with the City of Brownsville following the City's termination of the construction contract. SAMES, Inc. disputes the allegations and is actively pursuing its contractual rights through the legal process. This matter remains pending, and no final judgment has been entered.

SAMES, Inc. has never initiated litigation or requested arbitration against a client in connection with any of its projects.

HOUSE BILL 89 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

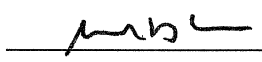
4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Samuel D. Maldonado, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of SAMES, Inc., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title CEO

Subscribed and sworn to me this 7th day of July 2026.

By: _____

Notary Public

My commission expires 1-21-2030

Jessica Martinez
My Commission Expires
1/21/2030
Notary ID133437084

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

SAMES, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

07/07/2026

Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 11/30/2015



www.samengineering-surveying.com

SCHEIBE
CONSULTING
ENGINEERS | SURVEYORS



REQUEST FOR QUALIFICATIONS - PROFESSIONAL ENGINEERING SERVICES

#RFQ 2026-7
CITY OF EDINBURG

July 14th, 2026
3:00 PM

July 14, 2026

City of Edinburg
Purchasing Department
415 W. University Drive
Edinburg, TX 78541

RE: REQUEST FOR QUALIFICATIONS – PROFESSIONAL ENGINEERING SERVICES

Dear Selection Committee:

Scheibe Consulting, LLC appreciates the opportunity to submit our Statement of Qualifications (SOQ) for **RFQ 2026-7 – Professional Engineering Services for City of Edinburg**. Our firm is a federally registered as a Small Business comprised of industry experts in civil engineering, H&H modeling, roadway design, utility design, construction management, land surveying, and drainage design. We are well-versed in the City's local infrastructure, having provided engineering and surveying services throughout the surrounding area for over 20 years, and our staff maintain close working relationships with local entities that allow for ease of coordination on City projects.

As a Texas-based firm with offices in Austin and Harlingen, our team has a proven track record of delivering practical, innovative solutions tailored to the unique needs of Texas communities, and we are committed to providing high-quality services that align with the City of Edinburg's goals and standards. Scheibe Consulting and all professional staff assigned to this engagement are properly licensed or registered to practice in the State of Texas and remain in good standing with the Texas Board of Professional Engineers and Land Surveyors (TBPELS).

Our enclosed SOQ is organized exactly as requested in the RFQ and includes our firm's qualifications and experience, including recent and relevant engineering services projects, key personnel resumes and an organization chart, firm capability and experience, references, and all required forms and disclosures.

Mr. Luis Vargas is an officer of the firm and is authorized to bind Scheibe Consulting, LLC to contract. All addendums issued in connection with this RFQ have been acknowledged and have been fully considered in the preparation of this submittal.

Sincerely,

Scheibe Consulting, LLC

Luis Vargas, PE, CFM
Project Engineer

PROJECT OFFICE LOCATION
608 E. Harrison Ave.
Harlingen, TX 78550

CONTACT DURING RFQ PROCESS AND AUTHORIZED REPRESENTATIVE FOR CONTRACTS
Luis Vargas, PE, CFM
Principal Engineer
Office: (956) 248-4014
Cell: (956) 667-0043
LVargas@scheibeconsulting.com
1221 E. Harrison Ave.
Harlingen, TX 78550

REGISTRATIONS
Texas Licensed Engineering Firm
No. 13880

Texas Licensed Surveying
Firm Registration
No. 10194886

TxDOT Precertified

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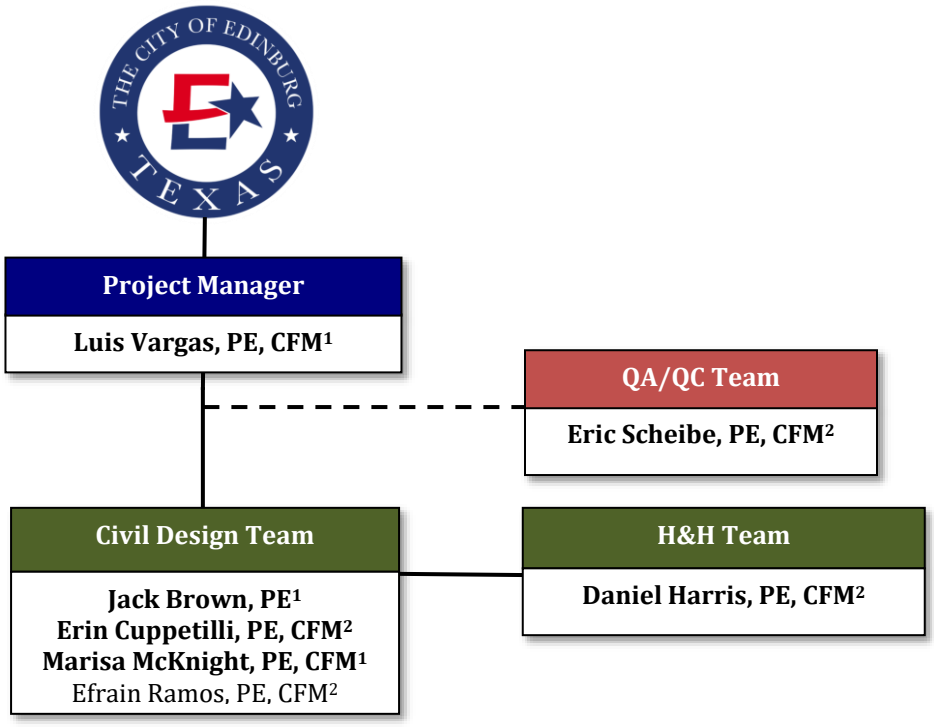
FIRM QUALIFICATIONS

SCHEIBE CONSULTING LLC

Management and Staffing – Scheibe Consulting is a full-service Civil Engineering, Water Resources, and Land Surveying firm with offices in Austin and Harlingen, TX. Should the need arise, we have a total staff of 37 professionals, allowing for additional bench depth beyond that shown in the following Organizational Chart. The following is an organizational chart illustrating our overall team structure, followed by a description of each service category.



Organizational Chart
Note: All shown are full-time employees

FIRM OFFICE LOCATIONS

1 – Scheibe Consulting, LLC (608 E. Harrison Ave, Harlingen, TX, 78550) - **Office where work will be performed**
2 – Scheibe Consulting, LLC (11612 Bee Caves Rd., Bldg. 1, Ste. 240, Austin, TX 78738)

FIRM HISTORY AND SIZE

Founded in 2011, Scheibe Consulting has built a strong reputation for successfully delivering complex public infrastructure projects. The firm has grown strategically to support client demand while preserving a collaborative, client-focused culture.

The firm currently employs approximately 37 professionals across multiple disciplines, including:

- **Professional Engineers and Engineers in Training:** 7 PEs, 10 EITs
- **Professional Land Surveyors and Surveying Chiefs/Technicians:** 2 RPLSs, 3 Crew Chiefs, 4 Surveying Techs
- **Project Managers, Staff Engineers/AutoCAD Drafters:** 2 PMs, 5 Staff Engineers/AutoCAD Drafters
- **Billing Department, Marketing and Office Administration:** 1 CFO, 1 Marketing Specialist, 2 Administrative Assistants

This staffing structure provides the depth necessary to manage concurrent projects while ensuring dedicated resources remain available for each assignment.

FIRM EXPERIENCE & HISTORY PERFORMING ENGINEERING SERVICES

From its inception, Scheibe Consulting has specialized in general civil design, floodplain management, hydrologic and hydraulic (H&H) modeling, and surveying services. Over the years, the firm has expanded its capabilities to include water/wastewater infrastructure, transportation improvements, trail system projects, permitting and grant administration. The firm has extensive experience with federally funded projects, TWDB grant applications, and grant management. Scheibe's engineers and surveyors have successfully completed numerous projects throughout the South Texas region.

Over the past two years, Scheibe Consulting has built a consistent track record of delivering engineering services on time for governmental agencies throughout the region, including municipalities such as Harlingen, Raymondville, Smiley, and Woodsboro. Across these engagements, the firm has met project deadlines while maintaining technical accuracy and regulatory compliance, demonstrating a reliable ability to manage overlapping public-sector workloads without sacrificing quality or schedule adherence. This history of responsive, on-time delivery reflects the firm's operational discipline and its understanding of the unique procedural and reporting demands that come with working alongside city and county governments.

The firm is known for its collaborative approach, technical accuracy, and proactive communication, consistently producing high-quality deliverables that withstand rigorous regulatory review. By leveraging strong relationships with local partners, subconsultants, and stakeholders, Scheibe Consulting ensures projects are delivered on time, within budget, and with lasting value to the communities we serve.

Scheibe Consulting affirms our full availability and commitment to support the City of Edinburg on all assigned projects. Our firm's principal(s) and assigned professionals will dedicate the necessary staff and resources to ensure timely and high-quality delivery of services. We have the capacity to accommodate the City's project schedule while maintaining our ongoing workload commitments. Our team is also committed to reevaluating active workload capacity as project needs are identified.

Through this commitment, Scheibe Consulting ensures that the City of Edinburg will have a responsive, accessible, and accountable partner to deliver engineering services that meet or exceed expectations.

FIRM'S UNIQUENESS TO PERFORM

Our unique qualifications include:

- **Civil and Utility Design** – Delivery of transportation, trail system, water distribution, wastewater collection, and stormwater infrastructure projects, incorporating sustainable and cost-effective design approaches. Expertise includes complex trail system design/concepts, roadway design, water and wastewater mains, lift stations, force main design, pump stations, drainage design, and dry utility relocation/conversions.
- **Flood Risk and Water Resources Expertise** – Extensive experience in hydrologic and hydraulic (H&H) modeling, detention pond design and analysis, FEMA Risk MAP/BLE studies, dam safety evaluations, FEMA CLOMR/LOMR applications, 2D H&H modeling, drainage master planning, and floodplain management solutions that enhance community resilience and protect infrastructure.
- **Surveying and Mapping Capabilities** – In-house Registered Professional Land Surveyors (RPLS) and field crews equipped with GPS, LiDAR, and drone-based technologies to support design and construction.
- **Water / Wastewater Design** – Scheibe brings extensive experience in water and wastewater design services, including water distribution, treatment, wastewater collection and treatment.
- **Stakeholder and Community Engagement** – Demonstrated ability to communicate technical concepts clearly and build consensus among stakeholders through public meetings and workshops.
- **Proven Local Knowledge** – Our team has a strong presence in South Texas and a history of successfully delivering projects for nearby municipalities, counties, drainage districts and irrigation districts, ensuring familiarity with local conditions, regulations, and community priorities.

We are fully committed to supporting the City of Edinburg under this contract and view this opportunity as a continuation of our mission: to provide **practical, high-quality engineering solutions that strengthen infrastructure and improve the quality of life of communities.**

APPROACH

Scheibe Consulting's Harlingen office will serve as the primary point of service for the City of Edinburg, given its proximity to the project area and established familiarity with regional infrastructure and permitting requirements. Our Austin office will provide additional technical support and specialized resources as needed, ensuring the City has access to the full depth of the firm's expertise regardless of assignment size.

For smaller assignments or tasks with limited or intermittent scope, Scheibe Consulting utilizes a flexible staffing approach that draws on our broader team of engineers, surveyors, and technical staff across both offices. Rather than assigning dedicated full-time personnel to every task order, our project manager evaluates each assignment's scope and timeline to determine the most efficient staffing plan, which may include part-time allocation of senior staff for technical oversight paired with junior or support staff for day-to-day execution.

This approach allows the firm to remain responsive and cost-effective on smaller projects while ensuring the City continues to receive the same level of quality control and technical accuracy applied to larger engagements.

KEY STAFF MEMBER'S EXPERIENCE

Luis Vargas, PE, CFM - Project Manager

Mr. Luis Vargas, P.E., C.F.M. (14 years of experience) will act as Project Manager (PM) and will be the primary point of contact between the City of Edinburg and the overall consultant team. Mr. Vargas will be responsible for project tracking, updates, project schedule, and all coordination. Mr. Vargas will work closely with city staff and any consultants to ensure a high-quality product and service is provided. Mr. Vargas will assist with monthly progress reports to ensure a high quality of service is being provided. Mr. Vargas has extensive experience managing large and small multi-disciplinary teams in the execution of complex projects and has an intimate knowledge of the local drainage and infrastructure issues.

QUALITY ASSURANCE / QUALITY CONTROL TEAM

The Scheibe Team is committed to a solid set of Quality Assurance (QA) and Quality Control (QC) processes. Scheibe Consulting typically develops a Quality Management Plan (QMP) at the beginning of each project, for review by the owner and/or project stakeholders. This QMP will establish dates for QA/QC reviews, document staff members responsible for these reviews, and will be aligned with the overall project schedule. In addition, all QC reviews will be conducted prior to any deliverable being submitted to the owner/stakeholder group. Daily QC checks will be made by senior staff, overseeing junior staff activities, and a 10%, 50%, and 90% QA review will be conducted by the QA/QC manager. The actual QA/QC manager will likely check from task to task, and this individual (by task) can be included in the QMP for review. Mr. Eric Scheibe, PE will be the QA/QC Lead and will ensure quality control reviews are completed prior to each key milestone. Each review will include formal review comments and responses. These formal internal reviews can be made available to the City of Edinburg upon request.

CIVIL DESIGN TEAM

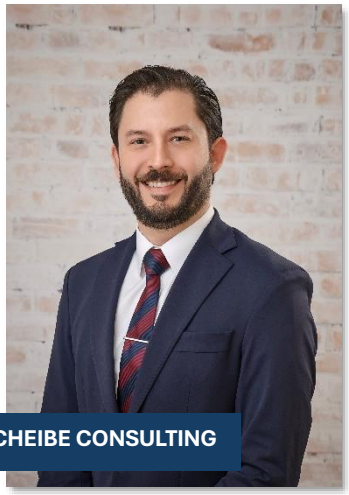
The civil design efforts will be led by Mr. Jack Brown in the Harlingen office. If additional resources are needed for design, Scheibe can quickly incorporate the engineering expertise of the Bee Cave office, with Ms. Erin Cuppetilli, P.E., CFM, who has over a decade of experience in civil design in central Texas. Ms. Cuppetilli can be further supported by Ms. Marisa McKnight, PE, CFM, who also brings over a decade of civil design experience in central Texas. The focus of the Design Team of the Bee Cave office will be to provide the Harlingen office with engineering design support as needed. Ms. Cuppetilli and Ms. McKnight have extensive design and construction experience throughout Texas.

H&H TEAM

The H&H Modeling Team will be lead by Mr. Daniel Harris, PE, CFM. Mr. Harris brings over 22 years of experience with H&H modeling throughout the State of Texas. Mr. Harris has managed large-scale watershed models for the US Army Corps of Engineers, FEMA, and Texas Water Development Board. Mr. Harris will manage development of all RAS 2D, 1D, HMS, InfoWorks ICM, and XP-SWMM models for the team.

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

SCHEIBE CONSULTING LLC



LUIS VARGAS, PE, CFM

PROJECT MANAGER

Mr. Vargas is a bilingual licensed engineer with a bachelor's degree in mechanical engineering and over a decade of public sector experience managing complex infrastructure projects across South Texas. He has led multidisciplinary teams and overseen major initiatives in water, wastewater, stormwater drainage, solid waste, and public facilities. As City Engineer for Harlingen (2022–2025), he directed the Engineering Department, delivering multimillion-dollar projects funded by the American Rescue Plan Act of 2021, FEMA grant programs, and locally funded initiatives, while also serving as the City's Floodplain Administrator. Previously, he held progressively senior roles in the City of Corpus Christi, leading A/E contract negotiations, supervising water and wastewater facility operations and managing ID/IQ contracts valued at $50 million. He also served as a project manager in the Engineering Services Department, overseeing a broad portfolio of public infrastructure improvements including utilities, streets, buildings/facilities, drainage and solid waste projects. His technical and leadership credentials are supported by certifications as a Professional Engineer, Certified Floodplain Manager, Qualified Windstorm Inspector, and Certified Public Manager. As of July 2025, he is with Scheibe Consulting, LLC.

YEARS EXPERIENCE
14 Years

TENURE
1 Year

EDUCATION
Bachelor of Science/
Mechanical Engineering/UTPA

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer
No. 133909

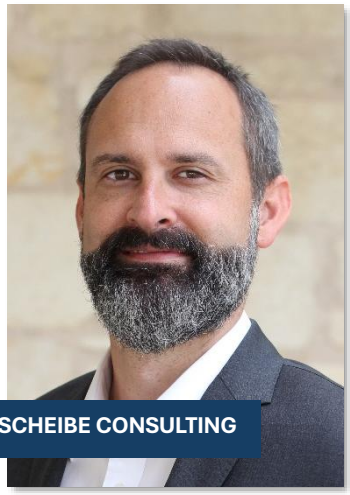
Certified Floodplain Manager
No. 4276-22N

Pickens Ave. and Davis St. Stormwater System Improvements, Harlingen, TX - PM for the City of Harlingen for the design and construction phases. The project included upsizing the stormwater system of the subdivisions in Pickens Ave., Davis St., Matz Ave., McFetridge St., and N BUS 77 with new reinforced box culverts, pipes, inlets, gutters, utility adjustments, pavement and ROW restorations. Mr. Vargas also collaborated with the city's grant writer and Special Projects Dpt. staff to fund future phases for drainage improvements for this area, including a proposed 6-acre detention pond East of the mentioned streets.

Lozano Street Detention Pond, Harlingen, TX - PM for the City of Harlingen during the H&H analysis, design and construction phases. The project consisted of the construction of a 14-acre detention pond, with a pilot channel and other drainage appurtenances to mitigate flooding in the northwest area of the city. The pond was built by the city's Public Works construction crew. Mr. Vargas led the construction efforts of the pond and started the next phase of improvements, which includes a new stormwater trunkline on Wichita Avenue and more drainage improvements along Eye St. and Fairpark Blvd. This last phase is currently being designed by the city's Engineering Department.

5th St. and 7th St. Stormwater System Improvements, Harlingen, TX - PM for City of Harlingen for the H&H analysis and design phase and collaborated with the city's grant writer and Special Projects Dpt. staff to fund the construction phase with a Pre-Disaster Mitigation Grant from TDEM. Mr. Vargas also assigned a PM with the city's Engineering Department and oversaw the bid phase, construction contract execution and the coordination with TDEM prior to construction commencement. This project will improve the drainage system in 5th St. and 7th St. from Commerce St. to Polk Ave. and Van Buren Ave. Future drainage improvements are planned for this sub-watershed, with its boundaries being redefined in the city's new flood study/drainage master plan incorporating one of the city's main corridors, Commerce Street, as the main stormwater collector with a new trunkline towards the Arroyo Colorado.

Arroyo Vista Ct. and New Hampshire Ave. Stormwater System Improvements, Harlingen, TX - Engineer of record for the design and construction phases. This project addressed localized flooding at the intersection of New Hampshire Ave and Arroyo Vista Ct and was included in the city's Street Improvement Program Project of 2024. The project included new grate inlets, underground piping, new valley gutters, curb and gutter, new ADA ramps and full pavement restorations.



ERIC SCHEIBE, PE, CFM

QA/QC TEAM LEAD

Mr. Scheibe founded Scheibe Consulting, LLC in 2011. Prior to Scheibe Consulting, LLC, Mr. Scheibe work for Halff Associates, Inc. and the US Army Corps of Engineers, Galveston District. Mr. Scheibe has design experience on federal, state, county, city and private projects throughout the State of Texas and in California. His design experience includes general civil design, water resources, streambank stabilization, coastal engineering, site development, water/wastewater design, dam design, sediment analysis, environmental site assessments, and watershed modeling. Mr. Scheibe has obtained formal training in the use of HEC-HMS, HEC-RAS, HEC-RAS unsteady flow, SWAT, HEC-SSP, SMS (USACE multi-dimensional hydrodynamic modeling software), and USACE Wetland Delineation Techniques. He has hands on experience with the HEC-RAS (steady, unsteady, 2D), HEC-HMS, HEC-SSP, HEC-FDA, ArcGIS, Global Mapper, HEC-GeoHMS, HEC-GeoRAS, PC-SWMM, SMS, StormCAD, and Microstation.

YEARS EXPERIENCE
24 Years

TENURE
15 Years

EDUCATION
Bachelor of Science/Civil Engineering/Texas Tech

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer No. 98357

Certified Floodplain Manager No. 1244-07N

SH 195 Roadway Improvement Project, Williamson County, TX – PM for the drainage design, WPAP, detention/water quality design, permitting, and construction phase services related to this roadway improvement project in Williamson County, TX.

Wilco Way Roadway Improvement Project, Williamson County, TX – PM for the drainage design, water quality design, WPAP, permitting, and surveying services for this roadway extension project for Williamson County, TX.

City of Georgetown Drainage Master Plan, Georgetown, TX (TWDB FPP) – Project Manager for TWDB Flood Protection Planning Grant funded study that includes Berry Ck., Middle Fork Ck., Pecan Branch, Mankins Branch, and Smith Branch. Services include QA/QC, H&H modeling, GIS, alternative analysis, and FEMA LOMR Submittals for all watersheds.

Valley Ditch Drainage Improvement Master Plan, Killeen, TX – PM for development of a DMP focused on the Valley Ditch watershed in downtown Killeen, TX. Project included new 1D RAS and HMS modeling of this watershed, coordination with Ft. Hood US Army Depot and City of Killeen, and identification of a comprehensive flood reduction project for this watershed.

Blanco Gardens Neighborhood Reconstruction Project, San Marcos, TX (CDBG-DR) – PM for City of San Marcos neighborhood reconstruction project. Project includes 8,200 LF stormsewer, 300 LF water main, 3,000 LF wastewater, 4,000 LF electric duct bank, full-depth roadway reconstruction, regional diversion channel, streambank stabilization, and complex environmental permitting. Project is funded by CDBG-DR funds. Services include full PS&E, construction phase services, land acquisition/easement assistance, public meetings, environmental permitting, and HUD coordination.

Gilleland Creek Risk Map and H&H Modeling/Mapping Study, Austin, TX – PM for this restudy of Gilleland Creek watershed in Austin, TX. This project includes new H&H modeling to Atlas 14, development of new FEMA floodplain maps, uploads to the MIP, and development of new Risk Map Products.

Cypress Creek Dam Master Plan, Kendall Co., TX – PM for development of a new H&H study of Cypress Creek watershed located in Kerr and Kendall Co., TX. Project resulted in the identification of 1 regional dam site to reduce flood risk to Comfort, TX.



JACK BROWN, PE

CIVIL DESIGN TEAM LEAD

YEARS EXPERIENCE
45+ Years

TENURE
2 Years

EDUCATION
Bachelor of Science/Civil Engineering/Texas A&I

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer No. 53675

PROFESSIONAL ASSOCIATIONS
Texas Society of Professional Engineers

National Society of Professional Engineers

American Society of Professional Engineers

Mr. Brown brings decades of experience throughout the State of Texas. Prior to Scheibe Consulting, LLC, Mr. Brown acted as the Cameron County Engineer and provided management of County projects, including park improvements, water, sewer, drainage facilities, as well as road, bridge construction, and maintenance. Since starting Brown Leal (and before selling to Scheibe), Mr. Brown provided engineering services for both public and private sector projects, including roadway design, detention design, drainage channel improvement design, on-call District Engineering services to CCDD5 and CCDD3, and assistance with establishing CCDD6. Mr. Brown has also managed numerous private commercial projects, residential subdivision projects, drainage projects, and road improvement projects across South Texas. Mr. Brown's reputation and experience both with the public sector and private development community make him an invaluable professional needed for quality control and overall project oversight.

Valley International Airport Drainage Master Plan, Harlingen, TX – Project Principal responsible for development of new detailed hydrology and hydraulic analysis for the existing surface and subsurface drainage of the Valley International Airport. Drainage Master Plan resulted in the identification of several drainage issues and recommended solutions.

Penn. Ave Drainage Improvement Project, San Benito, TX – Project Principal responsible for the design and construction of a diversion channel and regional detention pond located south of San Benito, TX. This project would result in flood reduction for numerous repetitive and severe repetitive loss properties. Design modeling for this project included RAS 2D.

Combes Lateral Drainage Improvement Project, Combes, TX – Project Principal responsible for the drainage master planning, drainage design, TxDOT Coordination, and Phase 1 Drainage Construction for this project. Project included development of a new InfoWorks ICM model for the entire City of Combes to identify flood reduction improvements, which included stormsewer improvements along Madeley Ave., culvert improvements under Hwy 77, 2 regional detention ponds, and an open channel diversion.

East Treasure Haven Subdivision Improvements, TX – Project Principal responsible for the overall design, permitting, and construction of the East Treasure Haven residential subdivision in Harlingen, TX. Project includes new stormsewer, wastewater improvements, water improvements, and street paving for a 50+ lot subdivision. All stormsewer design was computed using FHWA standards.

Celias Subdivision Improvements, TX – Project Principal responsible for the overall design, permitting, and construction of this residential subdivision in Harlingen, TX. Project includes new stormsewer, wastewater improvements, water improvements, and street paving for a 10+ lot subdivision. All stormsewer design was computed using FHWA standards.

Goodloe Subdivision, Llano, TX – Project Principal for this project. Project includes the design, permitting, and construction of a 30-lot residential subdivision in Llano, TX. Project permitting includes LCRA highland lakes ordinance compliance, and design to COA standards. Drainage Improvements includes diversion channel, and a bio-retention pond.



ERIN CUPPETILLI, PE, CFM

CIVIL DESIGN TEAM

Ms. Cuppetilli has been employed by Scheibe Consulting, LLC since 2014. Her design experience includes general civil design, water resources, site development, hydrology and hydraulics studies, and watershed modeling. Ms. Cuppetilli has obtained formal training in the use of HEC-RAS 2D, ArcGIS, and InfoWorks. She has experience with the HEC-RAS (steady, unsteady, 2D), HEC-HMS, ArcGIS, Global Mapper, HEC-GeoHMS, HEC-GeoRAS, PC-SWMM, InfoWorks ICM, and Microstation.

Travisso Subdivision Regional Detention / WQ Facility Design, Leander, TX – Project Engineer for construction phase services and design modifications to a regional detention and water quality facility for the 3,000 +/- acre subdivision outside Leander, TX. Project included permitting through TCEQ, LCRA, and Leander. Project included a dam rehabilitation, floodplain study, dam breach analysis, impact analysis, construction document development, and construction phase services.

Blanco Gardens Drainage Improvement Project, San Marcos, TX – Engineer for City of San Marcos drainage improvement project. Project includes coupled InfoWorks ICM 2D modelling for stormsewer, regional detention, regional water quality, roadway, and utility improvements. Provided assistance with construction documents and InfoWorks ICM 2D modeling.

MOPAC Intersections Tollway Improvements, N. of Slaughter Ln. to S. of La Crosse Ave., Austin, TX – Engineer for floodplain study of Slaughter Creek at Mopac crossing. Provided culvert crossing analysis using EPA-SWMM, HEC-RAS, and HEC-HMS. Developed stormsewer design and detention design construction documents.

Jackson County Drainage and Coastal Resiliency Master Plan, Jackson Co., TX – Project Engineer for development a dual coastal resiliency master plan and drainage master plan for Jackson County, TX. This project focuses on review of past coastal projects in the County, identification of constraints, and development of a master plan for utilization of local GOMESA funds into the future. Project includes stakeholder coordination with Jackson Co. Navigation District, Drainage District, LNRA, and other local NGOs.

Jackson County / Lavaca River FIF Study, Jackson Co., TX – Project Engineer for a TWDB study of the Lavaca River in Jackson County. Project focuses on flood risk evaluation in the inland reaches and coastal surge impacts at the outfall to the Matagorda Bay system. Project includes coastal surge analysis and flood evaluation of coastal property near the mouth of the Lavaca River.

N. Barker St Roadway and Drainage Improvements, Thrall, TX – Project Engineer for the design of drainage improvements, a new roadway crossing, and roadway improvements in Thrall for an old neighborhood with known drainage issues.

SH 195 Roadway Improvement Project, Williamson County, TX – Project Engineer for the design of roadway improvements for SH 195 in Williamson County. Project included TCEQ WPAP permitting, water quality and detention design, drainage improvement design, and H&H modeling support.

YEARS EXPERIENCE
12 Years

TENURE
12 Years

EDUCATION
Bachelor of Science/Civil Engineering/University of Texas at Tyler

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer No. 137988

Certified Floodplain Manager No. 2991-16N



MARISA MCKNIGHT, PE, CFM

CIVIL DESIGN TEAM

Ms. McKnight joined Scheibe Consulting, LLC in 2025. Prior to Scheibe Consulting, LLC, Ms. McKnight worked for the City of Cedar Park and Dannenbaum Engineering Corporation. Ms. McKnight has project management experience for City Capital Improvement Projects as well as general municipal and floodplain management review of private development projects. Her project management experience includes City Council presentations, stormwater program and project budget management, grant and alternative source funding management, consultant selection and coordination, contract management, design review, ROW & easement acquisition, community coordination, contractor selection, coordination with City representative & construction inspector and project closeout. Her design experience includes city, county, and state watershed analysis and modeling, bridge scour analysis, culvert and storm sewer design.

YEARS EXPERIENCE
11+ Years

TENURE
1.5 Years

EDUCATION
Bachelor of Science/Agricultural Engineering/Texas A&M University

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer No. 138667

Certified Floodplain Manager No. 3436-18N

Ranchettes 2 & 3 Central Drainage Project Phase 2, Cedar Park, TX – City Project manager for design of 1,000 LF of storm sewer to connect to the first phase of the Ranchettes 2 & 3 Central Drainage Project. Project included storm system sized for future phase connections, utility adjustments, mill & overlay existing pavement, and federal funding grant management.

Brushy Creek North Fork Trail Project, Cedar Park, TX – City PM for construction of approximately 3 miles of field engineered concrete trail designed to connect existing regional trail from Brushy Creek Rd to Parmer Ln. Project included floodplain management, federal funding management, TxDOT coordination and property acquisition.

Blockhouse Creek Channelization Project, Cedar Park, TX – City PM for design of creek channelization project to reduce floodplain area and depth within established neighborhood. Project included management of alternative funding through an interlocal agreement, property acquisition, storm sewer, detention, creek channelization, utility adjustments, mill & overlay existing pavement, and improvements to existing park.

Riviera East Drainage Project, Cedar Park, TX – City PM for preliminary engineering design of storm sewer system within an established neighborhood to reduce localized flooding, increase capacity in older water system, mill & overlay existing pavement.

Krienke Ranch Rd Creek Crossing Project, Cedar Park, TX – City PM from design through construction for the removal of out of service low water crossing and replacement with bridge class culverts to pass minimum storm events. Project included floodplain analysis and management, property acquisition, coordination for funding through interlocal agreement.

807 Lone Star Dr Pond Rehabilitation Project, Cedar Park, TX – City PM from design through construction of pond renovation that increased capacity and modified outfall structure on existing pond.

E Whitestone (RM 1431) Stormwater Maintenance Project, Cedar Park, TX – City PM from design through construction of a groundwater by-pass system designed to remove constant groundwater flow from an existing water quality pond. Project included storm sewer, TxDOT and CAPMETRO coordination.



SCHEIBE CONSULTING

DANIEL HARRIS, PE, CFM

HYDROLOGY AND HYDRAULICS TEAM LEAD

YEARS EXPERIENCE
22 Years

TENURE
9 Years

EDUCATION
Bachelor of Science/ Geography/Texas A&M University

Master of Science/Geography/ Texas A&M University

Master of Civil Engineering/ Texas A&M University

PROFESSIONAL REGISTRATIONS
Texas Professional Engineer No. 104646

Certified Floodplain Manager No. 0823-0SN

Mr. Harris joined Scheibe Consulting in January 2017. He is a civil engineer with extensive experience in water resources, H&H modeling, and drainage engineering. He has been involved in numerous hydrology and hydraulics studies throughout the state, including very large-scale 2D RAS and 2D InfoWorks ICM models. Areas of expertise include steady and unsteady hydraulic modeling, hydrologic modeling, drainage master planning, street drainage design, GIS analysis, 2D RAS analysis, InfoWorks ICM modeling, XPSWMM Modeling, StormCAD modeling, and CivilStorm modeling. Types of projects he has worked on include storm water design, water supply, dam breach analysis, FEMA CLOMR/LOMR projects, FEMA Map Modernization projects, drainage master planning, TWDB Flood Protection Planning Studies, and watershed-scale drainage floodplain mapping studies.

Tri-County Study, Wharton Co., Texas (TWDB FPP) – Project Engineer responsible for development of large scale 1D/2D HEC-RAS models of the Lower Colorado River through Colorado, Wharton, and Matagorda Counties. The study area experienced flood impacts during Harvey that exposed the need to understand the dynamics of overbank flooding to better define flood risk and develop better flood warning products to better prepare for future flood events. The 1D/2D RAS models are being developed by incorporating data from a previous LCRA study and upgrading to new LiDAR, bathymetric and survey data.

Cameron County Drainage District 5 Flood Protection Planning Project, Harlingen, TX – Lead engineer responsible for developing detailed large-scale HEC-HMS hydrologic and 1D/2D HEC-RAS hydraulic models of the CCDD5 drainage system north and west of Harlingen. LiDAR elevation datasets and dynamic modeling were used to determine base flood risk within the study area. Responsible for developing flood mitigation alternatives such as regional detention and channel improvements to reduce flood risk within the system. Models were calibrated to collected high water marks from a large rain and flooding event that occurred in June 2019. Final models replicated the flood elevations to within 0.5 feet at all locations.

Nolan Creek Flood Protection Planning Study, Bell County, TX – Lead Engineer for a watershed scale flood mitigation study of Nolan Creek and several tributaries involving detailed HEC-HMS hydrologic and 1D HEC-RAS hydraulic modeling, development of flood reduction alternatives, and coordination with multiple stakeholders including the Cities of Killeen, Harker Heights, Nolanville, and Belton. The study effort included creation of a LiDAR elevation dataset and collection of field survey data of stream crossings throughout the study area.

Blanco Gardens Stormdrain Improvements, San Marcos, TX – Project Engineering Responsible for 30% design documents and InfoWorks ICM analysis of stormdrain and additional drainage improvements including increasing storm drain capacity, regrading River Rd. to facilitate drainage, and developing a diversion ditch to reduce flooding. Engineer for alternative analyses, and PER report.

Sunset Acres Stormdrain Improvement, San Marcos, TX – Project Engineer Responsible for InfoWorks ICM 2D stormdrain modeling for preliminary design of stormdrain improvements in the Sunset Acres neighborhood. Improvements include enhancing an existing detention pond and increasing stormdrain capacity. Improvements were designed to upgrade old facilities and reduce drainage issues throughout the neighborhood.

REFERENCES AND PREVIOUS WORK

SCHEIBE CONSULTING LLC

REFERENCES

Scheibe Consulting is proud of providing a high level of service to our clients and efficiently executing tasks to meet each project's unique budget constraints and schedules. Our quality of service is reflected in our strong repeat client base and numerous references.

The following is a list of references for projects of municipal clients and local agencies:

- **MR. ROBERTO HERNANDEZ, PE, CFM | HARLINGEN CITY ENGINEER**
  - **Project:** Arroyo Colorado Hike and Bike Trail Phase III – Engineering Design
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956) 556-5245
  - **Email:** rhernandez@harlingentx.gov

- **MR. CARLOS LASTRA, PE | BROWNSVILLE CITY ENGINEER**
  - **Project:** Brownsville On-Call Surveying Services
  - **Services Provided:** Surveying
  - **Phone:** (956) 547-6812
  - **Email:** carlos.lastra@brownsvilletx.gov

- **MR. ENRIQUE HERNANDEZ | SAN BENITO ASSISTANT DIRECTOR OF ADMINISTRATIVE SERVICES**
  - **Project:** San Benito On-Call Engineering Services
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956) 361-3804 ext. 404
  - **Email:** ehernandez@cityofsanbenito.com

- **MR. BEN ESCOBAR | GENERAL MANAGER, CCDD3**
  - **Project:** CCDD No. 3 FIF Study
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956-399-2484
  - **Email:** bescobar@ccdd3.org

- **MR. ROLANDO VELA | GENERAL MANAGER, CCDD5**
  - **Project:** Cameron County Drainage District 3, Cameron County Drainage District 3
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** 956-423-6411
  - **Email:** rolando@ccdd5.org

- **MR. MICHAEL BROWINING, A.A.E. | FORMER VALLEY INTERANTIONAL AIRPORT EXECUTIVE DIRECTOR**
  - **Project:** Valley International Airport Taxiway Improvement Project 2025
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** 956-430-8601
  - **Email:** michael@flythevalley.com

- **MR. GABRIEL TREVINO, PE | HARLINGEN WATER WORKS UTILITY ENGINEER**
  - **Project:** Harlingen Waterworks System On-Call Engineering Services
  - **Services Provided:** Civil Engineering, Surveying
  - **Phone:** (956) 430-6110
  - **Email:** getrevino@hwws.com

Scheibe Consulting has not yet had the opportunity to perform direct work for the City of Edinburg, we have included a selection of relevant engineering servicing projects that showcase the depth of experience and technical capability of our staff. These representative projects reflect the same level of expertise, quality, and attention to detail that our team would bring to the City's assignments. We look forward to the opportunity to work with the City of Edinburg and are happy to support the City in any capacity needed.

PROJECT #1

Project Name/Location: Blanco Gardens Roadway, Utility, and Drainage Improvements Project
Firm Name Work Performed Under: Scheibe Consulting, LLC
Year Completed: 2025
Total Cost: $1.8 Million (Engineering Fees/Services), $15 Million (Construction Fee)
Client or Owner's Representative: Mr. Shaun Condor, PE, PMP; Director of Engineering and Capital Improvements (San Marcos)
Phone Number of Client/Owner's Representative: (512) 393-8134
This project was completed on schedule and within budget.
Individuals: Eric Scheibe, PE, CFM, Jack Brown, PE, Erin Cuppetilli, PE, CFM, and Daniel Harris, PE, CFM

Project Description: The city of San Marcos experienced severe flooding from past events including May 2015 ("Memorial Day Flood") and Oct. 2015 ("All Saints Day Flood") resulting in a federal disaster declaration for both events. Several lives were lost due to these floods and extensive flood damage was realized. The GLO, TxDEM, TWDB, and other funding agencies collaborated to help fund infrastructure improvement projects throughout the City. The Blanco Gardens project was funded through GLO CDBG-DR funding and other funding sources. Scheibe Consulting was initially hired to conduct a preliminary engineering analysis of the project area and identify flood risk areas, drainage improvement needs, roadway improvement needs, and utility adjustment/improvement needs. The preliminary engineering analysis included a 2D InfoWorks ICM model of the project area, detailed surveying, and environmental assessments. The Team was in continued collaboration with HUD/GLO review staff throughout this project and has worked closely with them and numerous resource agencies to ensure full environmental compliance with federal standards. Scheibe was then hired to provide full design and construction phase services to see this project through to completion. This project included full-depth street reconstruction of River Rd., Mill and Overlay improvements along several of the minor residential streets in the neighborhood, installation of ~6,500 LF of stormsewer (ranging from 5' x 5' RCBs to 24" RCPs, installation of 1,000 LF of new PVC WW line, installation of 500 LF of 8" Water Main, installation of 3,000 LF of electric duct bank, installation of 5,000 LF of Concrete Alley flumes, relocation of 5,000 LF of 2" & 3" gas mains, construction of a 3,000 LF (30-ft wide) diversion channel, and installation of a 500 LF by 30-ft tall limestone retaining wall and outfall structure for the outfall of the new stormdrain in to the San Marcos River. Scheibe utilized InfoWorks ICM to evaluate this project, identify the benefits, and design drainage improvements. Water quality and detention ponds were also evaluated as part of this project.



View of the inundation areas in San Marcos Texas using InfoWorks 2D Modeling

The current project objectives include the following:

- Drainage master planning
- Survey services & coordination
- Advanced hydrodynamic & 2D modeling (InfoWorks ICM)
- Drainage design
- PER development (TWDB FPP Report)
- Cost estimation
- Land Acquisition (following HUD / CDBG-DR protocol)
- Geotechnical Investigations, Roadway, and Traffic Design
- Electric Duct Bank Design
- Water/Wastewater Main Design
- Streambank Stabilization Design
- Public notification, outreach, and meetings
- Complex environmental, historical, and archeological considerations

"I highly recommend Scheibe Consulting for their professional engineering services and look forward to working with them in the future." – Rey Garcia, City of San Marcos



5X5 RCB Trench (~20-ft Deep), River Road, San Marcos, TX (Blanco Gardens Neighborhood)

PROJECT #2

Project Name/Location: Cameron County Drainage District #5 Murphy & S. Fork Lateral Regional Pond Project
Firm Name Work Performed Under: Scheibe Consulting, LLC
Year Completed: On-going. Design to be completed in May 2025.
Total Cost: $782K (Engineering Fees/Services), $4 Million (Estimated Construction)
Client or Owner's Representative: Mr. Rolando Vela, General Manager, CCDD5
Phone Number of Client/Owner's Representative: (956) 423-6411
Individuals: Luis Vargas, PE, CFM, Eric Scheibe, PE, CFM, Jack Brown, PE, Marisa McKnight, PE, CFM, Efrain Ramos, PE, CFM, and Daniel Harris, PE, CFM
This project is currently in design, on schedule and within budget.

Project Description: Cameron County Drainage District #5 desired to improve drainage along the Murphy and S. Fork Laterals, a major drainage channel within the district's jurisdiction. Scheibe Consulting was retained to apply for a TWDB FIF Category 2 grant with the TWDB in 2020. This grant was awarded and Scheibe was selected to assist with the design and construction phase services for this project. This project includes the design of two large regional detention facilities to help alleviate flood risk downstream to the City of Palm Valley.

This project includes:
• Hydrologic and Hydraulic Analysis/Modeling
• Detention Design
• Culvert Improvements
• Traffic Control Design
• Construction Phase Services
• Geotechnical investigation
• Environmental Permitting
• Structural Design
• Cost estimation
• Close coordination between TWDB, Palm Valley, and Cameron County.

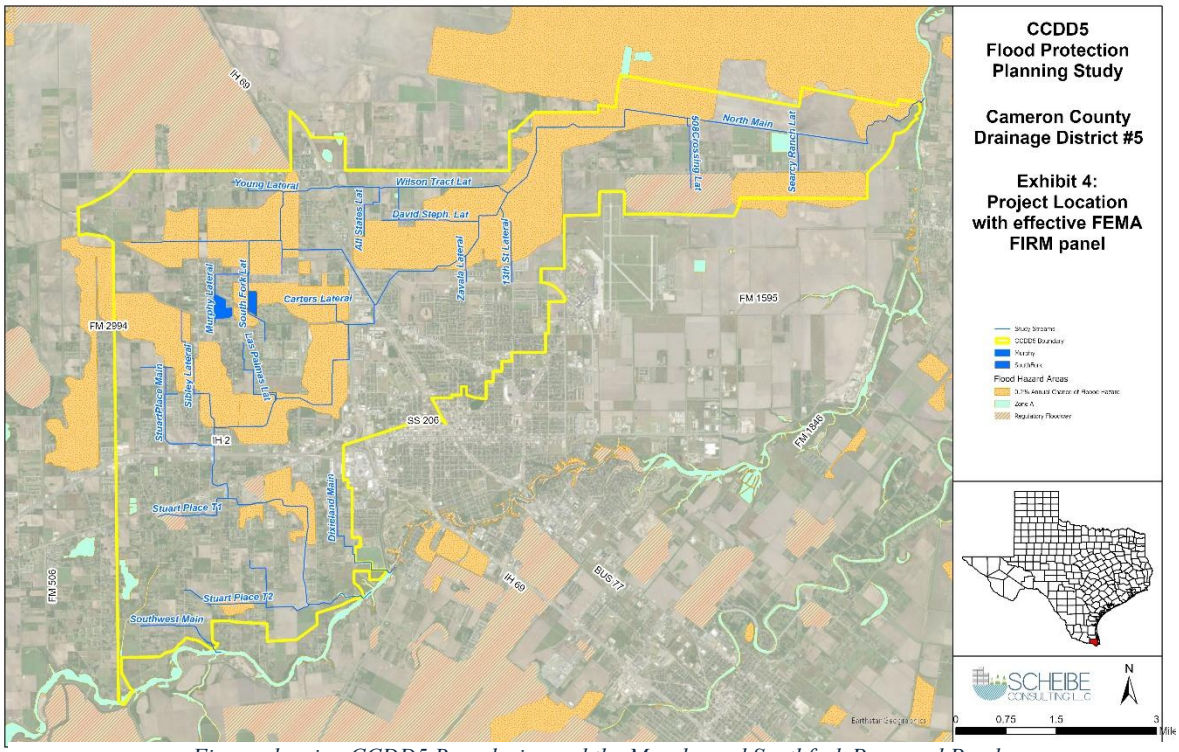


Figure showing CCDD5 Boundaries and the Murphy and Southfork Proposed Ponds

PROJECT #3

Project Name/Location: Arroyo Colorado Hike & Bike Phase 3 (Harlingen, TX)
Firm Name Work Performed Under: Scheibe Consulting, LLC
Year Completed: On-going. Design to be completed in December 2026
Total Cost: $335,000 (Engineering Fee)
Client or Owner's Representative: Roberto Hernandez, PE, CFM – Harlingen's City Engineer
Phone Number of Client/Owner's Representative: (956) 556-5245
Project Description: Scheibe is currently working on the design of this project, which consists of the construction of a 10-foot asphalt trail of approximately 1 mile from McKelvey Park to Hugh Ramsey. The proposed trail segment is located on the Arroyo Colorado, south of Parkwood Drive. Scheibe included a State Land Surveyor as a subconsultant to determine the gradient boundary of the creek and to assist with the research of land grants, property records and deeds. The topographic, boundary and drone surveying have been completed.

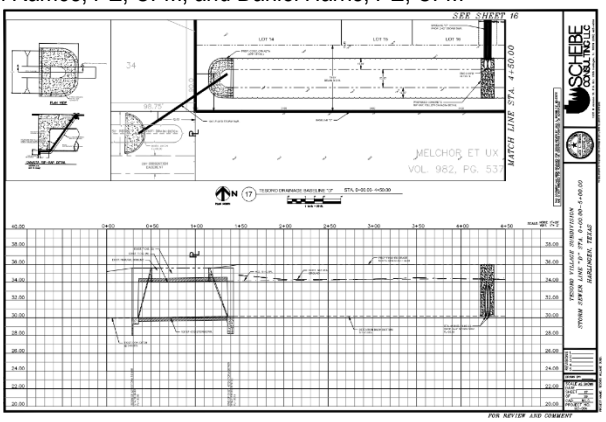


Master Plan of Arroyo Colorado Trails

Individuals: Luis Vargas, PE, CFM, Eric Scheibe, PE, CFM, Jack Brown, PE, Efrain Ramos, PE, CFM, and Daniel Harris, PE, CFM
This project is currently in design, on schedule and within budget.

PROJECT #4

Project Name/Location: Tesoro Escondido Subdivision (Harlingen, TX)
Firm Name Work Performed Under: Scheibe Consulting, LLC
Year Completed: On-going. Construction started April 2026.
Total Cost: $2 Million
Client or Owner's Representative: Paul Daniec, Developer
Phone Number of Client/Owner's Representative: (956) 867-4964
Project Description: This project involves a proposed 20-acre multi-family subdivision in Harlingen. Mr. Jack Brown began the project with his previous firm and delivered 100% construction plans to the developer in 2020. Although all city permits were obtained and a pre-construction meeting was held, construction did not begin because the developer placed the project on hold due to personal matters. After five years, and once the developer was ready to proceed, Mr. Daniec requested that Mr. Brown, now with Scheibe Consulting, resume the project, prompting a new pre-construction meeting with the City. Since the original plan approval, the City had updated its drainage policy, requiring Scheibe to revise the preliminary plat, drainage plan, and construction plans to enlarge the proposed detention pond. All documentation was resubmitted to the City with a new permit application. Following careful coordination, the project has now been approved, and construction is scheduled to begin in April 2026. Despite the unforeseen circumstances on the developer's side and the City's change in policies, Scheibe was able to quickly adjust the plat and construction plans for approval.



Plan sheet showing plan view and profile view of ditch improvements

Individuals: Luis Vargas, PE, CFM, Jack Brown, PE
This project's design was completed on schedule and within budget.

PROJECT #5

Project Name/Location: Mopac Intersections Tollway Improvements, N. Slaughter Ln. to S. of La Crosse Ave. Project, Austin, TX (TxDOT – Austin District)

Year Completed: 2020

Construction Cost: $53.5 Million

Client/Owner's Representative: Gary Hilgenberg, PE, Ex-H&H Lead - TxDOT Austin District | Current: Senior Engineer – JMT Engineering

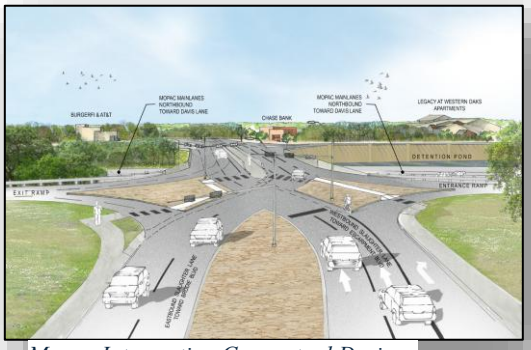
Phone Number: 512-667-7269



Mopac Intersection Aerial Photo, Post-construction

Project Description: TxDOT desired to develop new main lanes along Mopac from La Crosse Blvd. to Slaughter Lane, Austin, TX. Project included utility relocations, new full-depth roadway improvements, Mill/Overlay improvements, new hike & bike trail, modifications to existing water quality infrastructure, design of storm sewer improvements, and design of 6 new on-site detention facilities. This project is located in The Barton Springs Watershed and associated SOS region, requiring extensive water quality design considerations. This project was also located over the Edward Aquifer in proximity to known Karst features. WQ Improvements included batch detention facilities and sand filtration facilities (all located within the project ROW). Two Innovative Multi-Stage detention ponds were designed to avoid expensive gas transmission main relocations. Due to the complexity of the project area, a large portion of this detention and storm sewer system was simulated using SWMM to dynamically route runoff through the system and properly account for non-coincident off-site/on-site peak flows and associated tailwater effects on proposed detention facilities. The following services were provided for this project:

- COA Floodplain Permit and SOS Ordinance Coordination
- Installed new stormsewer system (ranging in size from 18" to 48" DIA)
- Installed Innovative Diverging Diamond Intersections at Slaughter Ln
- Includes survey services & coordination
- Advanced hydrodynamic modeling (Dynamic stormsewer modeling using SWMM)
- Installed of 6 detention ponds and 6 water quality ponds
- Full street improvement design services
- Geotechnical field data collection and design recommendations
- Installed water and/or wastewater improvements
- Installed electrical improvements and street lighting
- **Installed new 10-ft wide concrete hike and bike trail system**
- Installed new landscaping with ROW
- Included final construction documents and cost estimates (30, 60, 90, & 100&% CDs)
- Included Bid and Construction Phase Services



Mopac Intersection Conceptual Design

Individuals: Eric Scheibe, PE, CFM, Erin Cuppetilli, PE, CFM, and Daniel Harris, PE, CFM

Google Earth Aerial View, Mopac Intersection



Scheibe Consulting, LLC confirms that it has read and reviewed the Professional Services Agreement in its entirety. The firm meets, and will maintain, the prerequisite insurance requirements set forth therein. If selected, Scheibe Consulting, LLC agrees to enter into the Professional Services Agreement as presented.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
(35-90-83)
CINDY MONTGOMERY
1350 E ARAPAHO RD#226

RICHARDSON, TX 75081

CONTACT NAME:
PHONE (A/C, NO, EXT): 972-671-7039
FAX (A/C, NO):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Truck Insurance Exchange	21709
INSURER B: Farmers Insurance Exchange	21652
INSURER C: Mid Century Insurance Company	21687
INSURER D: Fire Insurance Exchange	21660
INSURER E:	
INSURER F:	

INSURED
SCHEIBE CONSULTING, LLC
PO BOX 161357

AUSTIN, TX 78716-1357

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDEDTHE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PROJECT / LOC OTHER			605062112	12/15/2025	12/15/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea Occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 75,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			605062112	12/15/2025	12/15/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
	UMBRELLA LIAB / OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
D	WORKERS COMPENSATION AND EMPLOYERS ' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	B07499602	12/01/2025	12/01/2026	X PER STATUTE / OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER **CANCELLATION**

Scheibe Consulting LLC 11612 Bee Caves Rd Ste 240 Building 1, Suite 240 Austin, TX 78738	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Farmers Insurance Exchange;Fire Insurance Exchange

ACORD 25 (2016/03)

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31-1769 11-15

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CONTACT #1:

Name: Luis Vargas, Principal Engineer

Address: 608 E. Harrison Ave, Harlingen, TX, 78550

Phone Number: 956.248.4014

Mobile Number: 956.667.0043

Email: lvargas@scheibeconsulting.com

CONTACT #2:

Name: Eric Scheibe, President

Address: 11612 Bee Caves Road, Bldg 1, Ste 240, Austin, TX, 78738

Phone Number: 512.252.8634

Mobile Number: 713.859.5744

Email: escheibe@scheibeconsulting.com

CITY OF EDINBURG
PROFESSIONAL ENGINEERING SERVICES
RFQ NO.: 2026-7
DUE DATE: JULY 14, 2026
TIME: 3:00 PM

SCIVLE
a civil engineering co.

SUBMITTED BY
SCIVLE, PLLC
2416 BUDDY OWENS BLVD
McALLEN, TX 78504
956.369.4529

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SECTION A - TRANSMITTAL LETTER

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Tx 78539

Submitted electronically to https://secure.procurenow.com/portal/cityofedinburg
RE: RFQ #2026-7 Professional Engineering Services

Dear Mr. Hinojosa and Members of the Selection Committee,

SCIVLE, PLLC (SCIVLE) which stands for **S**erving **C**ommunities through **I**nnovation, **V**alue-driven **L**eadership, and **E**xecution is proud and excited to submit for your consideration our Statement of Qualifications to provide professional engineering services. Although this is our first submission under our newly locally owned and established firm, we are confident that you will find our principals and staff extremely well-qualified to serve the City. Our immense breadth and depth of experience from successfully delivering public infrastructure projects from early conception in planning and programming, grant application and administration, developing preliminary engineering and environmental permitting, PS&E, construction, and project closeout documents on diverse scope and scale projects and programs coupled with our proven successful track record with the City and local stakeholders including Hidalgo County Drainage District #1, TxDOT Pharr District, and Hidalgo County Precinct #4 will allow us to be a vital asset to the City as it tackles it's infrastructure challenges.

By listening to the City Commission deliver the State of the City address earlier this year, it was clear to see their commitment to exponential growth and prosperity. As a locally owned firm, SCIVLE is personally vested and excited for the opportunity to partner with the City to execute the aggressive plans to improve and expand city services, mobility, access, recreation, and economic development for the City and for the region by successfully delivering the supporting infrastructure.

SCIVLE respectfully requests consideration for the following categories:

- Street Infrastructure Evaluation and Improvements
- Pavement Management and Improvements
- Utility Infrastructure Evaluation and Improvements
- Erosion and Sediment Control Design
- Hydrology and Hydraulics (H&H)
- Transportation Evaluation
- Traffic Engineering Services
- Traffic Signal Design
- Environmental Engineering Services
- Civil Engineering

Thank you for your time and consideration. Should you require any additional information, please do not hesitate to contact us.

Respectfully submitted,



Oscar Arturo Garza, P.E., RPLS, CFM*
President
*Officer of the firm authorized to bind SCIVLE, PLLC to contract

SCIVLE acknowledges receipt of any and all addenda issued for this RFQ and has incorporated their requirements into our submission.

Contact Information
Oscar Arturo Garza
2416 Buddy Owens Blvd
McAllen, Tx 78504
M: 956.369.4529
E: oscar.garza@scivle-consultants.com

SECTION B – FIRM QUALIFICATIONS AND EXPERIENCE

Firm History

SCIVLE, which stands for **S**erving **C**ommunities thru **V**alue-driven **L**eadership and **E**xecution was established in the summer of 2022 by Oscar Arturo Garza, P.E., RPLS, CFM. The firm is locally rooted, yet brings immense breadth and depth of project experience through its principals who have successfully delivered large scale public infrastructure planning, surveying, design, and construction management projects in many parts of Texas and throughout the United States for the past 15 years. This experience was gained through their tenure working directly for TxDOT and as consultants focused on state and federally funded transportation and drainage projects.

Approach Implemented by SCIVLE to Successfully Deliver CIP's

The below detailed **technical approach** has been **refined** over years of **experiencing successes and "lessons learned"** in the delivery of public infrastructure projects all over the state and outside of the state. From our **experience** and tailored project delivery approach, we can ensure the City will receive **efficient, timely**, and **high quality deliverables**.

Preliminary Activities

Following selection of a specific project, we would have a preliminary meeting with City staff to understand the purpose, need, goals, and any overarching constraints pertaining to the project (usually tied to funding or schedule). What also comes from this meeting is the official kick off to developing the required exhibits that will be included in the executed work order including scope, fee, and schedule. Once we have developed a conceptual level construction cost estimate and successfully negotiated the scope, fee, and schedule that meets the needs of the City, a work order will be presented by City staff and acted on by Commissioner's Court. If the item is approved, a purchase order will then be issued to allow us to commence work.

Data Collection

Following issuance of a PO, we will immediately begin data collection to include available effective hydrologic and hydraulic models of previous or ongoing same or adjacent location projects, as-built plans, existing easement and ROW information from Hidalgo County Clerk, GLO, HC Appraisal District, Irrigation Districts, TxDOT, etc., RR Commission Data, FEMA data, etc. We will also submit a OneCall request to conservatively cover the project limits

Preliminary Field Visit

Once all available data is obtained, we will perform an initial field visit of the project to confirm our understanding of the project setting, especially ROW encroachments, potential utility conflicts, evidence of additional unaccounted for easements or ROW, high water marks, evidence of scour and erosion, existing condition of infrastructure including pavement condition and drainage system and bridge serviceability etc. We will create a log of items that may require extra attention from the surveyor or design

engineer. This log will be shared with the entire project team including the survey and geotechnical providers.

Survey

Depending on the terrain to be surveyed and the needs of the project, we will deploy our surveyors to execute traditional topographic survey using conventional survey equipment, LiDAR scanning, and/or hydrographic survey for any deep underwater topographic needs. Regardless, all methods used will meet or exceed all governing requirements and Texas Society of Professional Surveyors standards.

Existing Condition Modeling - Hydrologic

Once we receive topographic data or existing terrain model, we can finalize the development of the existing condition modeling (HEC-HMS and HEC-RAS). The initial condition model will be checked and/or calibrated against available effective models and then submitted to for review and comment. Once feedback is received, we will revise the existing condition model accordingly and resubmit.

Existing Condition Modeling – Traffic and Safety

A crash analysis will be performed for the corridor. From the analysis we will determine “traffic hot spots”, determine causation, and propose safety mitigation for any issues identified.

Existing traffic data collected will be analyzed via Highway Capacity Manual standards to measure existing performance via measures of effectiveness and level of service. Operational deficiencies will be identified; mitigation will be determined for each issue.

Proposed Conditions

Following approval of the existing condition modeling, we will begin to develop recommended, alternative 1, and alternative 2 proposed condition models that satisfies the project goals and needs. Each proposed alternative will have an associated construction cost and our summary of pros and cons that each option has to offer. These proposed options will be presented to City staff directly. We will then revise at least one proposed condition model for the City to further consider. Finally, a single proposed model and design alternative will be selected by the City.

Drainage Report / PER (IF REQUIRED PER FEMA, TWDB, TxDOT, ETC.)

We will then usually develop a drainage report to include methodology, existing and proposed conditions output graphs and data. At this stage of the project, we can potentially submit for federal and state grants, so given the target project grant(s) we may alter the drainage report format to satisfy grant application requirements. Like all subsequent project deliverables, we will submit the initial drainage report and revise accordingly to facilitate acceptance/approval by the City and other reviewing agencies.

ROW Mapping

ROW acquisition is often the critical path to letting a project for construction. If a project requires additional ROW, we will prioritize the development of the proposed ROW footprint in design immediately after completing the proposed condition modeling. Once the final ROW footprint is set we will prioritize the development of metes and bounds descriptions and parcel plats, to expedite the ROW acquisition process.

Utility Coordination

We will begin coordinating with utilities that have a stake in the project immediately after PO issuance. A utility conflict matrix will be maintained throughout the life of the project. High risk utilities will be identified early in the design process and a plan to avoid, minimize impact, or accommodate the utility will be executed. Utility conflicts can also be on the critical path to letting or a project for construction, if not dealt with early and persistently. Our proactive approach in resolving utility conflicts, results in reduced risk to projects.

PS&E Submittals

The construction plans (PS&E) will be developed per City and/or TxDOT requirements for LGPP projects. Milestone submittals of the plans will include at minimum a 30%, 60%, 95%, and a final signed and sealed submittal.

Post Design / Construction Phase Services

Following acceptance of the construction plans, SCIVLE will develop all required upfront documentation and bid tabulations in preparation for local or TxDOT letting. For local let projects - Once bids have been accepted, SCIVLE will assist the City in identifying the successful bidder (lowest responsible bidder) and developing an award letter.

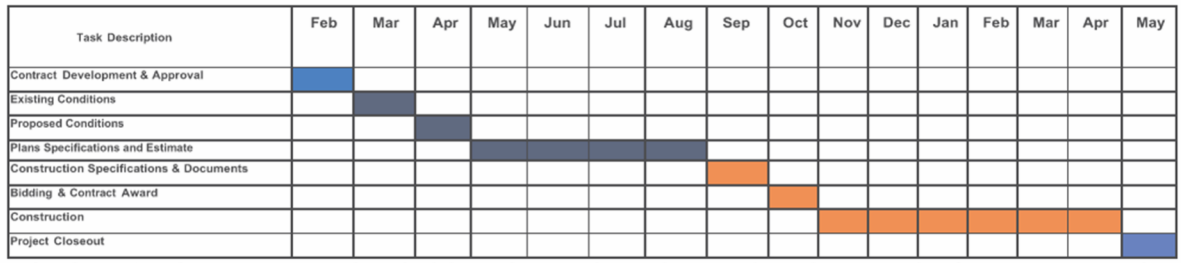
Following official award, we will have a Pre-Construction meeting with City staff and the contractor to discuss proposed improvements and any high risk or pending items (i.e. existing gas line crossings) and to kick off construction activities. For the duration of construction, SCIVLE will respond to RFI’s, shop drawings, and contractor submittals within 1 business day, review pay applications, and visit the construction site at least once a month to check on activity and report progress back to the City via monthly progress reports.

Upon substantial completion of the project, City staff will join SCIVLE staff on an initial walk through of the project to develop a punch list of pending construction items. Once the contractor resolves the punch list items, SCIVLE will perform a final walk through of the project to verify construction completion.

SCIVLE will develop a final progress report and Certification of Construction Completion.

Schedule

A resource loaded critical path method schedule will be maintained and updated monthly through the entire project duration. We will take advantage of opportunities to resource load and task crash to build float into the schedule and/or make up for lost time if the project schedule slips. Below is a sample of a summarized project schedule we have successfully used on past City, County, and State projects.



Right of Way & Utilities Statement: This schedule is subject to change due to its dependency on right of way acquisition, utilities, and Southern Pacific Railroad clearance

Firm Experience in Performing Engineering Services (Past Two Years)

TxDOT Pharr District, US 281 Segment 1: SH 186 to FM 490- Edinburg, TX.
This project design was completed 4 months sooner than what was originally scoped to take advantage of some available discretionary funds while staying under the total contract amount of $6.3M. The project is currently under construction by TxDOT Pharr District.
Scope of Services Delivered by current SCIVLE Staff:

- Schematic Development
- Environmental Engineering Services
- Environmental Re-Evaluation (Environmental Assessment)
- Development of Standard Utility Agreements
- Joint-Bid Utility Design (Gas and Water)
- Utility Coordination
- Hydrology & Hydraulics
- Transportation Evaluation
- PS&E
- Traffic Engineering Services
- Traffic Signal Design
- Civil Engineering
- Erosion and Sediment Control Design

City of Edinburg, Alberta Road - Edinburg, TX.
This project is under construction by the City.
As a sub-consultant to South Texas Infrastructure Group, we met schedule and stayed within the original sub work order budget. No supplemental work orders were issued to amend schedule nor budget.
Scope of Services Delivered by current SCIVLE Staff:

- Hydrology & Hydraulics
- PS&E

- Traffic Engineering Services
- Traffic Signal Design

City of Edinburg. Brennaaleen Cedar Drainage Project – Edinburg, Tx
This project is under construction (PH III) by the City.
This project was delivered on schedule and budget.
Scope of Services Delivered by current SCIVLE Staff:
- Environmental Engineering Services
- Hydrology & Hydraulics
- PS&E
- Construction Administration
- Erosion and Sediment Control Design
- Railroad Agreement
- Utility Coordination

Hidalgo County Precinct 3. Mile 5 and Abram Intersection Improvements. Hidalgo County, Tx.
This project is set to State Let in September 2026.
This originally scoped 6-month project was delivered in 2 months, and stayed within project budget.
Scope of Services Delivered by current SCIVLE Staff:
- Environmental Engineering Services
- PS&E
- Traffic Engineering Services
- Traffic Signal Design
- Utility Coordination
- Grant Application and Administration

Hidalgo County Drainage District # 1. Bates Lateral. Hidalgo County, Tx.
This project is at 90% level of design completion and is on track to stay on schedule and within budget.
Scope of Services Delivered by current SCIVLE Staff:
- Schematic Development
- Environmental Engineering Services
- TxDOT Coordination and Permitting
- Utility Coordination
- Hydrology & Hydraulics
- PS&E
- Pavement Evaluation
- Traffic Engineering Services
- Civil Engineering
- Erosion and Sediment Control Design

Freddy Gonzalez Traffic Analysis and Traffic Signal Design at BU 281. Edinburg, Tx
This project is 100% Complete, signed, sealed, and accepted by TxDOT and was delivered on time and within budget.
Scope of Services Delivered by current SCIVLE Staff:

- Traffic Engineering Services
- Traffic Signal Design
- PS&E

Uniqueness to Best Perform Engineering Services for the City

What makes SCIVLE uniquely positioned and qualified to perform engineering services for the City are most notably the following:

1. SCIVLE boasts **"big firm" experience**, but brings the **practicality, empathy, and willingness and ability to partner** with local governments like the City of Edinburg that only a small locally owned firm can.
2. Commitment and Involvement of the firm principals:
   Because SCIVLE is lean and operationally efficient, the principals are directly involved with the development and delivery of projects. This ensures that the City will get the highest qualified staff and support needed to efficiently and effectively deliver their infrastructure projects.
3. Experience of the Principals
    a. Technically diverse scale and scope of successfully delivered projects range from $250K minor drainage improvement projects to $500M+ large transportation programs
    b. Cradle to grave experience allows SCIVLE to be a "one stop shop"
        i. Grant Applications and Grant Administration Including but not limited to:
            1. TASA
            2. HSIP
            3. CDBG
            4. FRA – RCE
            5. FEMA – FMA
            6. FEMA – BRICC
            7. FHWA – RAISE
            8. SS4A
        ii. Planning and Programming
            1. AFA Development and Execution
            2. Development of Interlocal Agreements
            3. Total Project Costs
            4. Project Development and Delivery Plan
        iii. Preliminary Engineering
            1. NEPA Clearance
                a. ESA
                b. Categorical Exclusion
                c. Environmental Assessment
            2. Public Involvement
            3. Schematic Development for FHWA and TxDOT approval
        iv. PS&E

1. TxDOT
    a. Traditional Design-Bid-Build
    b. Joint-Bid
    c. Design-Build
2. City of Edinburg
3. Hidalgo County

v. Construction Administration
1. Compliance
2. QA/QC
3. Project Closeout

Office Location that Will be Providing the Services

All engineering services will be performed on-site at the SCIVLE office located at 2416 Buddy Owens Blvd McAllen, Tx 78504.

Approach to Handling Part-Time Staffing Needs

SCIVLE is equipped and staffed to undertake any work order executed under this contract. The current staff consists of three professional engineers and six senior designers. However, in the event a work order requires additional resources, we have standing teaming and staff augmentation agreements with KCI Technologies, GDJ Engineering, & Melden and Hunt to address any part-time staffing needs and ensure successful delivery of any project awarded to us by the City.


Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

SCIVLE, PLLC

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

Registration Number
F-23808

Expiration Date
09/30/2026

SECTION C – TEAM MEMBER QUALIFICATIONS



Oscar Arturo Garza, PE, RPLS, CFM
Project Manager, H&H Task Lead, and Utility Coordination
15 years of Experience
Certifications & Registrations
PE / TX / 122125
RPLS / TX / 7171
Local Government Project Procedures (LGPP) / 80823
Education
Bachelor of Science of Civil Engineering





Oscar will serve as project manager, H&H task lead, and Utility Coordination task lead for this contract. He will be the sole point of contact for any project assigned and will responsible for managing the schedule and project resources including staff and budget to successfully deliver any project awarded to SCIVLE.

Mr. Garza has amassed practical and proven project methodology to solve unique design issues and challenging project schedules. His key strengths include project management, agency coordination, cost control & value engineering, and problem resolution. His background includes hydrology & hydraulics; drainage, roadway, and traffic design; and construction engineering and inspection. He is proficient in legacy GeoPAK (2D Design) and newer 3D ORD Design. He has a high understanding of governing design standards, policies, and manuals that will be pertinent to this contract and codes, including City of Edinburg Standard Details, Specifications, and General Notes, the TxDOT Roadway Design Manual, TxDOT Bridge Design Manual, PROWAG Standards, FHWA Pedestrian and Bicycle Design Guidelines, Hidalgo County and HCDD #1 policies and design standards: HCDD #1 preferred typical section, outfall design details, design and check storm frequency, required format of reports and construction plans, etc.

Further, he is very knowledgeable of the TxDOT Hydraulic Design Manual, TxDOT Geotech Manual, and HEC-18. As a CFM he, is aware of FEMA floodplain policies and best practices, Federal Aviation Administration and Railroad Commission when proposing work adjacent to said facilities and has a deep understanding of Texas Administrative Code and CFR regarding compensable and non-compensable utilities that can be a critical stakeholder on proposed public infrastructure projects. Oscar is very experienced in using Watershed Modeling System and HEC-HMS to increase the

efficiency of performing hydrologic analyses. He has successfully performed HEC-RAS 1D and 2D Steady/Unsteady state analyses to model and design complex drainage and transportation projects. Oscar is resourceful and understands how to access and use available data to supplement or calibrate design work including FEMA effective models, USGS LiDAR, NRCS, and NOAA.

Carlos Juarez, PE
Roadway and Traffic Design Task Leader
15 years of Experience
Certifications & Registrations
PE / TX / 122006
Local Government Project Procedures (LGPP)
Education
Bachelor of Science of Civil Engineering





Carlos is a principle in the firm and will lead the roadway and traffic related analyses and designs subject to any work order awarded under this contract. His 15 years of professional experience includes developing preliminary engineering designs for schematic & environmental projects as well as developing final designs and delivering plans, specifications, and estimates for construction. Types of projects that Carlos has designed throughout most of his career include added capacity projects (rural roadway and curb and gutter street widenings), new location roadway expansion of tolled and non-tolled facilities and non-capacity added rehab in place and notch and widening of paved surface.

Carlos is a proficient user of OpenRoads Designer and TxDOT-required workspace. He is an expert in FHWA, AASHTO, and TxDOT design criteria and TxDOT 2024 Specifications. He is LGPP certified and can immediately step into an existing project that already has an executed Advance Funding Agreement or can assist the City in the initial programming of a project including developing Project Information Forms and an Advance Funding Agreement.

Competency

SCIVLE has the competency to successfully deliver projects assigned under the subject contract. Oscar and Carlos have the technical experience and project management skills that will be required to plan, analyze, design, and manage the construction of a wide variety of roadway, bridge, site, and drainage projects of varying scale and complexity.

The below section includes a summarized list of recent projects relative to the subject RFQ that Oscar and Carlos have successfully delivered.

Experience and Recent Projects of Project Manager and Key Task Lead

Hidalgo County Drainage District No. 1, Faysville Drain - Hidalgo County, TX. Project Manager and H&H Task Leader. Oscar performed hydrologic analysis, hydraulic design, authored a drainage report, performed the final preliminary and final design, and provided construction phase services. Oscar used HEC-HMS and HEC-RAS 1D and 2D Unsteady State modeling components software to complete the hydrologic analysis and hydraulic design components of this project.

City of Edinburg, Alberta Road - Edinburg, TX. H&H Task Lead, Roadway Design Support. On this project, Oscar served as H&H Task Lead and Carlos served as Roadway Design Support. The project included the conversion of a two-lane rural roadway segment to an urban boulevard curb and gutter section that includes four thru lanes with a raised median, pedestrian and bicycle facilities, and a closed system storm sewer. Plans included typical sections, earthwork, general notes, roadway and storm sewer plan and profile sheets, outfall plan and profile, traffic control layouts and details, intersection improvements, traffic signal design, signing and pavement markings and details, environmental permits, and SWPPP layouts. This project was fiscally constrained under the City of Edinburg bond program, requiring a considerable Value Engineering effort pre-bid and post-award in partnership with the successful contractor. Value Engineering measures incorporated into this project resulted in decreased lane width, which lowered roadway costs by avoiding the removal and replacement of eight traffic signal poles and a signal controller and consolidation of pedestrian and bicycle facilities decreased the roadway width (on-street bicycle facilities) to minimize conflicts with compensable utilities and reduce impervious areas. Both major VE design changes allowed for reduced design peak flow to the storm drain system and outfall structure, which in turn allowed Oscar to reduce drainage structure sizes and the number of curb inlets; further reducing construction cost and construction schedule. Oscar utilized HEC-HMS for the hydrologic analysis and GeoPAK Drainage and HEC-RAS 2D steady state for the analysis and design of the storm sewer system and outfall, respectively.

TxDOT Pharr District, SH 107 - Hidalgo County, TX. H&H Task Leader. Oscar served as H&H Task Lead for this project. The project included the widening of a two-lane rural roadway to include 8’ shoulders and turning bays to improve safety. This project involved the rehabilitation of the existing roadway within the regulatory Floodway East Levee to the West Levee, which presented a significant challenge in drainage design and traffic control. The project was developed under a condensed schedule which required understanding of impacts and implications to schedule. Oscar ensured less than 0.1 AC acres of total impact to JWOTUS to ensure use of USACE nationwide permit. For IBWC approval of the project, Oscar was challenged to meet “no rise” design criteria in the ultimate build condition at the 100 yr Storm event (post construction) as well as in the interim condition (during phased construction). The “no rise” design was achieved by balancing cut and fill within the regulatory floodway and adjusting for impacts to 100 yr flow (weir flow at overtopping + culvert flow) caused by changing culvert and roadway geometry and configuration. Utilizing the latest USACE produced model to calibrate the existing condition, Oscar used HEC-RAS 1D and 2D Unsteady State and HY-8 to complete the hydrologic analysis and hydraulic design components of this project, respectively.

TxDOT Pharr District, US 281 Segment 1: SH 186 to FM 490- Edinburg, TX. Project Manager.
For this project, Oscar served as Project Manager and Roadway Design Task Leader and Carlos served as Traffic Control Plan Task Leader, Quality Assurance Manager, and Construction Phase Services Task Leader. With a construction cost estimate of over $190M, this project required an Initial Financial Plan (IFP), Value Engineering (VE) Study, a Risk Workshop, and a Risk Based Construction Cost Estimate (RBCCE). Oscar managed subconsultant progress, enforced the QA/QC plan, executed QA protocols of all subconsultant-produced work, developed the (IFP), performed annual updates to evaluate the project's health & tracked potential risks against milestone completion dates. Oscar used Bentley's OpenRoads Designer 3D to develop all proposed geometrics & comprehensive 3D models (ultimate build & TCP model). Using OpenRoads Connect Edition & ProjectWise, Oscar implemented a risk-based iterative roadway & hydraulic design approach. The final design was assessed to determine the existing & post-construction impacts on the 100-year floodplain. By implementing this hydraulic design approach, Oscar optimized the environmentally cleared ROW footprint without sacrificing the serviceability of the proposed facilities, saving TxDOT the time & cost that would have been incurred to add ROW for detention & executing an Environmental Assessment re-evaluation. To facilitate TxDOT and FEMA approval, Oscar used HEC-RAS 2D analysis (Rain on Grid) to develop pre and post construction inundation mapping to quantify floodplain impacts and demonstrate an acceptable risk-based design at the 100-yr storm event within the floodplain.

CIL Capital. Queenstown Park - City of Pharr EDC Drainage Project. Project Manager
While at KCI, Oscar developed the drainage design for all offsite public improvements required to serve a planned industrial park corridor on Las Milpas Road from Veterans Road to the Pharr South Lateral. The drainage design included a new storm sewer system 24" - 48" RCP trunkline, detention volume mitigation, and a new outfall per HCDD#1 design criteria. Oscar utilized HEC-HMS, HEC-RAS 2D Steady State, and OpenRoads DU to execute the analysis and design for this project.

City of Edinburg. Brennaaleen Cedar Drainage Project. Project Manager
While at KCI, Oscar served as project manager and engineer of record for this project. The scope included PS&E and construction phase services for a new closed storm sewer system and a new regional detention facility to alleviate flooding to the Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions. Oscar utilized HEC-HMS, HEC-RAS 2D Unsteady State, and OpenRoads DU to execute the analysis and design for this project.

Hidalgo County Precinct 3. Mile 5 and Abram Intersection Improvements. Project Manager and Traffic Signal Design Task Leader.
For this project, Carlos served as Project Manager and Traffic Signal Design Task Leader. The project was a Federally Funded Category 8 (Safety) project delivered under the Highway Safety Improvement Program administered by TxDOT. It included pavement resurfacing, approach widening, and upgrading of 2 way stop flashing beacon to a fully actuated traffic signal.

City of Brownsville. Brownsville Traffic Signal Design at Several Locations. Project Manager and Traffic Signal Design Task Leader. For this project, Carlos served as Project Manager and Traffic Signal Design Task Leader. He provided traffic signal design and traffic engineering services at McDavitt Boulevard, Oak Street, and Roosevelt Street for the City of Brownsville. The project included a design survey and design of three fully actuated traffic signals. The project was delivered under the Highway Safety Improvement Program administered by TxDOT.

Texas Department of Transportation, FM 973 from FM 969 Thyone Drive - Austin, TX. Project Manager and Roadway Design Task Lead. For this project, Carlos served as Project Manager and Roadway Design Task Lead. KCI prepared PS&E and related documents for the safety-widening project. The project limits were from FM 969 to 0.1 miles north of Thyone Drive and was for the widening of an existing 2-lane rural highway to a 5 lane curbed section with pedestrian and bike facilities. As Project Manager, Mr. Juarez verified all deliverables were in accordance with TxDOT and FHWA specifications and standards.

SECTION D – REFERENCES

1. Jorge Arcaute
    a. Contact Information
        Hidalgo County
        Precinct 3 Chief of Staff
        724 N. Breyfogle
        Mission, Tx 78574
        956.585.4509
    b. Recent Work and Brief Description of Project
        i. Mile 5 and Abram – Intersection Improvements, Traffic Signal Design, Street Rehabilitation, and Illumination
        ii. Precinct 3 Wellness Center – Site Civil Project for a new structure. Scope include all Civil Improvements outside of the building envelope.
    c. Role of Individuals
        i. County Project Manager – Jorge Arcaute
        ii. Consultant Project Manager and Traffic Signal Design Task Leader – Carlos Juarez
        iii. Consultant Survey Task Leader – Oscar Arturo Garza
        iv. Site Civil Design Task Leader – Oscar Arturo Garza

2. Alicia Carmona, P.E., CFM
    a. Contact Information
        City of Edinburg
        Assistant City Engineer
        415 W. University Dr.
        Edinburg, Tx 78539
        956.388.8211
    b. Recent Work and Brief Description of Project
        i. Brennaaleen Drainage Improvements – PS&E and Construction Administration for Drainage Improvements of Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions. Notably, the project included new storm sewer trunkline, cut and restore pavement, detention pond, and a jacked and bored railroad crossing
        ii. Sprague Bridge – PS&E for Bridge Replacement.
    c. Role of Individuals
        i. City Project Manager – Alicia Carmona
        ii. Consultant Project Manager, H&H Task Leader, and Bridge Design Task Leader – Oscar Arturo Garza

3. Mardoqueo Hinojosa, PE, CFM, CPM
    a. Contact Information
        City of Edinburg
        Director of Engineering
        415 W. University Dr.
        Edinburg, Tx 78539
        956.388.8953
    b. Recent Work and Brief Description of Project

i. Freddy Gonzalez
    1. Traffic Analyses in support of Proposed Widening. Performed Highway Capacity Analysis and produced signed, sealed, and TxDOT accepted Traffic Report.
    2. Traffic Signal Design for BU 281 at Freddy Gonzalez

c. Role of Individuals
    i. City Project Manager – Mardoqueo Hinojosa
    ii. Consultant Traffic Analysis and Traffic Signal Design Task Lead – Oscar Arturo Garza

4. Beethoven Garcia, PE
    a. Contact Information
        TxDOT Pharr District
        Advanced Project Delivery Team Leader
        600 W. Interstate 2
        Pharr, Tx 78577
        956.702.6249
    b. Recent Work and Brief Description of Project
        i. US 281 Segment 1 – From FM 490 to SH 186, upgrade a rural highway to meet FHWA full access-controlled interstate design criteria. Notably the project included 3 new grade separations, retention facilities, mainlanes frontage roads, storm sewer, illumination, retaining walls, FAA coordination, and intelligent traffic system components
    c. Role of Individuals
        i. TxDOT Project Manager – Beethoven Garcia
        ii. Consultant Project Manager and Engineer of Record for Design – Oscar Arturo Garza
        iii. Traffic Control Task Lead and Engineer of Record for Construction – Carlos Juarez

All Past Projects Delivered or In Process of Being Delivered by Current SCIVLE staff for the City of Edinburg

1. Freddy Gonzalez Traffic Study – Sub to GDJ From BU 281 to I-69C
    a. Roles Served by Oscar Arturo Garza:
        i. Traffic Engineering Analysis Task Lead
2. Freddy Gonzalez at BU 281 Traffic Signal Design – Sub to GDJ
    a. Roles Served by Oscar Arturo Garza:
        i. Traffic Signal Design Task Leader
3. Brennaaleen Drainage Improvements – PS&E and Construction Administration for Drainage Improvements of Brennaaleen Park, Cedar Heights, and Greenbriar Subdivisions. Notably, the project included new storm sewer trunkline, cut and restore pavement, detention pond, and a jacked and bored railroad crossing
    a. Roles Served by Oscar Arturo Garza:
        i. Project Manager
        ii. H&H Task Leader

4. Sprague Bridge – PS&E for Bridge Replacement
    a. Roles Served by Oscar Arturo Garza:
        i. Project Manager
        ii. H&H Task Leader
    b. Roles Served by Carlos Juarez
        i. QA/QC

5. Alberta Road – Sub to South Texas Infrastructure Group. Widening, curb and gutter, storm sewer, traffic analysis, and traffic signal design.
    a. Roles Served by Oscar Arturo Garza:
        i. H&H Task Leader
    b. Roles Served by Carlos Juarez
        i. Roadway Design Support
        ii. QA/QC

SECTION E – INSURANCE

SCIVLE certifies it carries the following insurance at the noted limits:

General Liability: $1M each occurrence / $2M aggregate;

Workers' Compensation: An amount not less than that required by State law and to include Employer's Liability of $1M;

Automobile Liability: $500,000 CSL

Professional Liability: $1M per claim / $1M aggregate.

SECTION F - PROFESSIONAL SERVICES AGREEMENT

SCIVLE has reviewed the Professional Engineering Services Agreement included with the RFQ. SCIVLE confirms that it will meet the prerequisite insurance requirements and, if selected, agrees to enter into the Professional Engineering Services Agreement with the City of Edinburg.

SECTION G – CONTACT INFORMATION

Contact Information

Primary Contact:
Oscar Arturo Garza
President
2416 Buddy Owens Blvd
McAllen, Tx 78504
M: 956.369.4529
E: oscar.garza@scivle-consultants.com

Alternate Contact:
Carlos Juarez
Vice President
2416 Buddy Owens Blvd
McAllen, Tx 78504
M: 956.223.6771
E: carlos.juarez@scivle-consultants.com


SCIVLE
a civil engineering co.

Request for Qualification
For

THE CITY OF Edinburg

RFQ # 2026-7
PROFESSIONAL ENGINEERING SERVICES

Submitted by

SDI ENGINEERING, LLC

Civil • Utility Systems • Project Management

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SDI ENGINEERING
A Limited Liability Company
TBPE Licensed No F-13016
Civil • Utility Systems• Project Management •
2105 S. Jackson Road, Edinburg, Texas 78539 (956) 287-1818 office

July 13, 2026

City of Edinburg
c/o City Secretary
415 W. University Drive
Edinburg, TX 78539

RE: Request for Qualifications – RFQ No. 2026-7
Professional Engineering Services

To Whom It May Concern,

SDI Engineering LLC is pleased to submit this Request for Qualifications for providing Professional Engineering Services, as required by the City of Edinburg. Included in this packet is a list of project experience that very closely resembles projects of size and complexity in your city. As an Engineer in the public sector for over 26 years, I have unique insight into the many different factors that make projects successful. As you will see from the information provided, the firm will bring experience in the many facets to include paving, drainage, water distribution, water treatment, wastewater collection, wastewater treatment, contract negotiations, Right-of-Way acquisition, and Stormwater Management, parking lots, HVAC Renovations, Re-Roofing improvements, as well as design and project management of school districts, cities, irrigation districts, and county improvements.

SDI Engineering LLC is comprised of personnel that have the experience and credentials to meet the needs of the city. We have successfully completed work on State and Federally funded projects from the grant application process through design and construction management. In addition, we have demonstrated history with several Cities in the Rio Grande Valley and their staff.

I, Isael Posadas, P.E., will be the person authorized to conduct final contract negotiations with the city and welcome the opportunity to be considered for your project needs. Be advised no Addendums were received for this RFQ. We look forward to discussing our proposal with you in greater detail.

Respectfully,
SDI ENGINEERING, LLC

Isael Posadas, P.E., Principal
Mobile: (956) 607-9081
Email: iposadas@sdi-engineering.com

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

2 – Firm Qualifications and Experience:

Name of Firm:	SDI Engineering, LLC 2105 S. Jackson Rd Edinburg, Texas 78539
Telephone Numbers:	Office: (956) 287-1818
President & Primary Contact:	Isael Posadas, P.E. (Registered Engineer, 89435)
Established:	October 2010
Firm Structure:	Limited Liability Company
Texas Registration No.:	F-13016

Firm Background

SDI Engineering was established in 2010 as a Limited Liability Company (LLC), with the goal of providing clients with quality engineering and hands-on services based on solid experience and know-how. We understand the needs of our governmental and private clients because we have a history of being a client. Having once been regulators and policy developers for several municipalities, we offer an ability to maneuver through the many rules and regulations that advance projects in a timely and efficient fashion. It is this combination of experience and proven performance that makes our company unique to the area. SDI Engineering was established to help develop and build quality projects with sound engineering practices that make communities safer and promote enhanced quality of life.

The firm's principal has a solid reputation for excellence in engineering and is a direct result of his management of public systems and the commitment to the principle that projects are built to meet the needs of the public in the long term.

The firm team has successfully supervised the preparation of design schematics and PS&E for roadways, drainage, water distribution, wastewater collection and other civil engineering projects as well as architecture plans for roof improvements, parking lot improvements, and HVAC Renovations. SDI Engineering, LLC, is committed to providing integrity and excellence in its work, resulting in only the highest levels of customer satisfaction.

Firm Philosophy

Over the years, SDI Engineering, LLC, has undertaken many challenging projects and accumulated skills and experience in design and project management services. Today, SDI Engineering, LLC, takes on the role of various municipalities, governmental, county, schools, irrigation districts; and water provider projects to provide design inputs and engineering solution services. Our objective is to provide our clients with excellent experience when we are selected to execute their projects. Our emphasis on clear communication and follow-through procedures ensures that clients' objectives are top priority in the planning and execution of all our processes.

Project Approach/Methodology

There are several key factors to be considered in the preparation of the construction documents for any project. The firm's principal and his staff have developed an approach that has proven successful on projects time and time again. These factors include the following:

- Review the project goals and clearly understand all the client's needs, including performance and budgetary constraints.

- Identify specific work scope and establish efficient and timely milestones to complete the engineering assignment.
- Determine the local, state and federal requirements of the project based on funding and regulatory agency oversight.
- Attain as much information about existing conditions that can affect the project, including previous work, studies and efforts by others.
- Utilize design concepts that are proven in both the technical and practical application that provides long term performance with the operator of the system or facility in mind.
- Establish clear, open and honest communication with the Client and/or their representative throughout the project, from design to completion.
- Provide a product that meets or exceeds the expectations of the client.

Services Provided

SDI Engineering specializes in civil engineering, project planning, construction management and stormwater management. Our primary objective is to provide excellent personal service tailored to meet our client's goals and objectives within the framework of existing regulatory requirements, and in the most cost-efficient engineering manner possible. SDI Engineering takes pride in ensuring that all projects are completed on-time and within budget. These services have been provided to the City of Edinburg, City of McAllen, Harlingen Waterworks Systems, Hidalgo County Irrigation District No. 1, Hidalgo County Irrigation District No. 16, Edinburg CISD, North Alamo Water Supply Corporation, Sharyland Water Supply Corporation, and the City of Pharr. A solid track record has been established in the following areas:

Engineering Design / Consulting

Feasibility Study, Site Investigation, and Site Selection
Project Planning & Permitting
Hydrology and Hydrologic modeling
Road Design
Sewer System
Storm Drainage Systems
Water Systems
Grading Plans
Earthwork Calculations
Drainage Basin Analysis
Retention and Detention Systems

Project Management/Planning and Permitting

Construction Management
Owner Representation
Permit Preparation and Processing
Construction Inspection
Contract Document Preparation
Fill and Grade Permits
Variance Applications

Stormwater Management

Permit Application (NOI)
SWPPP Development
Notice of Change (NOC)
Notice of Termination (NOT)
Inspection Services
Personnel Training
Yearly Reporting
Public Involvement
BMP Specifications
Policy Development

Right of Way Acquisition Services

Parcel Identification
Appraisal Report Review
Title Work/Clearing of Encumbrances
Negotiations
Closing and Filing of Documents
Expert Witness

Municipal Policy Development

Engineering Standards
Construction Standards
Subdivision Review Policy

SDI Engineering, LLC operates out of our main office located at 2105 S. Jackson Rd, Edinburg Texas.

Project File/Name: **24-007 City of Mercedes City Hall Flooring Improvements**

Summary:
Project consists of the management of the flooring replacement project at City Hall for approximatley 9,769 sq. ft. with the options of polished sealed concrete, ceramic/porcelain/natural stone tile, or luxury vinyl tiles, complete in place, in Mercedes, Texas

Owner:
City of Mercedes
Mr. Alberto Perez, City Manager
400 S. Ohio Ave.
Mercedes, Texas 78570
(956) 565-3114

Contractor:
SLR Building Contractors, LLC
Ms. Stephanie L. Renteria
1803 S. Cesar Chavez Rd.
Edinburg, Texas 78742
(956) 383-8194

Project Cost: $ 158,130.00

Length of Project: (60 days) 2024

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **24-007 City of Mercedes City Hall Roof Improvements**

Summary:
Project consists of the design and management of the installation of re-roofing to existing BUR roof system with a spray polyurethane foam system and fluid applied elastomeric roof coating to approximately 10,850 SF roof, the installation of existing HVAC units on pre-engineered/manufactured curbs, and gutter and down spouts, complete in place, in Mercedes, Texas

Owner:
City of Mercedes
Mr. Alberto Perez, City Manager
400 S. Ohio Ave.
Mercedes, Texas 78570
(956) 565-3114

Contractor:
SLR Building Contractors, LLC
Ms. Stephanie L. Renteria
1803 S. Cesar Chavez Rd.
Edinburg, Texas 78742
(956) 383-8194

Project Cost: $ 158,130.00

Length of Project: (60 days) 2024





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **21-004 HCID No.1 Lining of Main Canal from FM 676 (Mile 5) to FM 2220 (Ware Rd) Improvements**

Summary:
Project consists of the design and management of the installation of 68,759 SF of canal liner; complete in place; 64,958 SF of fiber-reinforced concrete, 13,000 SF repair of existing concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system, along the main canal from FM 676 (Mile 5) to FM 2220 (Ware Rd), Edinburg, Tx



Owner:
Hidalgo County Irrigation District No. 1
Mr. Carlos Guzman, General Manager
1904 N. Expressway 281
Edinburg, Texas 78542
(956) 383-3886

Contractor:
Foremost Paving, Inc
Mr. Joseph E. Forshage
PO Box 29
Weslaco, Texas 78599
(956) 316-8900



Project Cost: $ 3,779,710.00

Length of Project: (270 days) 2024-2025

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **Mcallen PUB Mile 5 – Taylor Road to Ware Road (Sanitary Sewer and Waterline Improvements)**

Summary:
Project consists of the design and management of the installation and relocation of sanitary sewer and waterline due to TxDot road widening project along Mile 5 Road from Taylor Road to Ware Road.

Owner:
McAllen Public Utilities
Mr. Carlos Gonzalez, P.E.
311 N. 15th Street
Mcallen, Texas 78501
(956) 681-1770

Contractor:
Texas Cordia Construction, LLC
Ms. Yara M. Corbitt, P.E.
3149A Center Pointe Drive
Edinburg, Texas 78539
(956) 627-6181

Project Cost: $1,900,956.00

Length of Project: 2024-2025





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **20-004 SWSC Mile 5 – Conway Road to Taylor Road (Boring Services)**

Summary:
Project consists of the design and management of the removal of 10,413 LF of a 12" WL; 2,661 LF of an 8" WL; 14,189 LF of a 6" WL; 47 LF of a 5" WL; 2,570 LF of a 4" WL; 80 LF of a 2" WL; and 891 LF of a 16" WL, including bores with steel casing, and installation of 14,935 LF of a 12" PVC WL, 2,088 LF of an 8" PVC WL, and 1,648 LF of an 18" PVC WL, complete and in place along Mile 5 Road from Conway Road to Taylor Road, due to TxDot widening project. Bore pit, casing and welding to be provided by SWSC. A & M Cable Construction, LLC to provide contracted services for boring only.

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
A & M Cable Construction, LLC
Mr. Ulises O. Avila, Project Manager
2000 Salvador Ave.
Weslaco, Texas 78596
(956) 650-6299

Project Cost: $450,679.00

Length of Project: 2025

SDI ENGINEERING, LLC
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Project File/Name: **20-004 SWSC Mile 5 – Taylor Road to Ware Road Improvements**

Summary:
Project consists of the design and management of the removal of 4,036 LF of a 12” WL; 4,007 LF of an 6” WL; 452 LF of a 4” WL; 59 LF of a 2.5” WL; and 1,251 LF of a 2” WL, including bores with steel casing, and installation of 6,141 LF of a 12” PVC WL and 83 LF of a 6” PVC WL, completre and in place along Mile 5 Road from Taylor Road to Ware Road, due to TxDot widening project.

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081



Contractor:
Foremost Paving, Inc
Mr. Joseph E. Forshage
PO Box 29
Weslaco, Texas 78599
(956) 316-8900

Project Cost: $ 1,197.593.09



Length of Project: (180 days) 2023-2024

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **18-001 SWSC Shary Road Mile 3-5 Improvements**

Summary:
Project consists of the design and management of the relocation of approximately 10,456 LF of a 12" waterline along Shary Road from Mile 3-5, due to TxDot widening project

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
Foremost Paving, Inc
Mr. Joseph E. Forshage
PO Box 29
Weslaco, Texas 78599
(956) 316-8900





Project Cost: $ 1,844,860.00

Length of Project: (180 days) 2023-2024

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **21-007 SWSC Mile 5 Conway to Bentsen Palm Relocation**

Summary:
Project consists of the design and management of the relocation of approximately 11,815 LF of a 12" waterline and 3,399 LF of an 8" PVC waterline along Conway to La Homa on Mile 5, due to TxDot widening project.

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
Texas Cordia Contractors, LLC
Ms. Yara M. Corbitt, P.E., CEO
3149-A Center Pointe Drive
Edinburg, Texs 78539
(956) 627-6181

Project Cost: $ 3,454,519

Length of Project: (180 days) 2023-2024





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **20-005 HCID No. 1 East Main Canal Impr, Ph III – Jackson Rd to 29 St.**

Summary:
Project consists of the design and management of the installation of 444,275 SF of canal liner; complete in place; 430,420 SF of fiber-reinforced concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system from Jackson Road to 29th St in Edinburg.

Owner:
Hidalgo County Irrigation District #1
Mr. Rusty McDaniel, General Manager
1904 N Expressway 281
Edinburg, Texas 78542
(956) 383-3886

Contractor:
R.P. Constructors, Inc.
Mr. Robert C. Pfeiffer, President
9455 IH 35 N
New Braunfels, Texas 78130-7132
(512) 392-5111

Project Cost: $8,709,306.88

Length of Project: (1074 days) 2024





SDI ENGINEERING, LLC
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SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

3 - Team Members Qualifications and Experiences


Memorial/Eisenhower Sports Complex


Linn-San Manuel Veteran's Park


SWSC New Admin Bldg


SWSC New Admin Bldg & Warehouse


East Main Canal Lining Ph II

Isael Posadas, P.E., President
SDI Engineering, LLC

Education: Texas A&M University – Kingsville
Bachelor of Science in Civil Engineering

Professional Registration: Registered Professional Engineer in the State of Texas, No. 89435

HUB VID Number: 1273681906600
Vendor Number: 466960

Experience:
Mr. Posadas has over twenty-three (24) years of civil engineering work experience, the last nineteen (19) years as a registered Civil Engineer, which includes hydrologic/hydraulic studies, private and public infrastructure projects, feasibility studies, annexation/zoning issues, public presentations, preparation of engineering plans and specifications, bidding and contractual processes, construction management, public policy development, Right-of-Way acquisition, Stormwater Management and development planning. Most recently, as the City Engineer for Edinburg, Texas, he designed, bid, and performed construction management for over $11 Million in infrastructure projects and reviewed/approved over $50 Million in municipal projects designed by others.

Mr. Posadas has a strong management background having once direct oversight of Edinburg's Engineering Department, Public Works Administration, Utilities Administration, and the Edinburg International Airport. He has also previously held the top management position for the Harlingen Waterworks System and worked for the City of McAllen's Engineering and Public Utilities Departments. He is licensed as a Professional Engineer in Texas and is also a Certified Floodplain Manager.

Design and Management Projects:

2026 HCID No. 16 – La Joya Lake
2026 HCID No. 1 – TxDot Crossing Ware Road SH 107 to Monte Cristo
2026 ECISD – Edinburg North High School Drainage Improvement
2025 SWSC – Ware Road SH 107 to Monte Cristo Road
2025 HCID No. 1 – Main Canal 4 Mile to 5 Mile
2025 HCID No. 1 – Main Canal 4 Mile to Bentson Road
2025 ECISD – Canterbury Elementary School Sewer Improvements
2025 ECISD – Canterbury Elementary School Remediation & Restoration
2025 ECISD – Johnny Economedes High School Driveway
2025 City of Mercedes – City Hall Flooring Improvements
2024 City of Mercedes – City Hall Roof Improvements
2024 HCID No. 1 – Main Canal Lining Impr - Mile 5 to Ware Rd
2024 SWSC – Russell Road Waterline – Ware Rd to Monmack Road
2024 City of Mercedes – 10th Street Overlay
2024 SWSC – Ware Road – SH 107 to FM 676 Mile 5
2024 SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
2024 SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
2023 SWSC – Old Administration Building Remodeling & Roofing Improvements
2023 SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
2023 SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation Project
2023 MPUB – 5 Mile – Taylor Rd to Ware Road Sanitary Sewer Improvements
2023 HCID No. 1 – Fuel Canopy
2023 City of Mercedes – Subdivision Reviews
2023 HCID No. 16 - Subdivision Reviews/Rep
2022 HCID No. 1 – SH 107 Canal Internment from Monmack Rd to Hacienda Ford
2022 HCID No. 1 – Richardson Canal Internment from Kenyon Rd to Alamo Rd
2022 SWSC – Mile 6 Waterline Relocation from Ware Rd to Bentsen Rd, North to SH 107
2021 ECISD – HVAC ESSER III
2021 HCID No. 1 – East Main Canal Lining Improvements Ph III
2021 HCID No. 1 – Rooth Road Canal Lining Improvements Ph II
2021 HCID No. 1 – East Main Canal Lining I
2021 HCID No. 1 – Shary Road Mile 3-5 Improvements
2021 SWSC – Mile 5 Conway Road to Ware Road
2021 HCID No. 1 – Administration Office Paving & Fencing Improvements
2020 SWSC – Shary Road Mile 3-5 Improvements
2020 HCID No. 1 – Taylor Road Canal Lining Improvements
2020 Edinburg Housing Authority - La Posadas Water & Sewer
2019 Hid Co. Pct 4 – Linn-San Manuel Veterans Park
2019 EEDC – North Park Project
2019 ECISD – Vision Academy Paving, Drainage & Lighting
2019 SWSC – New Administration Building & Warehouse
2018 City of Edinburg – Southeast Original Townsite Drainage
2018 Texas Tropical Behavioral Health – Harlingen Facility Commercial Parking Lot
2018 HCID No. 1 – Penitas Pump House and Levee Rehabilitation
2018 HCID No. 1 – East Main Canal Lining Improvements 10th St to Jackson Rd, Ph II
2018 ECISD – Edinburg North H.S. Canopies Improvements
2017 ECISD – Transportation Fuel Station Addition
2017 ECISD – Richard R. Flores Drainage Improvements

2017 ECISD – Memorial/Eisenhower Sports Complex
2017 ECISD - Hargill Elementary Fireline Improvements
2017 ECISD – Brewster Track Improvements
2016 City of Pharr – Downtown Street Lights
2016 HCID No. 1 – West Canal Lining
2016 ECISD – Facilities Drainage Pond Cleaning & Regrading
2016 ECISD – Richard R. Flores Lighting & Fencing
2016 ECISD – R. Vela H.S. Paving & Drainage
2016 City of Pharr – Water and Sanitary Sewer Improvements Realignment
2016 ECISD – CAT Stadium Field Improvements
2015 ECISD - Pig Farm Sanitary Sewer Improvements
2015 NAWSC – Primera Interconnection Improvements
2015 ECISD – Elias Longoria-Flores Zapata Irrigation
2015 ECISD – CAT Stadium Parking Lot Improvements
2015 NAWSC – FM 1425 Waterline Interconnection
2015 ECISD – Truman/Escandon
2015 ECISD – Billboard Sign
2015 NAWSC – Administration Building Addition
2014 HCID No. 1 – 29th Street Section 1, Ph II
2014 ECISD – Career and Technology Center Buss Loop
2014 HCID No. 1 – 29th Street Section 1, Ph I
2014 McAllen Public Utilities – McColl Road Waterline Expansion


Memorial/Eisenhower Sports Complex


Edinburg North Park


SWSC New Admin Bldg


Bicentennial Park


East Main Canal Lining Ph II

Jessica Jean Posadas, Project Development/Business Manager
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley – Edinburg
Bachelor of Interdisciplinary Studies

Experience:		
	SDI Engineering, LLC	Jul 2010 – Present
	Edinburg CISD	Aug 2009 – Mar 2010
	Lone Star Bank	May 1998 – Aug 2006

Qualifications:
Ms. Posadas obtained a Bachelor of Interdisciplinary Studies from the University of Texas – Pan American and has a diverse background in business development having worked in various capacities in the banking industry. In addition, she provides our clients with access to information on the progress and status of projects during the design and construction phase.

Recent Projects:
SWSC – Mile 5 Conway to Bentsen Palm Relocation
HCID No. 1 – Fuel Canopy
HCID No. 1 – SH 107 Canal Internment
HCID No. 1 – Richardson Canal Internment
SWSC – Mile 6 Bentsen Rd Waterline Relocation
ECISD – HVAC ESSER III
HCID No. 1 Shary Road Mile 3-5 Improvements
McAllen PUB Mile 5 Taylor Rd to Ware Rd Sanitary Sewer Impr
SWSC Mile 5 Conway Road to Ware Road Improvements
SWSC Shary Road Mile 5-7 Improvements
SWSC Shary Road Mile 3-5 Improvements
HCID No. 1 Taylor Road Canal Lining Improvements
Edinburg Housing Authority Las Posadas Wtr & Swr Impr
Hidalgo County Pct 4 Linn-San Manuel Veteran's Park
EEDC North Park Project









Rebecca Morrison, Ed.D.,
Project Manager/Office Manager
SDI Engineering, LLC

Education: Southwestern University, Georgetown, Tx
Bachelor of Business Administration
University of Texas Pan American, Edinburg Tx
Master of Education – Educational Admin
Texas A&M Kingsville, Tx
Doctor of Education–Educational Leadership

Experience: SDI Engineering, LLC July 2021 – Present
ECISD, Asst. Supt for Finance/Deputy Supt. 2011 – 2021
Mission CISD, Dir of Human Resources 2004 – 2011
ECISD, Teacher and Human Resources Supv 1993-2004
Lone Star Nation Bank, Compliance Officer 1991-1992
Comptroller of the Currency, U.S. Treasury,
Bank Examiner 1986 - 1991

Qualifications:

Dr. Morrison joined the firm with extensive experience in the oversight, development, projection of personnel and student enrollment, management, and regulatory compliance of the financial and business affairs of a government entity funded by federal, state, grant and local tax dollars of over $379 million. Her work experience also includes bidding and contractual processes, land acquisition, policy development, budget planning, construction project management, grant writing, and the development and submission of Texas Department of Transportation utility and reimbursement agreements. Additionally, she has substantial experience presenting in formal settings as well as facilitating trainings in the work environment.

Recent Projects:

HCID No. 1 – TxDot Crossing Ware Road SH 107 to Monte Cristo
ECISD – Edinburg North High School Drainage Improvement
SWSC – Ware Road SH 107 to Monte Cristo Road
HCID No. 1 – Main Canal 4 Mile to 5 Mile
HCID No. 1 – Main Canal 4 Mile to Bentson Road
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
City of Mercedes – City Hall Roof Improvements
HCID No. 1 – Main Canal Lining Impr - Mile 5 to Ware Rd
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
City of Mercedes – 10th Street Overlay
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
City of Mercedes – Subdivision Reviews
HCID No. 1 – Fuel Canopy

ECISD – HVAC ESSER III
HCID No. 16 – Subdivision Reviews/Rep
HCID No. 1 – SH 107 Canal Internment
HCID No. 1 – Richardson Canal Internment
HCID No. 1 – Dove Siphon
SWSC – Mile 6 WL Relocation Ware Rd to Bentsen Rd
HCID No. 1 – East Main Canal Lining Improvements Ph III
HCID No. 1 – Rooth Road Canal Lining Improvements Ph II
HCID No. 1 – East Main Canal Lining
HCID No. 1 – Administration Office Paving & Fencing Improvements
SWSC Administration Office Building
HCID No. 1 Shary Road Mile 3-5 Improvements
McAllen PUB Mile 5 Taylor Rd to Ware Rd Sanitary Swr Improvements
SWSC Mile 5 Conway Road to Ware Road Improvements









Dahlia Guzman, Project Manager
SDI Engineering, LLC

Education: University of Texas Pan American, Edinburg Tx
Bachelor of Science
University of Texas Pan American, Edinburg Tx
Master of Education
University of Texas Pan American, Edinburg Tx
Principalship

Experience: SDI Engineering, LLC Jan 2022 – Present
Edbg CISD, Asst Super for Curriculum and Instr 2019 – 2021
Edbg CISD, Area Dir. for Special Populations 2018-2019
Edbg CISD, Principal 2000 – 2018
Edbg CISD, Teacher and Curriculum Assistant 1997 – 2000
McAllen ISD, Teacher 1990 - 1997

Qualifications:

Ms. Guzman joined the firm in Jan 2022 with extensive experience in management, curriculum development, facility instructional programming usage, and regulatory compliance of a government entity funded by federal, state, grant and local tax dollars of over $379 million. Her work experience also includes bidding and contractual processes, policy development, budget planning, construction project management, and the development and submission of Texas Department of Transportation utility and reimbursement agreements. Additionally, she has substantial experience coordinating and presenting in formal settings as well as facilitating training in the work environment.

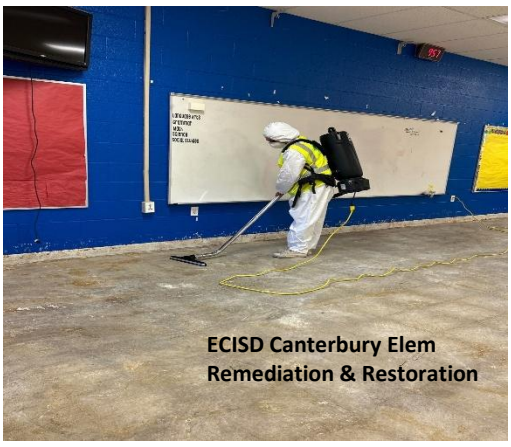
Recent Projects:

SWSC – Ware Road SH 107 to Monte Cristo Road
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation
SWSC – Old Administration Building Remodeling & Roofing Impr.
SWSC – New Administration Building
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
ECISD – HVAC ESSER III
SWSC – Mile 6 Bentsen Waterline Relocation


ECISD Edinburg North HS Drainage Project


ECISD Edinburg North HS Drainage Project


ECISD Canterbury Elem Remediation & Restoration


ECISD Canterbury Elem Remediation & Restoration

Jaime O. Perez, Project Manager
SDI Engineering, LLC

Education: University of Texas-Pan American - Edinburg
Finance Degree

Experience:		
	SDI Engineering, LLC	Sep 2025 – Present
	Edinburg C.I.S.D.	Aug 1997 - Aug 2025
	Beverly's Hardware	Apr 1986 – Dec 1994

Qualifications:
Mr. Perez obtained a Finance Degree from UT-Pan American in August 1996. He joined SDI Engineering, LLC in September 2025. Mr. Perez oversaw daily staff operations in the school districts Child Nutrition Program by directing and maintaining schedules in a timely and organized manner. He ensured all required procedures were followed, monitored property equipment to confirm proper functionality, and supported financial processes with accuracy and efficiency. Additionally, Mr. Perez has substantial experience coordinating and presenting in formal settings as well as facilitating training in the work environment.

Recent Projects:
ECISD – Edinburg North High School Drainage Improvement
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
City of Mercedes – City Hall Flooring Improvements
City of Mercedes – City Hall Roof Improvements









Christopher Saenz, E.I.T., Graphic Tech
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley - Edinburg
Bachelor of Science in Mechanical Engineering

Professional Registration: Texas Board of Professional Engineers
Engineer in Training, No. 75165

Experience:

SDI Engineering, LLC	Dec 2021 – Present
Edinburg CISD	Aug 2018 - Dec 2021

Qualifications:

Mr. Saenz obtained his Bachelor of Science in Mechanical Engineering from UTRGV in May 2021. He jointed SDI Engineering, LLC in December 2021. Mr. Saenz obtained skills in information technology while he interned at the Edinburg Consolidated Independent School District. His role in the firm includes engineering design and drafting, and the development of Texas Department of Transportation utility and reimbursement agreements.

Recent Projects:

SWSC – Ware Road SH 107 to Monte Cristo Road
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation
MPUB – 5 Mile – Taylor Rd to Ware Road Sanitary Sewer Impr
SWSC – Mile 5 Conway to Bentsen Palm Dr. Relocation
HCID No. 1 – Rooth Road Canaling Lining Improvements
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
SWSC Mile 6 Waterline Relocation
HCID No. 1 – FM 107 Canal Internment
HCID No. 1 – Richardson Canal Internment
SWSC – Mile 6 Waterline Relocation
SWSC Shary Road Mile 5-7 Improvements
SWSC Shary Road Mile 3-5 Improvements


Linn-San Manuel
Veteran's Park


Memorial/Eisenhower
Sports Complex


Memorial/Eisenhower
Sports Complex

Patricia L. Sanchez, Administrative Assistant
SDI Engineering, LLC

Experience:	SDI Engineering, LLC	July 2015 – Present
	Hidalgo County Tax Office	Jan 2013 – July 2015
	City of Edinburg	May 1990 – Jun 2012
	Hid Co Appraisal District	Jan 1983 – Nov 1989

Qualifications:

Ms. Sanchez has been with the Firm since July 2015. Previously she was employed with the Hidalgo County Motor Vehicle Department. She processed vehicle/trailer title transfers and renewals and maintained the Scofflaw Program. Ms. Sanchez also worked with the City of Edinburg in the Finance and Utilities Departments and retired after twenty-one (21) years of employment. She has extensive experience overseeing the administration procedures for construction and engineering projects. Ms. Sanchez maintained the progress of payment requests, correspondence, reports, and all project and staff meetings. In addition, she also worked at the Hidalgo County Appraisal District for six (6) years prior to working with the City, in the Exemptions and Bookkeeping/Payroll Departments.

Recent Projects (administration):

SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
HCID No. 1 – Fuel Canopy
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
HCID No. 1 Taylor Road Canal Lining Improvements
Edinburg Housing Authority Las Posadas Wtr & Swr Impr
Hidalgo County Pct 4 Linn-San Manuel Veteran's Park
EEDC North Park Project











Quirino Munoz, Construction Inspector
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley - Edinburg
Law Enforcement

Experience:

SDI Engineering, LLC	Dec 2018 – Present
City of Edinburg	Aug 1975 – Oct 2010

Qualifications:

Mr. Munoz joined the Firm in December 2018. He was previously employed with the City of Edinburg for over 35 years in the Law Enforcement Division. Mr. Munoz has extensive experience in communicating and observing situations. His role in the firm is to ensure the timely progression of projects in the field and quality control, and quality assurance in their installation.

Recent Projects:

HCID No. 1 – Monte Cristo Rd Line Relocation
HCID No. 1 – TxDot Rooth Road
SWSC – Ware Road SH 107 to Monte Cristo
ECISD – Edinburg North High School Drainage Improvement
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
ECISD – Johnny Economedes High School Driveway
HCID No. 1 – Main Canal Lining Impr - Mile 5 to Ware Rd
HCID No. 1 Fuel Canopy
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
HCID No. 1 Rooth Rd Canal Lining Impr-Ph II
HCID No. 1 East Main Canal Lining Impr Ph III
HCID No. 1 Taylor Road Canal Lining Improvements
Edinburg Housing Authority La Posadas Wtr & Swr Impr
Hid Co. Pct 4 Linn-San Manuel Veterans Park
EEDC North Park



James Baker, Construction Inspector
SDI Engineering, LLC

Education: Edinburg HS Aug 1986 – May 1990

Experience:

SDI Engineering, LLC	Apr 2022 – Present
City of Edinburg	Jul 2013 – Apr 2022
City of Weslaco	Jan 2012 – Jul 2013
City of Edinburg	Feb 1998 – Nov 2011



Qualifications:
Mr. Baker joined the Firm in April 2022. He was previously employed with the City of Edinburg for over 20 years in the Utility Water Maintenance Division. Mr. Baker has extensive experience in water maintenance, water distribution, and construction supervision divisions. His role in the firm is to ensure the timely progression of projects in the field and quality control, and quality assurance in their installation.



Recent Projects:
City of Mercedes – City Hall Flooring Improvements
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
City of Mercedes – City Hall Roof Improvements
City of Mercedes – 10th Street Overlay
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
WSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
HCID No. 1 – Fuel Canopy
City of Mercedes – Subdivision Inspections
HCID No. 16 – Mile 13 & Western Rd
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
SWSC Mile 6 Bentsen Waterline Relocation Improvements
HCID No. 1 East Main Canal Lining Improvements Ph III









Dionicio N. Garza, Civil Engineering Graduate, Graphic Tech
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley - Edinburg
Bachelor of Science in Civil Engineering

Professional Registration: Texas Board of Professional Engineers
Engineer in Training

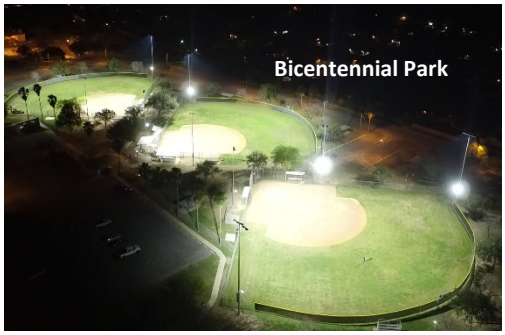
Experience:

SDI Engineering, LLC	Jan 2026 – Present
Guzman & Munoz Engineering & Surveying, Inc.	Feb 2024 - Jan 2026
SAMES, Inc.	Aug 2023 – Feb 2024

Qualifications:
Mr. Garza obtained his Bachelor of Science in Civil Engineering from UTRGV in June 2023. He joined SDI Engineering, LLC in January 2026. Mr. Garza has obtained skills in GEOHEC-HMS, GEOHEC-RAS, AND EPA SWMM software and in surveying equipment such as Total Stations and GPS Data Collectors. Mr. Garza has worked on developing project cost estimates and analyzing stormwater systems using hydrology and hydraulic software. His role in the firm includes engineering design and drafting, and the development of Texas Department of Transportation utility and reimbursement agreements.

Recent Projects:
ECISD – Robert Vela High School Subdivision
HCID No. 1 – Rooth Road
HCID No. 16 – La Joya Lake
HCID No. 1 – Penitas House Drainage
ECISD – Edinburg North High School Drainage Improvement
HCID No. 1 – Ware Rd to Ck #7









Albert Trevino, E.I.T. (Subconsultant)
SDI Engineering, LLC

Education: Texas A & M, Kingsville, Tx
Bachelor of Science in Civil Engineering

Professional Registration: Texas Board of Professional Engineers
Engineer in Training, No. 25702

Professional Affiliations: American Concrete Institute
American Honor Engineering Society

Experience:

Hinojosa Engineering, Inc.	Aug 2004 - Present
Lopez Engineering Group	May 1998 – Aug 2004
Wedge Dia-Log	Dec 1997 – May 1998

Qualifications:

Mr. Trevino is an Engineer Consultant that provides structural engineering services.

He obtained a Bachelor of Science in Civil Engineering from Texas A&M University-Kingsville in 1997. He has 6 years of Civil Engineering and 21 years of Structural design experience. Mr. Trevino has a wide range of knowledge in designing engineered structures, including buildings, roads, parking lots, drainage structures, utilities, and subdivision plats. He prepares production of construction documents such as redlining plans, sections, details and coordinating the documents with Architectural and Mechanical Electrical Plumbing drawings. He also has experience in reinforced concrete, structural steel, masonry, and timber. Mr. Trevino designs and oversees projects from beginning to construction completion. He is familiar with structural design software such as Enercalc, RISA 3D, and AutoCAD.

Recent Projects:

HCID No. 1 – Rooth Canal Crossing Structure
ECISD – Johnny Economedes High School Bus Lane
HCID No. 1 – FM 676 Irrigation Siphon
HCID No. 1 – Taylor Road Dove Crossing
HCID No. 1 – Fuel Canopy
HCID No. 1 – Richardson Road Canal Lining
HCID No. 1 – Tayor Road
HCID No. 1 – Dove Siphon
HCID No. 1 – East Main Canal Lining Improvements Ph III
Hidalgo County Pct 4 Linn-San Manuel Veteran's Park
EEDC – North Park Project
ECISD – Memorial/Eisenhower Sports Complex


SWSC Old Admin Building
Remodeling Roofing Impr.


City of Mercedes City
Hall Roof Impr


Memorial/Eisenhower
Park


EEDC North Park

Robert Estrada, AIA (Subconsultant)
SDI Engineering, LLC

Education: Texas State Technical Institute
Associate Degree Drafting & Design - 1983

Professional Registration: Registered Architect – TX License #17637, Dec 2001

Professional Affiliations: American Institute of Architects
Texas Society of Architects
LRGVC of the American Institute of Architects
Member since 1994
President – 2010
Knights of Columbus – St. Joseph Edinburg
Edinburg Lions Club - Member since 1988
President - 2004
St. Joseph Catholic School Council
Member 2003-2006
City of Edinburg Zoning Board of Adjustment
Member 2001- 2006
City of Edinburg Parks Board - Member 2002-2005

Experience: SDI Engineering, LLC May 2022-Present
Edinburg CISD, District - Architect 1998-2022
Boultinghouse Simpson Arch., Proj Mngr/Partner 1991-1998
Dixon Concrete Products, Co-Owner/Manager 1990-2002
Boultinghouse Simpson Architects, Proj Mngr 1986-1990
Max Burkhart & Associates, Project Manager 1985-1986
Boultinghouse Bustos & Associates, Draftsman 1983-1985

Qualifications:
Mr. Estrada is an Architect Consultant that provides architectural services to our firm. He was previously the District Architect for the Edinburg Consolidated Independent School District which consists of administering over 20 million dollars per year of projects and up to 100 million during Bond programs. His primary responsibilities were to monitor expenditures, quality control, coordination (staff and contractor) and schedules. He has over 39 years of varied experience in the architectural profession ranging from master planning, commercial, educational, financial, medical, residential, and religious facilities. Working for the Edinburg CISD and as a Project Manager for Boultinghouse Simpson Architects, he was given the opportunity to experience client-owner and owner-client understandings of each other needs to achieve successful projects.

Recent Projects:
2024 – City of Mercedes City Hall Roof Improvements
2023 – Austin Star Detonator Roof Improvements
2023 – SWSC Old Administration Building Remodeling & Roofing Impr
2023 - San Isidro ISD Facilities Conditions Assessment & Budget Report
2016 – ECISD De Zavala Elementary/De La Vina Elementary Form Roofing & Metal Improvements

2012 – ECISD Escandon Elementary/Truman Elementary Foam Roofing
2011 – ECISD JFK Elementary Roof Improvements
2011 – ECISD Cavazos Elementary Roof Improvements

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

References:

Owner: **Edinburg Independent School District**
Project: **Edinburg North High School Drainage Improvements**
Proj. Description: Design and management of drainage improvements to include 1,135 LF of 24”; 825 LF of 36” and 210 LF of 15” RCP drainpipe, tree foliage removal and disposal, 4’ and 5’ drainage manoles; 20’ chain link rolling gate, seeding, and irrigation system, complete in place.
Project: **ECISD HVAC ESSER III**
Proj. Description: Management servcies for the Edinburg CISD ESSER III – HVAC system design and improvements for district wide facilities to include replacing of the HVAC equipment, thereby promoting safe in-person instructions and overseeing the federal grant compliance for constrution.
Owner’s Rep: Mr. Jose L. Villarreal, Director of Facilities
Phone: (956) 289-2300
Email: jose.villarreal2@ecisd.us
Services Provided: Civil Design and Management

Owner: **City of McAllen**
Project: **McAllen PUB Mile 5–Taylor Rd to Ware Rd (Sanitary Sewer and Wtrln Relocation**
Proj. Description: Design and management of drainage improvements to include 1,135 LF of 24”; 825 LF of 36” and 210 LF of 15” RCP drainpipe, tree foliage removal and disposal, 4’ and 5’ drainage manoles; 20’ chain link rolling gate, seeding, and irrigation system, complete in place.
Owner’s Rep: Mr. Carlos Gonzalez, P.E.
Phone: (956) 681-1770
Email: cagonzalez@mcallen.net
Services Provided: Civil Design and Management

Owner: **Hidalgo County Irrigation District No. 1**
Project: **TxDot Crossing Ware Road SH 107 to Monte Cristo Rd**
Proj. Description: Design and Construction Management of the installation of 444,275 SF of canal liner; complete in place; 430,420 SF of fiber-reinforce concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system from Jackson Road to 29th Street in Edinburg.
Project: **Lining of Main Canal from FM 676 to FM 2220 Improvements**
Proj. Description: Design and Management of the installation of 68,759 SF of canal liner; 64,958 SF of fiber-reinforced concrete, 13,000 SF repair of existing concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system.
Owner’s Rep: Mr. Carlos Guzman, General Manager
Phone: (956) 383-3886
Email: carlos@hcid1.com
Services Provided: Civil Design and Management

Owner:	**City of Mercedes**
Project:	**City Hall Flooring Improvements**
Proj. Description:	Management of the flooring replacement project at City Hall for approximatley 9,769 sq. ft. with the options of polished sealed concrete, ceramic/porcelain/natural stone tile, or luxury vinyl tile.
Project:	**City Hall Roof Improvements**
Proj. Description:	Design and management of the installation of re-roofing to existing BUR roof system with a spray polyurethane foam system and fluid applied elastomeric roof coating to approximately 10,850 SF roof, the installation of existing HVAC units on pre-engineered/manufactured curbs, and gutter and down spouts.
Owner's Rep:	Mr. Alberto Perez, City Manager
Phone:	(956) 565-3114
Email:	aperez@cityofmercedes.com
Services Provided:	Civil Design and Management

Client#: 722473 SDIENGIN

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/04/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Hartford Service Center	
USI Southwest 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	PHONE (A/C, No, Ext): 713 490-4600	FAX (A/C, No): 713-490-4700
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Sentinel Insurance Company Ltd.	11000
INSURER B : Hartford Fire Insurance Company	19682
INSURER C : XL Specialty Insurance Company	37885
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
SDI Engineering, LLC
P. O. Box 3363
Edinburg, TX 78540

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			61SBMZM3422	11/04/2025	11/04/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$1,000,000 $1,000,000 $10,000 $1,000,000 $2,000,000 $2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			61SBMZM3422	11/04/2025	11/04/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $10000			61SBMZM3422	11/04/2025	11/04/2026	EACH OCCURRENCE AGGREGATE 	$1,000,000 $1,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		61WBCAE7609	11/04/2025	11/04/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
C	Professional Liab Claims Made Pol.			DPS5036168 Retro: 11/01/10	11/01/2025	11/01/2026	$1,000,000 per claim $1,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The General Liability and Auto Liab. policy(s) includes a blanket automatic Additional Insured endorsement that provides Additional Insured status to the Certificate holder, only when there is a written contract or written agreement between the named insured and the certificate holder that requires such status, and only with regard to work performed on behalf of the named insured. The General Liability, Auto Liability and Workers Compensation policy(s) provide a Blanket Waiver of Subrogation as required by written contract.

CERTIFICATE HOLDER

SDI Engineering, LLC
P. O. Box 3363
Edinburg, TX 78540

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

James E. Zimmerman

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No Claims have been filed against SDI Engineering, LLC

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Professional Services Agreement:

Acknowledgement

I, Isael Posadas, P.E., hereby confirm and acknowledge that I have read the attached Sample "Professional Services Agreement" referenced to RFQ #2026-7. SDI Engineering, LLC, will meet the prerequisite insurance requirements, and if selected, will enter into such agreement.

Isael Posadas. 7-7-26

Isael Posadas, P.E.
Principal

Date

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Contact Information:

Firm Name and Location

1. SDI Engineering, LLC
   Isael Posadas, P.E., Principal
   2105 S. Jackson Rd.
   Edinburg, Texas 78539
   Office (956) 287-1818
   Mobile (956) 607-9081
   iposadas@sdi-engineering.com

   Mailing:
   P.O. Box 3363
   Edinburg, Texas 78540
   Information E-mail: info@sdi-engineering.com

2. SDI Engineering, LLC
   Dr. Rebecca Morrison, Office/Project Manager
   2105 S. Jackson Rd.
   Edinburg, Texas 78539
   Office (956) 287-1818
   Mobile (956) 407-1339
   rmorrison@sdi-engineering.com

RFQ #2026-7
Request for Statement of Qualifications
Engineering Services – Mechanical, Electrical & Plumbing

SIGMA HN ENGINEERS, PLLC

TBPE Firm No. F-14767
701 South 15th Street
McAllen, Texas 78501
(956) 332-3206

SIGMA HN
ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

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Transmittal Letter

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

July 14, 2026

Jesus Gabriel Hinojosa, PE, LEED AP
gabrielhinojosa@sigmahne.com
Cell: 956-279-0624

City of Edinburg,
City's Secretary Office
415 W. University Drive
Edinburg, TX 78539

To whom it may concern,

Sigma HN Engineers, PLLC (SIGMA) is submitting this Statement of Qualifications package for Professional Engineering Services – Mechanical, Electrical, and Plumbing RFQ #2026-7. We are very interested in providing the City of Edinburg with professional engineering and construction administration services.

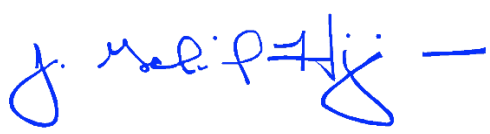
SIGMA is a firm whose goal is to produce quality designs for facilities that are functional, economical, energy efficient, and sustainable. SIGMA is led by two LEED Accredited Professional Engineers, Jesus Gabriel Hinojosa, and Jose Antonio Nicanor (Tony). Gabriel will handle the mechanical and plumbing engineering, and Tony will handle the electrical and special systems engineering. Both of us will be performing the construction administration duties of our respective disciplines. As the primary point of contact for the City of Edinburg, Gabriel will ensure the necessary resources are available to meet any challenge presented and ensure adherence to the quality standards expected by the City of Edinburg.

Gabriel and Tony have been providing MEP engineering services for more than 20 years combined and have worked together on numerous projects. We focus on providing quality construction documents that meet our client's needs. Because we have successfully completed projects working directly with institutional owners, we can guide you through the difficulties that may arise in a project. From design, through procurement and construction, Gabriel and Tony will be leading the project to ensure designs are properly implemented in the construction process.

The City of Edinburg will always be working directly with the principals of the firm. Our size allows us to be more nimble, more flexible, and more able to meet your needs in a cost-effective manner. We engage regularly in continuing education courses and seminars to maintain knowledge of the latest and most innovative materials and technology. With our understanding of facility infrastructure, we will evaluate existing conditions and propose solutions using appropriate mechanical, electrical, and plumbing systems.

Given our education and experience, we feel that we can be a valuable contribution to the City of Edinburg and would be excited to hear more details about the projects coming up in a near future. We appreciate the opportunity to provide MEP engineering services, and we encourage you to call our references as we you for your time and consideration.

Best Regards,



Jesus Gabriel Hinojosa, PE, LEED AP



Firm Qualifications

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

PRIME FIRM HISTORY

FIRM PROFILE

Sigma HN Engineers, PLLC was established in October 2012 by Jesus Gabriel Hinojosa and José Antonio Nicanor to provide excellence in MEP engineering services. All of our clients receive personal, responsive attention from the firm's principals. Both Gabriel and Tony are licensed professional engineers registered in the state of Texas and LEED accredited professionals. With over 20 years of combined experience, SIGMA is committed to the successful completion of projects on time and within budget. We have successfully completed over 300 projects, 57 of which were for higher education institutions and 103 for K-12 education institutions. To date, we have completed 33 projects for UTRGV, 21 for STC, and 1 each for TAMUK and TSTC-Harlingen. Please refer to the prime firm resumes for a more detailed description of representative projects.

Prior to forming Sigma HN Engineers, PLLC, Gabriel and Tony gained experience working on over 100 projects combined, 45 of which were for higher education. In various roles ranging from project manager to mechanical or electrical engineer of record to lead design engineer, 26 projects were completed for South Texas College, 14 for the University of Texas Pan American, 2 for the University of Texas Brownsville - South Most College, 2 for Texas State Technical College Harlingen, and 1 for the University of Texas Permian Basin.

Mission Statement

To enhance the health, safety, welfare, and comfort of the public by providing economical, responsive, and innovative professional engineering services.

Project Portfolio include new construction, renovations, and additions for higher education, K-12 education, data centers, restaurants, religious institutions, office buildings, kitchen facilities, science laboratories, gymnasiums, sports complexes, multi-purpose facilities, retail spaces, commercial plazas, medical facilities, FEMA-rated community safe rooms, private residences, public resource centers, fire stations and emergency services facilities, sanitary sewer lift stations, water-waste water treatment plants, libraries, parking lots, parks and recreation facilities, warehouses, etc.

Mechanical Engineering Services include HVAC load analysis, air balance analysis, ventilation for indoor air quality, demand control ventilation, air distribution systems, duct & piping insulation systems, air cooled and water cooled chilled water systems, packaged DX systems, split DX Systems, variable refrigerant flow systems, energy recovery systems, testing adjusting and balancing, vibration isolation, acoustic analysis, HVAC control & instrumentation systems, and energy compliance reports.

Electrical Engineering Services include emergency/standby & normal power distribution, lighting systems, network lighting control systems, alternative energy- wind and solar systems, grounding-bonding & surge suppression systems, lightning protection systems, fire alarm systems, and energy compliance reports.

Plumbing Engineering Services include domestic water systems, sanitary sewer and vent systems, grease waste systems, acid waste systems, interceptor systems, storm drainage systems, natural gas distribution systems, medical gas systems, and energy compliance reports.

Special Systems Engineering Services include structured cabling infrastructure for voice and data, design of classroom audio/visual systems, electronic safety, and security-access control & intrusion detection, and camera surveillance systems.

Facilities Services include a specialized offering of services such as power system studies, building condition assessments of Mechanical, Electrical, and Plumbing Systems, preliminary review, and on-site observations, drawings and specifications review, code compliance reviews, LEED consulting, and BIM Revit MEP modeling.

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

UNIQUE QUALIFICATIONS & SPECIALIZED DESIGN EXPERIENCE

We have designed the mechanical, electrical plumbing and special systems for government municipalities new construction and renovations buildings. Refer below for representative projects.

One of the qualities that makes SIGMA unique is our proximity to the City of Edinburg. Located in downtown McAllen, our office is only 18 miles away from the City of Edinburg. Our proximity to the City allows us to be there when you need us.

Our experience working directly as the prime consultant with government municipalities, higher education institutions and school district on new construction, renovations, and additions is another quality that makes SIGMA unique. We have provided engineering and construction administration services on numerous projects throughout the Rio Grande Valley. City of Weslaco, La Joya ISD, The University of Texas Rio Grande Valley, Harlingen CISD, Brownsville ISD, and Edinburg CISD.

Another quality that makes us unique is that we have gained familiarity working with government municipalities over the course of our careers.

Our size, proximity, extensive design experience, including prime firm experience, coupled with our familiarity with government municipalities, are all factors that make SIGMA uniquely qualified to perform the engineering and construction administration services for the City. Given our education and experience, we feel that we can be a valuable resource to The City of Rio Grande City and would welcome the opportunity to work with you on the projects that may arise in the future.

Small sample of projects involving with government municipalities:

- U.S. Customs Border Patrol McAllen Station Back Up Generator
- Rio Grande City FMCSA Office Renovation
- City of McAllen Harvey Ave. Stormawater Pump Station Improvements
- City of Roma North Plaza Lighting
- City of Edinburg Downtown Water Plant Section 3 Filter Control Valve Replacement
- City of Edinburg Fire Station Improvements
- City of Edinburg Water Treatment Plant Office
- City of Edinburg Transit Terminal
- Brownsville Senior Center
- Brownsville Metro Transfer Station
- Edinburg CISD Austin Gym
- Weslaco North Side Sports Complex
- Texas Department of Public Safety McAllen
- Texas Department of Public Safety Rio Grande City
- LRGV-DC 911 Center
- Texas Human Health Services
- Penitas City Hall & Police Station
- McAllen ERO Sub-Office US Immigration and Customs Enforcement
- LRGV-DC Building D Expansion

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

PROJECT EXECUTION

Meeting schedules and accelerated timelines is a critical part of our culture at SIGMA, and we take a great deal of pride in our commitment to meet our client's schedules and timelines. We are willing and able to expedite Mechanical, Electrical, Plumbing Engineering design and construction administration services for projects no matter how big or small. To complete projects within budget we communicate with our clients and visit the job site to clearly define a scope of work. We prepare an engineering cost estimate and establish a budget. We develop a detailed schedule and formulate a staffing plan. We also document work scope modifications and seek the client's approval prior to proceeding with the work, and we assign qualified personnel to each task. These basic elements of effective budget control allow us to provide quality designs, which minimize unanticipated cost in the construction phase such as change orders.

Early in the planning phase, we identify and communicate the technical expertise required, schedule time frames, and level of effort expected for each work order. For staffing purposes, it is simple; Gabriel and Tony will be involved in all phases of each work order. Gabriel will perform the mechanical and plumbing engineering, and Tony will perform the electrical and special systems engineering. Both Gabriel and Tony will handle the construction administrative duties of their respective disciplines. Needless to say, Gabriel and Tony will be hands-on and be fully involved in the day-to day activities of managing the project. Internal team meetings will be held throughout the duration of the contract to review progress on all delivery work orders.

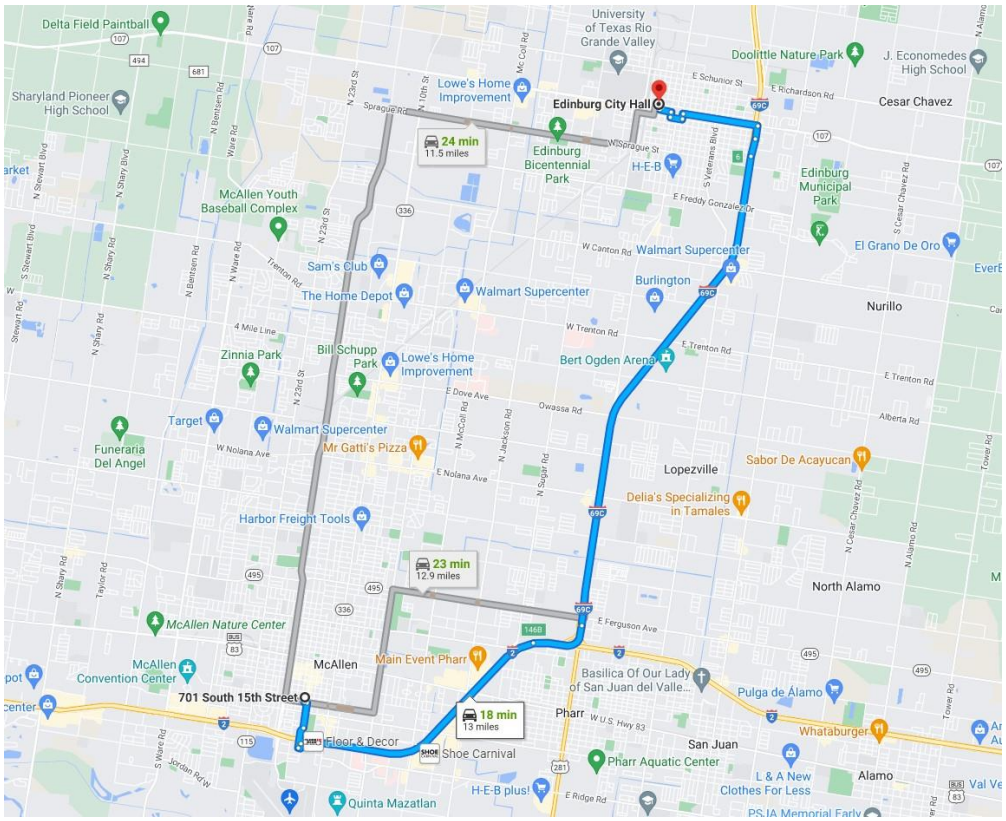
Whether working on fast-track projects for demanding owners in the private sector, working for school districts on short fuse projects to meet grant deadlines, or working with higher education institutions to design improvements that can be constructed within restricted schedule downtimes, Gabriel and Tony have a track record of proven performance.

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

PRIME FIRM PROXIMITY

A quality that makes SIGMA unique is our proximity to Edinburg City Hall. Located in downtown McAllen, our office is only 18 miles away from Edinburg City Hall building. Our proximity to the campus facilitates design and construction administration duties. It allows us to be there when you need us.



SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

AVAILABILITY AND COMMITMENT

Sigma HN Engineers, PLLC has the resources and is prepared to commence MEP engineering services for the City of Edinburg immediately upon receipt of a Notice to Proceed. With Gabriel and Tony as principals of the firm, we have the mechanical and electrical engineering capacity to accomplish any work order presented by the City of Edinburg. Gabriel will perform the mechanical and plumbing engineering, and Tony will perform the electrical and special systems engineering. Both Gabriel and Tony will be handling the construction administration duties of their respective disciplines. Gabriel and/or Tony will attend all required meetings with the City of Edinburg to make certain projects are completed successfully on time and within budget. As the primary point of contact for the City of Edinburg, Gabriel will ensure the necessary resources are available to meet any challenge presented and ensure adherence to the quality standards expected by the City of Edinburg. SIGMA's team will consist of the following associates whose duties and responsibilities are as follows:

- Jesus Gabriel Hinojosa, PE, LEED AP, will design the Mechanical and Plumbing systems, perform construction administration duties, and attend meetings in the design and construction phases of the project. Gabriel will also manage and supervise all phase of the project and serve as the primary point of contact for STC.

- Jose Antonio Nicanor, PE, LEED AP, will design the Electrical and Special Systems, perform construction administration duties, and attend meetings in the design and construction phases of the project.

- Anthony Nicanor, EIT, will design the Electrical and Special Systems, prepare construction documents, and assist with construction phase duties.

- Kevin Alvarez, CAD Technician, will prepare construction documents and assist with construction phase duties.

- Kevin Mejia, CAD Technician, will prepare construction documents and assist with construction phase duties.

  Lorenzo Lopez, CAD Technician, will prepare construction documents and assist with construction phase duties.

- Leonel Sanchez, Designer, will prepare construction documents and assist with construction phase duties.

- Patricia Hinojosa and Aimee Nicanor will handle any clerical and office administration duties.

We live and work in the Rio Grande Valley, and are committed not only on a professional level, but on a personal level to ensure projects are completed successfully on time and within budget. Our office is in McAllen so we will be ready to begin service immediately upon request.



Team Member Qualifications and Experience

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

JESUS GABRIEL HINOJOSA, PE, LEED AP

PRINCIPAL

EDUCATION

Bachelor of Science Mechanical Engineering — Texas A&M University (1998)

PROFESSIONAL CERTIFICATIONS

State of Texas Registered Professional Engineer No. 96585 (2005)
Leadership in Energy and Environmental Design Accredited Professional, LEED AP (2009)
Autodesk Revit MEP Training (2010)
Project Management Training (2009)

PROFESSIONAL ASSOCIATIONS

American Society of Heating, Refrigerating, and Air-Conditioning Engineers
American Society of Mechanical Engineers
Society of Hispanic Professional Engineers
Boys & Girls Club McAllen

QULAIFICATIONS & EXPERIENCE

Prior to pursuing his entrepreneurial endeavor with SIGMA in 2012, Gabriel had been with Halff Associates for more than 8 years. Gabriel has been involved in all aspects of MEP engineering design and project management for commercial, institutional, industrial, and educational facilities. He has extensive experience with new construction projects, additions, renovations, remodels, and improvements. He provides sustainable designs with a focus on energy efficient HVAC systems. Representative experience includes:

- South Texas College Starr County Campus Health Professions + Science Building
- South Texas College Starr County Campus Thermal Plant
- Brownsville ISD Rivera Early College High School HVAC & Lighting Improvements
- Region One Education Service Center Laredo Renovations
- Region One Education Service Center Edinburg Additions
- University Of Texas Rio Grande Valley One Stop
- La Joya ISD Irene M. Garcia Middle School HVAC Improvements
- Edinburg CISD BL Garza Middle School Athletic Addition And Remodel
- Edinburg CISD Escandon, Cavazos, & Eisenhower Elem School Lighting Upgrades
- Harlingen CISD HVAC Improvements at Long & Wilson Elementary Schools
- Brownsville ISD Cummings Middle School Remodel
- Santa Maria Agricultural Support Facilities
- STISD Edinburg Bus Maintenance
- Edinburg CISD Esparza Elementary School HVAC Improvements
- City of Edinburg Fire Station HVAC Upgrades
- ECISD Richard R. Flores Fieldhouse Improvements
- La Joya ISD Performing Arts Center
- HCISD Transition Academy
- City of Granjeno 2019 Public Facility and Improvements Project

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

JOSE ANTONIO NICANOR, PE, RCDD, LEED AP

PRINCIPAL

EDUCATION

Master of Science/Electrical Engineering	University of Texas Pan-American (2008)
Bachelor of Science/Electrical Engineering	University of Texas Pan-American (2003)

PROFESSIONAL CERTIFICATIONS

State of Texas Registered Professional Engineer – No. 108783 (2011)
Registered Communications Distribution Designer (RCDD)
Leadership in Energy and Environmental Design Accredited Professional (2009)
Texas Educator Certificate – Generalist Grades 4-8 (2003)
Autodesk Revit MEP Training (2010)

PROFESSIONAL ASSOCIATIONS

2015 Institute of Electrical & Electronics Engineers -RGV Power & Energy Society, Chapter Chair- 2013-2016
2015 S. Border Bridge, K-12 Destination Imagination Score Room Challenge Master Term served 2005-2016

QULAIFICATIONS & EXPERIENCE

Prior to pursuing his entrepreneurial endeavor with SIGMA in 2012, Tony had been with Halff Associates for more than 6 years. Tony has been the lead electrical and telecommunications engineer for new and renovation projects for commercial, institutional, industrial, and educational facilities. He has worked in numerous school district projects ranging from building renovations to new construction, thermal energy plant expansions, parking lot additions, network operating centers, electronic safety and security, data and voice networked-telecommunication infrastructure, audio/video for conference rooms, and TV production video/sound equipment and media infrastructure for school board rooms and football high school stadiums. Representative experience includes:

- South Texas College Starr County Campus Health Professions + Science Building
- South Texas College Starr County Campus Thermal Plant
- Brownsville ISD Rivera Early College High School HVAC & Lighting Improvements
- Region One Education Service Center Laredo Renovations
- Region One Education Service Center Edinburg Additions
- University Of Texas Rio Grande Valley One Stop
- La Joya ISD Irene M. Garcia Middle School HVAC Improvements
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- Edinburg CISD Escandon, Cavazos, & Eisenhower Elem School Lighting Upgrades
- Harlingen CISD HVAC Improvements at Long & Wilson Elementary Schools
- Brownsville ISD Cummings Middle School Remodel
- Santa Maria Agricultural Support Facilities
- STISD Edinburg Bus Maintenance
- Edinburg CISD Esparza Elementary School HVAC Improvements
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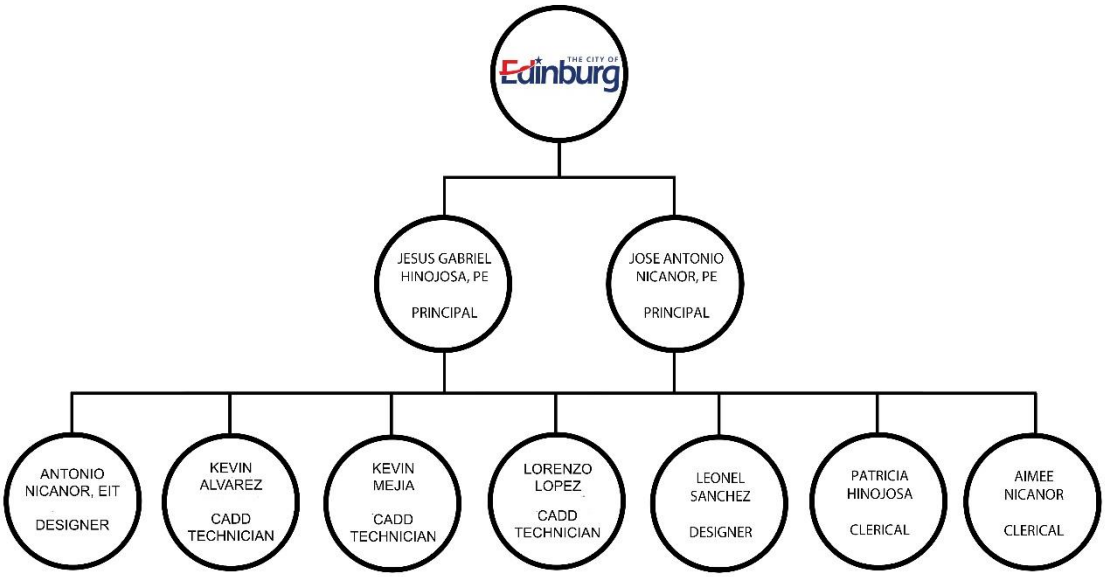
- HCISD Transition Academy
- City of Granjeno 2019 Public Facility and Improvements Project

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

LINES OF AUTHORITY



Jesus Gabriel Hinojosa, PE, LEED AP

- Education: Bachelors of Science Mechanical Engineering
  Texas A & M University
  College Station, Texas, May 1998

- Assignment: Jesus Gabriel Hinojosa, PE, LEED AP, will design the Mechanical and Plumbing systems, perform construction administration duties, and attend meetings in the design and construction phases of the project. Gabriel Hinojosa will also manage and supervise all phase of the project and serve as the primary point of contact for STC.

- Percentage of time involved: 100%

Jose Antonio Nicanor, PE, LEED AP

- Education: Master of Science/Electrical Engineering
  University of Texas Pan American
  Edinburg, Texas, May 2008

  Bachelors of Science/Electrical Engineering
  University of Texas Pan American
  Edinburg, Texas, May 2003

- Assignment: Jose Antonio Nicanor, PE, LEED AP will design the Electrical and Special Systems for automatic door openers phase IV, perform construction administration duties, and attend meetings in the design and construction phases.

- Percentage of time involved: 100%

Antonio Nicanor, EIT

- Bachelor of Science/Electrical Engineering
  The University of Texas at San Antonio
  San Antonio, Texas, May 2020

- Assignment: Antonio Nicanor, EIT, will design the Electrical and Special Systems, perform construction administration duties, and attend meetings in the design and construction phases.

- Percentage of time involved: 100%

Kevin Alvarez

- Associate of Applied Science, Architectural Drafting
  South Texas College
  McAllen, Texas, June 2016
- Assignment: Kevin Alvarez has eight years of drafting and design experience with knowledge in AutoCAD and Revit. Kevin Alvarez will draft and prepare construction documents
- Percentage of time involved: 100%.

Kevin Mejia

- Associate of Applied Science, Architectural and Visual Technology
  South Texas College
  McAllen, Texas, December 2021
- Assignment: Kevin Mejia has knowledge in AutoCAD and Revit. Kevin Mejia will draft and prepare construction documents
- Percentage of time involved: 100%.

Lorenzo Lopez

- Associate of Applied Science, Architectural and Civil Engineering Technology
- South Texas College
  McAllen, Texas, December 2022
- Assignment: Lorenzo Lopez has knowledge in AutoCAD and Revit. Lorenzo Lopez will draft and prepare construction documents
- Percentage of time involved: 100%.

Leonel Sanchez

- Insituto Tecnologico y de Estudios Superiores de Monterrey
  Architectural degree
  Monterrey, N.L., Mexico, May 1988
- Assignment: Leonel Sanchez has over twenty years of architectural, MEP, civil, and structural construction administration experience. Leonel Sanchez will help prepare construction documents, review shop drawings, submittals, and RFIs.
- Percentage of time involved: 40-100% as needed.

Patricia Hinojosa

- Bachelor's Interdisciplinary Studies
  University of Texas Pan American
  Edinburg, Texas, May 2000
- Assignment: Patricia Hinojosa will assist with clerical and office administration duties.
- Percentage of time involved: 50%

Aimee Nicanor

- Bachelor's Interdisciplinary Studies
  University of Texas Pan American
  Edinburg, Texas, May 2013
- Assignment: Aimee Nicanor will assist with clerical and office administration duties.
- Percentage of time involved: 50%



References

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

REPRESENTATIVE PROJECTS

City of Edinburg Central Fire Station HVAC Improvements, Edinburg, TX

- Owner/Client
  - Owner: City of Edinburg
  - Contact: Mardoqueo Hinojosa, City Engineer
  - Address: 415 W University Dr, Edinburg, Texas 78541
  - Phone: (956)-388-8211
  - Email: mhinojosa@cityofedinburg.com

- Project Construction Cost: $170K
- Completion Year: 2020
- Project Description: This was an HVAC improvements project. The Owner had consistent thermal comfort problems due to old chilled water fan coil units and air cooled chiller that had been neglected over the years and were beyond repair. We replaced the chilled water fan coil units which were suspended above the ceiling with packaged DX rooftop units. We had to be careful with the demolition plans and specifications as the existing chilled water piping was wrapped with insulation that contained asbestos. The city did not have enough funds to perform asbestos remediation, so the existing piping and chiller were abandoned in placed. We studied the existing duct and the new airflow requirements and made the air distribution duct modifications necessary to provide appropriate conditioned airflow into each space. The existing roof was analyzed to ensure it could support the weight of the new roof mounted units. We specified a new electrical panel to serve the new HVAC equipment.
- Project Manager: Jesus Gabriel Hinojosa, PE, LEED AP
- Project Engineer: Jesus Gabriel Hinojosa, PE, LEED AP/ Jose Antonio Nicanor, PE, LEED AP

City of Edinburg – Downtown Water Plant Section 3 Filter Control Valve Replacement, Edinburg, TX

- Owner/Client
  - Owner: City of Edinburg
  - Contact: Gerardo Carmona, Director of Utilities
  - Address: 415 W University Dr, Edinburg, Texas 78541
  - Phone: (956)-388-8212
  - Email: Gcarmona@cityofedinburg.com

- Project Description: Project consisted on the the replacement of control valves for the City of Edinburg Downtown Water Plant. We conducted a site visit to determine the existing conditions of the plant to coordinate the locations of the existing valves, air compressor, air dryer and other equipment that needed to be replaced. The site visits also consisted of identifying the electrical infrasctrucre of the plant to connect the new equipment.

- Project Manager: Jesus Gabriel Hinojosa, PE, LEED AP
- Project Engineer: Jesus Gabriel Hinojosa, PE, LEED AP/ Jose Antonio Nicanor, PE, LEED AP

Edinburg Police Department Training Facility, Edinburg, TX

- Owner/Client
  - ERO Architects
  - Eli R. Ochoa, Principal
  - 300 S. 8th Street, McAllen, Texas
  - 956.661.0400
  - eochoa@eroarchitects.com

- Project Construction Cost: $1.2M
- Completion Year: 2016
- Project Description: A new police training facility which houses a grand conference room, classrooms, and offices totaling 10,000 sf. Designed HVAC system using multi-zone VAV packaged DX rooftop units totaling 22 tons, single duct terminal units with electric re-heat, and stand-alone controls. Specified centrifugal exhaust fans for restrooms and custodial rooms and a unit heater to serve the fire riser room. Plumbing included specification of fixtures, performance specification of fire sprinkler system, and design of domestic water, sanitary sewer, vent, and condensate drain systems. The electrical scope of work consisted on the design and specification of light fixtures and controls, power building distribution for general purpose use and mechanical equipment, fire alarm, rough-in conduit and j-boxes for the intrusion detection system, surveillance cameras and telecommunication equipment.
- Project Manager: Jesus Gabriel Hinojosa, PE, LEED AP
- Project Engineer: Jesus Gabriel Hinojosa, PE, LEED AP/ Jose Antonio Nicanor, PE, LEED AP

SIGMA HN ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

REFERENCES

Omar Rodriguez
Director of Parks & Recreation
City of Weslaco
255 S. Kansas Ave., Weslaco, TX 78596
orodriguez@weslacotx.gov
956.447.3407

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IDEA Public Schools
2115 W. Pike Blvd., Weslaco, TX 78596
daniel.garza2@ideapublicschool.org
956.332.0746

Kimberly Salinas
Capital Project Manager
City of Brownsville
650 Ruben M. Torres Blvd., Brownsville, TX 78520
(956) 561-390
kimberly.salinas@brownsvilletx.gov

Jose Villarreal
Director of Facilities
Edinburg CISD
1305 E. Schunior St. Edinburg, TX 78541
jose.villarreal2@ecisd.us
95.316.7265

Juan Mujica
Project Manager
Gignac Architects
3700 N. 10th St., #205, McAllen, TX 78501
jmujica@gignac-associates.com
956.686.0100

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6316 N. 10th St. Bldg. A, Suite 1, McAllen, TX 78504
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humbertor@rofainc.com
956.686.7771

John Pearcy
Principal
Megamorphosis Design
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john@megamorphosisdesign.net
956.428.1779

Gerardo Rodríguez
AVP Strategic Space Planning
University of Texas Rio Grande Valley
1201 W. University Drive, Edinburg, TX 78539
gerardo.rodriguez@utrgv.edu
956.665.2789



Professional Service Agreement Letter

SIGMA HN
ENGINEERS, PLLC

701 S 15th St
McAllen, TX 78501
(956) 332-3206

PROFESSIONAL SERVICE AGREEMENT

July 14, 2026

City of McAllen
City's Secretary Office
415 W. University Drive
Edinburg, TX 78539

To whom it may concern,

This letter is to serve as written notice that Sigma HN Engineers, PLLC has read the Professional Service Agreement and will meet the city's requisites if selected.

Best Regards,

Jesus Gabriel Hinojosa, PE, LEED, AP



Contact Information

CONTACT INFORMATION

Jesus Gabriel Hinojosa, PE, LEED, AP
Principal; Mechanical Engineer
701 S. 15th St., McAllen, TX 78501
gabrielhinojosa@sigmahne.com
956.279.0624

Jose Antonio Nicanor, PE, LEED, AP
Principal; Electrical Engineer
701 S. 15th St., McAllen, TX 78501
gabrielhinojosa@sigmahne.com
956.533.8103

Statement of Qualifications for RFQ No. 2026-7
Professional Engineering Services



Prepared for:

City of Edinburg

415 W. University Drive, Edinburg, Texas 78539

Prepared by:

South Texas Infrastructure Group

Submittal Date:

July 14, 2026

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July 08, 2026

City of Edinburg
Attn: Mardoqueo Hinojosa,
City Engineer
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ No. 2026-7 Professional Engineering Services

Dear Mr. Hinojosa:

South Texas Infrastructure Group, L.L.C. (STIG) is pleased to present our qualifications and offer our Professional Engineering services in response to City of Edinburg's **RFQ No. 2026-7**. **South Texas Infrastructure Group, L.L.C.** is a Hidalgo County, Mission, Texas engineering firm, located on 900 South Stewart Road, Suite #13, who has the experience and knowledge in design and managing for projects in Hidalgo County and the Rio Grande Valley. As president of **South Texas Infrastructure Group, L.L.C.,** I have 27+ years of experience in the public sector where I have been able to work with yearly budgeted funding where we have to be fiscally responsible for it. My commitment to client service and excellent communication has allowed me to maintain a constant client base throughout the Rio Grande Valley.

Our goal is to provide the City of Edinburg and its residents with a thoughtfully designed and constructible public project that can be completed in a timely manner with the available funding resources. The goal can be achieved with our comprehensive team experience and our innovative approach to project design and delivery. The **South Texas Infrastructure Group, L.L.C.** program is structured to match the staffing needs to the project size. We are readily available to augment the core design services and ancillary engineering services. We believe that we offer a strong pro-active Design Team to successfully complete the selected projects and we appreciate the opportunity to submit this Statement for Qualifications.

We are eager to provide professional services to the City of Edinburg for any Professional Engineering services related work, and we thank you for the opportunity to provide you with our professional services. I am the primary contact person and may be reached at (956) 451-2670 or by email at julio@southtexasig.com.

Also, we did not receive any addendums or viewed any posted on the City of Edinburg's procurement portal. We acknowledge that this Statement of Qualifications has been prepared as per the requirements of the posted Request for Statement of Qualifications for Professional Engineering Services, RFQ No. 2026-7.

Sincerely,

Julio Cerda, P.E., President

FIRM QUALIFICATIONS AND EXPERIENCE:

South Texas Infrastructure Group, L.L.C. provides high quality, cost-effective professional engineering services for:

- ***Roadway /Transportation***
- ***Bridge and general design***
- ***Federal, state and county-funded design and construction projects***
- ***Site Work / Infrastructure***
- ***Land Development (Governmental and Private)***
- ***Utility Design and Coordination***
- ***Drainage Studies (Hydrology and Hydraulics)***
- ***Specifications and Construction Cost Estimates***
- ***Construction Management Engineering***

South Texas Infrastructure Group, L.L.C. (STIG) is a locally owned engineering firm providing a variety of civil engineering services for both the public and private industry. Our firm focuses on delivering quality, cost-effective, and innovative engineering solutions in a timely manner. STIG offers a broad range of experience in consulting services which include transportation engineering, public works, land development, utility design/coordination, planning, project management and construction phase services. We have experience in a capacity of multi-disciplined engineering services, which makes us able to exceed project/client demands and expectations. STIG offers experience, vision, dependability, and creative design approaches.

Key personnel of the STIG staff have previously worked with the City of McAllen, City of Mission, City of Edinburg, Drainage District No. 1, Hidalgo County and the Texas Department of Transportation (TxDOT). This experience further bolsters their expertise of public improvement projects. STIG has over 27 years of experience working on roadway, drainage, water, sewer, and traffic operations projects.

Professional Personnel and Experience

STIG personnel are highly qualified, experienced and motivated. This combination produces constant high-rated, cost-effective, and timely solutions and services for their Clients. In the course of our business we can:

- Plan, design, and manage a design team in development of a widely variety of projects ranging from public improvement projects to private residential and commercial projects.
- Coordinate with state and local agencies in addition to utility surveyors to determine project requirements, while minimizing construction costs and achieving client objectives. Participate in administrative and management duties related to proposal preparation, budget monitoring, and requests for additional service contracts, invoicing, maintaining client relations, and meeting client needs.
- Manage and plan land development projects from site feasibility through design and construction. Meet and coordinate with clients to establish project objectives and monetary constraints while meeting local, state, and federal agency codes. Work with client and design team to value engineer designs in order to minimize construction costs and schedules while optimizing development potential.

- Coordinate with sub-consultants, to include but not limited to the geotechnical engineer, structural engineer, and architects to resolve project and development issues.
- Design and manage preparation of construction documents and specifications for variety of projects including, but not limited to, demolition plans, grading and drainage plans, storm water pollution prevention plans, roadway plans, water and sewer plans, and dimensional control plans.
- Oversee and lead design team in preparation of plats. Track plat through platting process and coordinate with review agencies to achieve plat approval. Prepare, submit, and monitor building permits, state driveway and utility permits.
- Adhere to QC/QA policies to assure that plans are accurate and have been developed with a high level of confidence.
- Review and approve submittals by contractors during construction to determine compliance with project construction documents specifications.

Design/Process Experience

Site	▪ Site Planning, Platting, Zoning, Quitclaim ▪ Feasibility Studies
Grading and Drainage	▪ Site Grading, Underground Storm Drain Design ▪ Open-Channel Design, Culvert Design, Street Drainage, and Detention Pond Design
Hydrology and Hydraulics	▪ HEC-1, Rational Method, Boss RMS, HEC-2, ▪ Microstation Drainage, PondPack, StormCad, and Culvert Master
Roadway/Utility	▪ Roadway Design, Water Plan Design, Sewer ▪ Plan & Profile, Overall Utility Plans, Utility Relocation, and Lift Stations
Construction	▪ Site Demolition Plan, Construction Phasing, and ▪ Traffic Control Plans
Permitting	▪ Building Permit, State Driveway and Utility Permit, ▪ TPDES NOI & NOT, FEMA LOMR & CLOMR

Work Performance:

Understanding of Project & Services

South Texas Infrastructure Group, L.L.C. (STIG) understands that the City of Edinburg is seeking to contract with competent engineering firms, registered and licensed to practice in the State of Texas that have experience with Professional Engineering Services. Detailed services may encompass a broad range of services such as but not limited to the following: field investigation and data collection; feasibility evaluation and alternative analysis; design development and cost estimating; preparation of plans, specifications and estimates; review and check plans, subdivision and parcel maps, and computations submitted by private developers; review of engineering and encroachment permits; prepare environmental reports; review of environmental and engineering reports and proposals; coordination with utility agencies, consultants, and other public agencies; organization, participation and presentations at meetings held by City staff, the City Council, Neighborhood groups, and other stakeholders; preparation of preliminary documents, plans and/or reports including findings and recommendations; preparation final documents, plans and/or reports responding to City and other stakeholder comments; preparation of handouts and graphical displays for public meetings; management and monitoring of capital improvement project; management and monitoring of planning project; administration and monitoring of regional, state, and federal grants; and general civil engineering support services as assigned.

Project Approach

The successful completion of a project can best be attributed to the approach that is taken during project development. The STIG Team has experience working with the current phase-based approach system that the City uses for planning, designing and providing construction phase services for a project. Utilizing elements of the current system, the STIG Team will expand on it and develop projects in three phases. Phase 1 is the Planning and Schematic Phase; Phase 2 is the Design Phase; and Phase 3 is Construction Phase Services.

Project-Kick off Meeting

Prior to beginning any design work, the STIG Team will request a project kick-off meeting. At this meeting, the goal will be to meet the project manager and to get a thorough understanding of the scope and schedule of the project. It will be important to determine any potential issues which might slow down the project so that the scope can account for whatever services may be needed. Determining as many of these issues during this meeting will allow the STIG Team to begin to address them immediately.

Phase 1 - Planning and Schematics: This is the first phase of project development. During this phase, the project will be looked at to determine all issues that will need to be addressed. Design alternatives and options will also be developed during this phase and evaluated from a value engineering standpoint. During this phase, our team will also be able to assists the City with the facilitation of any funding agreements, or joint use agreements that may be needed. Preliminary investigations and research will begin during this phase; information such as as-built plans, right-of-way maps and topography maps will be gathered. Other key components of Phase 1 include:

Utilities/Utility Coordination: Communication with all utility companies will begin immediately (AT&T, AEP, etc.). Utility maps will be requested and all facilities will be verified for horizontal location. A preliminary conflict list will be created and distributed to all parties involved with the project. Overall, the utility coordination process will be initiated and by the end of Phase 1 all utility companies within the project limits should be accounted for. Coordination with the irrigation districts that will be affected will also be conducted during this phase.

Environmental: A key element to the project development process is obtaining all environmental clearances. During this phase, our team will work with the city to determine what type of environmental documentation is needed, such as categorical exclusions, blue line reports, and nationwide permits.

Public Involvement: During the early stages of most projects, it is important to get the public's input on the proposed improvements. The Team will develop exhibits, presentations, handouts, provide notice of meetings and any other information that may be needed for public meetings or hearings.

Phase 2 - Design: Phase 2 will consist of developing the detailed plans, specifications, bid tabulations/documents and estimates for each project. Proposed plans will include the preparation of a title sheet/index, plan and profile sheets, irrigation crossings and hydraulic calculations, water and sewer plans, and sequence of work notes. During this phase, any other ongoing coordination will continue with the surveyors, utility companies, and the geotechnical engineer.

Phase 3 - Construction Phase Services: The STIG Team will provide construction phase services support for all projects. Team personnel will be readily available during the bidding process to answer and address any questions that potential bidders may have. Upon awarding the construction contract, the STIG team personnel will request visits to the project to assure plan compliance. STIG team personnel will schedule periodic construction meetings to assure that the project is on schedule. The STIG Team will continue to coordinate with the contractor and the utility companies to assure that the contractor and utility companies are aware of each other's schedules. Any Requests for Information that the contractor may have, will be promptly addressed. Throughout the project construction, the STIG Team will review all shop drawings, review and recommend approval of request for payment, and will work hand-in-hand with the City of Edinburg staff to ensure that the work is progressing as per plans. Upon completion of the project, a final inspection will be performed with the contractor, City Inspectors, and Project Manager. A final punch list for the contractor will be developed in order to assure that the project is to the satisfaction of the City of Edinburg. Lastly, STIG will compile and distribute all construction redlines to design consultants for preparation of the "Plan of Record" or "As-Built" Plans. STIG will compile all "Plan of Record" or "As-Built" Plans from the design consultants and deliver them to the City of Edinburg's staff.

QA/QC Practices:

A big part of the success of STIG is our commitment to QA/QC Practices. We have an established set of criteria that are the foundation of our QA/QC Procedures. These criteria are the following:

- ***Knowledge/Experience:*** The STIG Team will assign a knowledgeable and experienced team member to lead the various tasks to minimize errors and omissions.
- ***Coordination/Communication:*** STIG will establish open lines of communication between City Engineer and all team members to assure that all project needs are addressed.
- ***Constructability Review:*** The plans will be reviewed at all project milestones to determine if the proposed designs are safe and provide adequate consideration to constructability and value engineering.
- ***Accuracy/Completeness:*** The plans will be reviewed to identify any drafting and design discrepancies and to verify that the plans are complying with the respective design manuals. Construction quantities will be tabulated by several individuals to verify accuracy. The plans will also be reviewed to assure that all bid items are accounted for.
- ***Design Schedules:*** Schedules will be developed for the design phase of the project in order to complete the project design in a timely manner.

The success of the STIG Team's QA/QC Program is that it incorporates the five founding criteria in a three-level review process. Prior to each submittal, the plans will first be reviewed on the production level. Technicians and draftsmen will review one another's work. The second level of review will be done by the Project Engineers and Assistant Engineers. A full set of plans will be reviewed by each of the Engineers and Assistant Engineers working on the project. They will cross reference each other's comments and redlines prior to revisions. The final level of review is by the Project Manager, Deputy Project Manager, and QA/QC Manager. They also will cross reference each other's comments and redlines prior to revisions. Throughout the QA/QC Process, the design and consideration of utility design will be closely looked at to minimize conflicts. The STIG Team will coordinate internally to assure the most feasible solution is used for all conflicts, whether it be a design change or having to design a utility relocate. The design and construction schedule of the utility companies will be considered in the overall project schedule and traffic control plans will include providing safe work zones for utility adjustments. The STIG Team has demonstrated its ability to provide excellent, innovative, cost-saving engineering and design services in a timely manner. The overall commitment that the STIG Team provides to the project is unsurpassed. Attention to detail and rapid response to issues is a staple of the STIG Team Philosophy. The STIG Team has an excellent track record for successful projects and extremely satisfied clients.

Experience:

PROJECT 1: ALBERTA RD RECONSTRUCTION: The purpose of the project was to reconstruct Alberta Rd. from West City Limits to ¼ mile East of Jackson Rd. STIG Developed the PS&E for widening to 57' B-B Roadway to include 4' bike lanes. The project consisted of widening with no Right of Way to be taken. Value Engineering was also implemented to the project. Working with staff and contractor to redesign roadway to a four-lane roadway with 8' hike and bike lane

PROJECT SCOPE: STIG (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Design tasks included Design horizontal, vertical Alignment traffic, hydrology and hydraulics.

Project Manager:	Julio Cerda, P.E.
Project Completion:	Design Complete/ Const. On going
Construction Cost:	$3,017,905.20
Engineering Fee:	$325,000.00
Owner's Name:	City of Edinburg
Owner's Representative:	Mardoqueo Hinojosa P.E.
Representative's Phone #:	(956)388-1895
Representative's Email:	mhinojosa@cityofedinburg.com

Project Manager:	Julio Cerda, P.E.
Facility Size:	6.5 Miles
Project Completion:	Design Complete/ Const. On going
Construction Cost Estimate:	$11,380,950
Owner's Name:	Hidalgo County Drainage District No. 1
Owner's Representative:	Raul Sesin, P.E.
Representative's Address:	902 N. Doolittle Road Edinburg, Texas 78542
Representative's Phone #:	(956) 292-7080

PROJECT 2: MILE 11 North & FM 1015-2018 Bond Referendum Project #22 (6.5 Miles): Hidalgo County Precinct, July 1, 2019-Ongoing. This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station.

PROJECT SCOPE: STIG (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Duties included contract management, QA/QC, construction phase services and local letting. Design tasks included hydraulic design, hydrologic modeling system (HEC-HMS), horizontal and vertical alignment, drain typical section, design cross-sections and storm water pollution prevention.

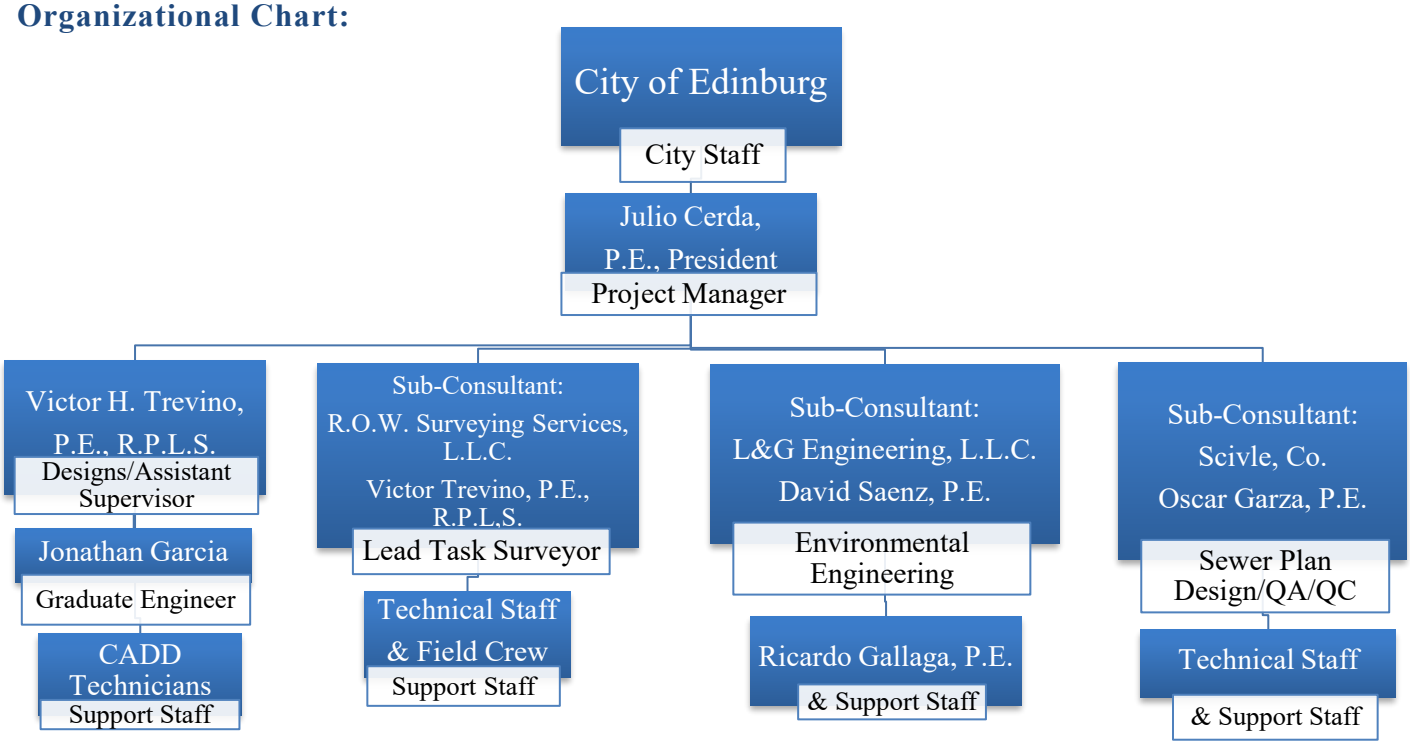
PROJECT 3: ELM DRAINAGE PROJECT CITY OF MISSION: This Project consisted of upgrading the existing storm sewer system by upsizing the existing storm drain pipes, adding new storm drain pipes and channel improvements.

PROJECT SCOPE: STIG (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Duties included contract management, QA/QC, construction phase services and local letting. Design tasks included storm drainage design. Provided drainage area map, hydrologic data, hydraulic data sheet, and horizontal and vertical alignments for the storm drain improvements.

Project Manager:	Julio Cerda, P.E.
Project Completion:	Design Complete/ Const. On going
Construction Cost:	$ TBD
Engineering Fee:	$ TBD
Owner's Name:	City of Mission
Owner's Representative:	JP Terrarzas, P.E.
Representative's Address:	1201 E. 8th St. Mission, Texas 78572
Representative's Phone #:	(956) 585-3275
Email Address:	jpterrazas@missiontx.us

TEAM MEMBER QUALIFICATION AND EXPERIENCE:

Organizational Chart:



Summary Paragraph

The project work to be performed with South Texas Infrastructure Group will be as follows:

Mr. Cerda will be in charge as a Project Manager, and will execute QC/QA. Mr. Trevino will be performing all surveys requested by STIG and will execute the QC/QA for any survey done by or for the City of Edinburg. Mr. Garza will execute the QC/QA for any engineering done by or for the project. Mr. Saenz will be performing all Environmental Engineering services requested by STIG. Mr. Trevino will be the design engineer for all street and utilities and land development projects.

Familiarity with Geographical Area

The STIG Team has the expertise, diversity, knowledge, and experience needed to handle public improvement projects. The Team has successfully completed numerous public improvement projects; therefore, our team is aware and up to date on the latest ordinances, standards, codes, regulations and requirements that are critical to a projects' success. The following is a listing of some of those standards and criteria:

NEPA Process, Army Corp of Engineer Permit Regulations, Federal Highway Administration Policies, FEMA – Flood Insurance Maps & Regulations, TxDOT Design Standards and Policies (Roadway, Hydraulics, Bridge, Traffic Operations), AASHTO Design Standards, Texas Commission on Environmental Quality (TCEQ), National Pollutant Discharge Elimination System (NPDES), and Institute of Transportation Engineers Traffic Design Manuals.

Ability to Commence Services Immediately

The STIG Team professionals, technical resources, and staff available for this endeavor are summarized below:

STAFF AVAILABILITY

Firm Name	Team Member	Task Leader Role/Responsibility	% Current Commitments	% Project Availability
South Texas Infrastructure Group, L.L.C. 900 S. Stewart Rd. Ste. 13 (STIG) Mission, TX 78572	Julio Cerda, P.E.	Senior Project Manager	30%	70%
	Victor Treviño, P.E., R.P.L.S.	Design	20%	80%
R.O.W. Surveying Services, L.L.C. (ROW) 900 S, Stewart Rd. Ste. 13 Mission, TX 78572	Victor Treviño, P.E., R.P.L.S.	Surveying Task Leader	35%	65%
L&G Engineering, L.L.C. (LGE) 900 S. Stewart Road, Suite 5 Mission, TX 78572	David Saenz, P.E.	Environmental Engineering	40%	60%
Scivle, CO. 2416 Buddy Owens Blvd. McAllen, Texas 78504	Oscar Garza, P.E.	Engineering	40%	60%

Team Task Leaders

Julio Cerda, P.E. (STIG) will serve as the project manager and will liaise directly with the City of Edinburg and the remainder of the STIG/ROWSS/LGE/SCIVLE leadership team. Mr. Cerda's commitment to client service and excellent communication has allowed STIG to maintain a constant client base throughout the Rio Grande Valley.

Victor Trevino, P.E., R.P.L.S. (STIG) has over 12 years of experience in engineering design in the transportation and development industry. Victor assisted Mr. Cerda on the delineation of drainage areas and in the H&H Modeling on Project 22 (Mile 11 N. & FM 1015-2018 Bond Referendum Project #22). He also has experience in management, design, street and utilities and land development projects. His experience includes developing construction plans for approval by the engineer, platting and permitting and managing construction projects.

Victor Trevino, P.E., R.P.L.S. (ROWSS) will be responsible for the direction of survey technicians and field crew and execute QA/QC for any survey done for the project. Mr. Trevino has more than 12 years of experience in professional surveying experience with vertical and horizontal control, topography, cross sections, photogrammetric ground control, boundary surveys and construction layout. This position includes performance of route surveys, boundary surveys, platting, topographic mapping, construction staking, providing quality control, direction field crews and office technicians, budgeting, scheduling, project management and client development.

David Saenz, P.E. (LGE) will serve as the Environmental Engineer for the City of Edinburg Project. Mr. Saenz is available to work immediately and see the project to a successful completion by working with the City of Edinburg staff. He will meet with the STIG and City's staff as needed to discuss environmental reports for the project

Oscar Garza, P.E. (SCIVLE) and his staff will assist with the QA/QC and sewer plan design for this project. Mr. Garza has 14 years of engineering experience with various engineering firms in Texas. His firm has experience and is familiar with local municipal and state regulations required for engineering projects.

RESUMES

Julio C. Cerda, P.E.
Project Manager

EDUCATION

Bachelor of Science – Civil Engineering, Texas A&M University – Kingsville (1998)

REGISTRATION

Professional Engineer – State of Texas; No. 90524

AFFILIATIONS

American Society of Civil Engineers (ASCE)

YEARS OF EXPERIENCE

Civil Engineering Design Public Works (27+ years)

Mr. Cerda has over 27 years of experience in the design and management of various public improvement projects. For eight years Julio served as City Manager for the City of Mission overseeing the operations of the City Engineer and Public Works Director. He has previously worked as a City Engineer for the City of Mission and previous to that for the City of Harlingen. In between working for these cities, he worked as the Asst. Cameron County Engineer overseeing several drainage and roadway projects. Previous to all, he worked for the Texas Department of Transportation as a design engineer. With positions of head of departments in all of these entities provided him with excellent hands on experience with government projects. Julio has been able to take his work experience and utilize it to provide effective engineering services. Furthermore, Julio has worked extensively on the detailed design and development of numerous roadway and drainage projects. He has designed and developed roadway geometrics, traffic control plans, Storm Water Pollution Prevention Plans (SW3P), signing and pavement marking layouts, culvert and storm sewers, general notes, estimates and specifications and coordinated adjustments of conflicting utilities. Julio is also very familiar with Texas Department of Transportation, Federal Highway Administration, Hidalgo County and AASHTO regulations and design criteria. Julio also has extensive experience coordinating with utilities and local irrigation and drainage districts in Hidalgo County.

PROJECT EXPERIENCE

Alberta Rd. Reconstruction (City of Edinburg): This project consisted of reconstructing Alberta Rd from West City Limits to ¼ Mile East of Jackson RD. (Julio Cerda, P.E.) served as the Project & Design Manager for this project. STIG developed the PS& E for widening the 49'B-B Roadway to include sidewalks with no Right of Way to be taken. Duties included contract management, QA/QC, construction phase services and local letting. Duties included design task included hydraulic design, horizontal and vertical alignment and traffic.

ELM Drainage Project (City of Mission): This Project consisted of upgrading the existing storm sewer system by upsizing the existing storm drain pipes, adding new storm drain pipes and channel improvements. (Julio Cerda, P.E.) served as Project & Design Manager for this project. Duties included contract management, QA/QC, construction phase services and local letting. Design tasks included storm drainage design. Provided drainage area map, hydrologic data, hydraulic data sheet, and horizontal and vertical alignments for the storm drain improvements.

Mile 11 North & FM 1015-2018 Bond Referendum Project #22 (6.5 Miles): Hidalgo County Precinct, July 1, 2019-Ongoing. This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station. Project Scope: STIG (Julio Cerda, P.E.) served as the Project & Design Manager for this project. Duties included contract management, QA/QC, construction phase services and local letting. Design tasks included hydraulic design, hydrologic modeling system (HEC-HMS), horizontal and vertical alignment, drain typical section, design cross-sections and storm water pollution prevention.

SH 4, SH 48 @ FM 511 Intersection (TxDOT Pharr District CSJ:1504-01-031): This project consisted of the reconstruction of the major intersections from Veterans International Bridge to Port of Brownsville. Being an overweight corridor for the Mexican trucks to the Port of Brownsville, Mr. Cerda designed the intersections to the 100k to 125k trucks and trailers into the Port of Brownsville. The design and development consisted of grading, storm sewer structures, lime treated subgrade, asphaltic concrete pavement, concrete pavement, curb and gutter, roadway signage, and pavement markings. Mr. Cerda was responsible for the design and development of the roadway plans, specifications, and estimate. During the construction phase, Mr. Cerda provided the guidance to the chief inspector and contractor as the project engineer.

VICTOR TREVINO, P.E., R.P.L.S.

EDUCATION

Bachelor of Science-Civil Engineering, 2012
Instituto Tecnológico de Estudios Superiores, Monterrey, N.L., México

REGISTRATION

Professional Engineer – State of Texas;
No. 128195
Civil Engineering
Design Public Works
SIT/TXT11043/2020
Registered Professional Land Surveyor
No. 6968
State of Texas

YEARS OF EXPERIENCE

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12 years

Mr. Treviño has over 12 years of experience in management, design, street and utilities and land development projects. His experience includes developing construction plans for approval by the engineer, platting and permitting and managing construction projects. Mr. Treviño has worked as a project designer in new subdivisions for developers, calculating storm water detention and pipe sizes, designing water distribution, wastewater collection systems, street and roadway development, cost estimates, and cost-efficient recommendations.

PROJECT EXPERIENCE

Alberta Rd. Reconstruction (City of Edinburg): This project consisted of reconstructing Alberta Rd from West City Limits to ¼ Mile East of Jackson RD. (Victor Trevino, P.E.) served as the Project Engineer for this project. Mr. Trevino developed the PS& E for widening the 49'B-B Roadway to include sidewalks with no Right of Way to be taken. Duties included design task included hydraulic design, horizontal and vertical alignment and traffic.

Mile 11 North & FM 1015-2018 Bond Referendum Project #22 (6.5 Miles): Hidalgo County Precinct, July 1, 2019-Ongoing. This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station. Project Scope: STIG (Victor Trevino, P.E.) served as the Project Engineer for this project. Duties included design tasks included hydraulic design, hydrologic modeling system (HEC-HMS), horizontal and vertical alignment, drain typical section, design cross-sections and storm water pollution prevention.

ELM Drainage Project (City of Mission): This Project consisted of upgrading the existing storm sewer system by upsizing the existing storm drain pipes, adding new storm drain pipes and channel improvements. (Victor Trevino, P.E.) served as Project Engineer for this project. Design tasks included storm drainage design. Provided drainage area map, hydrologic data, hydraulic data sheet, and horizontal and vertical alignments for the storm drain improvements.

Inspiration Rd Water and Sewer Adjustments (City of Mission): This project consisted on the relocation of water lines and sewer lines being in conflict with the expansion of Inspiration Rd. The project consisted on the relocation of 10,500 LF of 12" water line, 1,700 LF of 8" waterline, 2,300 LF of 16" sewer force main, 590 LF of 12" sewer force main and 600 LF of 10" sewer force main. The purpose of this project is to have water and sewer cleared for the reconstruction of Inspiration Rd. All of the design was developed so that it worked with the proposed street and drainage plans developed by L&G Engineering. Mr. Treviño prepared sanitary sewer plans, force main plans, water lines plans, profiles and details for the engineer.

RCW Subdivision Drainage Improvements: This project consisted grading ditches, installing storm sewer; driveway pipes and safety end treatments. Project Scope: (Victor Trevino, P.E.) served as the Project Engineer for this project. Design tasks included storm drainage design for RCW Subdivision. Provided drainage area map, hydrologic data, hydraulic data sheet, and horizontal and vertical alignments for the storm drain improvements.

Jonathan Garcia, Graduate Engineer

EDUCATION

University of Texas Rio Grande Valley – Edinburg, TX

Bachelors Degree -Civil Engineering Year 2016

YEARS OF EXPERIENCE

8+ Years

Mr. Garcia has 8+ years of experience as a Graduate Engineer in the civil infrastructure area in project that vary from residential & commercial developments to roadways & utilities locate. Mr. Garcia is knowledgeable in all aspects of surveying including CADD software design, preparing legal descriptions, problem-solving, and research.

Project Experience:

Mayfair Residential Subdivision, Mission Texas. Assist Professional Engineer in the development of an 83 Lots Residential Subdivision located in the City of Mission, Texas. The duties involved vary from collecting topographic information, deed research, preliminary design for map layout, design utilities according to the City of Mission design parameters, calculate construction estimates, coordinate construction with the contractor, recording of the documents such as easements, boundaries and final plat.

Carrizales Residential Subdivision, Mission Texas. Assist Professional Engineer in the development of an 48 Lots Residential Subdivision located in the City of Mission, Texas, ETJ. The duties involved vary from collecting topographic information, deed research, preliminary design for map layout, design utilities according to the City of Mission design parameters, calculate construction estimates, coordinate construction with the contractor, recording of the documents such as easements, boundaries and final plat.

Palo Alto Residence Phase 1 & 2 Residential Subdivision, Brownsville Texas. Assist Professional Engineer in the development of an 124 Lots Residential Subdivision located in the City of Brownsville, Texas. The duties involved vary from collecting topographic information, deed research, preliminary design for map layout, design utilities according to the City of Brownsville design parameters, calculate construction estimates, coordinate construction with the contractor, recording of the documents such as easements, boundaries and final plat.

FM 1925 Road (10th Street to McColl Road) San Benito, Texas. Survey Technician responsible for deed research, abstract maps, sketch 38 parcels plats, parent tract, metes and bounds descriptions & closure report.

US 77 83 South Parallel Corridor (FM 2520-FM 1577), San Benito, Texas. Survey Technician responsible for deed research, abstract maps, sketch 45 parcels plats, parent tract, metes and bounds descriptions & closure report.

Taylor Rd Water and Sewer Adjustments, McAllen, Texas. Assist in the relocation of Water & Sewer Utilities. Duties involved vary from locate Utility companies for information of the existing utilities, collect & process topographic information, mapping of the existing conditions, design the proposed improvements, sketch the construction sheets and calculate the estimate the construction cost.

VICTOR TREVINO, P.E., R.P.L.S.

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 424-3132
TBPLS REG. FIRM# 10193886

Mr. Treviño provides field and office surveying expertise, performs surveys, supervises crews, and coordinates operations with land developers and governmental agencies. He has experience in vertical and horizontal control, topography, cross sections, photogrammetric ground control, boundary surveys and construction layout. Mr. Treviño has over 12 years of professional surveying experience.

EDUCATION

Bachelor of Science-Civil Engineering, 2012
Instituto Tecnológico de Estudios Superiores, Monterrey, N.L., México

REGISTRATION

Professional Engineer – State of Texas; No. 128195
Civil Engineering Design Public Works SIT/TXT11043/2020
Registered Professional Land Surveyor No. 6968
State of Texas

YEARS OF EXPERIENCE

---

12 years

PROJECTS:

Inspiration Rd/Military Pkway: This Project consist of field surveys for engineering from US 83 to Military Pkway. Responsible for right-of-way retracement of approximately 4.46 miles of highway. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project.

Mile 11 North & FM 1015-2018 Bond Referendum Project #22 (6.5 Miles): Hidalgo County Precinct, July 1, 2019-Ongoing. This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station. **Project Scope:** STIG (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project. Duties included establishing benchmark identifications and tie into approved USGSSSS, FEMA or County Benchmark data; obtain data of existing drainage facilities and/or structures, including size, type, and flowline (upstream & downstream) elevations of structures; obtain profiles of intersecting roadways that cross existing and proposed channels; obtain data for all existing or proposed utilities that may affect the project, including but not limited to water lines, sewer lines, gal lines, telephone lines, cable lines, etc.; obtain flood plain and cross-section (along with appropriate overbank data), and establish reach lengths, as required; primary project control points (horizontal and vertical control points) and secondary control points; and coordinate with various agencies; data collection.

Bus 281 - SH 107 Roadway & Drainage Improvements: (ROW) This Project consist of field surveys for engineering from Courthouse Square to HWY 281/ Existing Outfall to Raul Longoria. Responsible for right-of-way retracement of approximately +/- 1.5 miles roadway / 1.1 Miles Existing Outfall. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for this project.

Mile 10 Road (Mile 6 to SH 1015): (ROW) This Project consist of field surveys for engineering from Mile 6 to SH 1015. Responsible for right-of-way retracement. Provided recovery of and re-establishment of existing centerline and right-of-way monuments, conducted deed research, analysis of right-of-way, monumentation of right-of-way with new monuments set, and provided right-of-way maps. Parcel Plats, Metes and Bounds descriptions, and final ROWSS deliverables. (Victor Trevino, P.E., R.P.L.S.) served as the Project Engineer for

Oscar Garza, P.E., RPLS, CFM

Project Manager

Education:
BS / Civil Engineering / 2011 / The University of Texas, Rio Grande Valley

Registrations/Certifications:
PE / TX / 122125 / 2015
RPLS / TX / 7171
CFM
Local Government Project Procedures (LGPP) / 80823

Years of Experience: 14 years

SCIVLE
a civil engineering co.

Oscar will support analysis and design of drainage and roadway functions for this contract. His background includes hydrology & hydraulics; drainage, roadway, and traffic design; and construction engineering and inspection. He is proficient in roadway design utilizing the latest 3D design and visualization standards per TxDOT and FHWA requirements. He has a high understanding of governing design standards, policies, and manuals that will be pertinent to this contract and codes, including USACE, FEMA, TAC, Rail Road Commission, FAA, TxDOT, TxDOT Drainage Design Manual, and Cameron County Drainage Requirements. Oscar is very experienced in using Watershed Modeling System and HEC-HMS to increase the efficiency of performing hydrologic analyses. He has successfully performed HEC-RAS 1D and 2D Steady/Unsteady state analyses to model and design complex drainage and transportation projects.

Hidalgo County Drainage District No. 1, Faysville Drain - Hidalgo County, TX. **Project Manager and H&H Task Leader.** Oscar performed hydrologic analysis, hydraulic design, authored a drainage report, performed the final preliminary and final design, and provided construction phase services. Oscar used HEC-HMS and HEC-RAS 1D and 2D Unsteady State modeling components software to complete the hydrologic analysis and hydraulic design components of this project.

TxDOT Pharr District, SH 107 - Hidalgo County, TX. **H&H Task Leader.** The improvements to SH 107 were to widen the roadway from a two-lane rural roadway with four-foot shoulders to a two-lane with eight-foot shoulders and left-turn lanes at the FM 1425 intersection. This project involved the rehabilitation of the existing roadway within the regulatory Floodway East Levee to the West Levee, which presented a significant challenge in drainage design and traffic control. The project was developed under a condensed schedule which required understanding of impacts and implications to schedule. Oscar ensured less than 0.1 AC acres of total impact to JWOTUS to ensure use of USACE nationwide permit. For IBWC approval of the project, Oscar was challenged to meet “no rise” design criteria in the ultimate build condition at the 100 yr Storm event (post construction) as well as in the interim condition (during phased construction). The “no rise” design was achieved by balancing cut and fill within the regulatory floodway and adjusting for impacts to 100 yr flow (weir flow at overtopping + culvert flow) caused by changing culvert and roadway geometry and configuration. Utilizing the latest USACE produced model to calibrate the existing condition, Oscar used HEC-RAS 1D and 2D Unsteady State and HY-8 to complete the hydrologic analysis and hydraulic design components of this project, respectively.

TxDOT Pharr District, US 281 Segment 1: SH 186 to FM 490- Edinburg, TX. **Project Manager.** Oscar served as PM for this project & led the schematic refinement task & design of roadway & bridge geometrics. With a construction cost estimate of over $190M, this project required an Initial Financial Plan (IFP), Value Engineering (VE) Study, a Risk Workshop, and a Risk Based Construction Cost Estimate (RBCCE). Oscar managed subconsultant progress, enforced the QA/QC plan, executed QA protocols of all subconsultant-produced work, developed the (IFP) and in partnership with DES, performed annual updates to evaluate the project’s health & tracked potential risks against milestone completion dates. Oscar used Bentley’s OpenRoads Designer 3D to develop all proposed geometrics & comprehensive 3D models (ultimate build & TCP model). Using OpenRoads Connect Edition & ProjectWise, Oscar implemented a risk-based iterative roadway & hydraulic design approach. The final design was assessed to determine the existing & post-construction impacts on the 100-year floodplain. The delta file transfer component & dynamic 3D modeling (dynamic updates of focused geometric changes) allowed Oscar & his drainage TL to finalize geometrics & the 3D model while allowing all other TLs to continue working on detailed design. By implementing this hydraulic design approach, Oscar optimized the environmentally cleared ROW footprint without sacrificing the serviceability of the proposed facilities, saving TxDOT the time & cost that would have been incurred to add ROW for detention & executing

an EA re-evaluation. To facilitate TxDOT and FEMA approval, Oscar used HEC-RAS 2D analysis (Rain on Grid) to develop pre and post construction inundation mapping to quantify floodplain impacts and demonstrate an acceptable risk-based design at the 100-yr storm event within the floodplain.

City of Edinburg, Alberta Road - Edinburg, TX. Project Manager & H&H Task Lead. **Project Manager and H&H Task Lead.** KCI provided PS&E to reconstruct and widen a two-lane rural roadway segment to an urban boulevard curb and gutter section that includes four thru lanes with a raised median, pedestrian and bicycle facilities, and a closed system storm sewer. Plans included typical sections, earthwork, general notes, roadway and storm sewer plan and profile sheets, outfall plan and profile, traffic control layouts and details, intersection improvements, traffic signal design, signing and pavement markings and details, environmental permits, and SWPPP layouts. This project was fiscally constrained under the City of Edinburg bond program, requiring a considerable Value Engineering effort pre-bid and post-award in partnership with the successful contractor. Value Engineering measures incorporated into this project resulted in decreased lane width, which lowered roadway costs by avoiding the removal and replacement of eight traffic signal poles and a signal controller and consolidation of pedestrian and bicycle facilities decreased the roadway width (on-street bicycle facilities) to minimize conflicts with compensable utilities and reduce impervious areas. Both major VE design changes allowed for reduced design peak flow to the storm drain system and outfall structure, which in turn allowed Oscar to reduce structure sizes and the number of curb inlets; further reducing construction cost and schedule. Oscar utilized HEC-HMS for the hydrologic analysis and GeoPAK Drainage and HEC-RAS 1D for the analysis and design of the storm sewer system and outfall, respectively.

L&G Consulting Engineers, Inc.

David A. Saenz, P.E., C.F.M.

EDUCATION

Texas A&M University – Kingsville, Bachelor of Science in Civil Engineering with Honors, 2003
Member of Tau Beta Pi, National Engineering Honor Society

PROFESSIONAL REGISTRATION

Professional Engineer, State of Texas, 2008, #102365
Certified Floodplain Manager, FEMA, 2011, Certification # 2205 11N
TxDOT Pre-Certified Categories – 3.1.1, 3.2.1, 3.3.1, 3.4.1, 3.5.1, 4.1.1, 4.2.1, 4.3.1, 5.1.1, 8.1.1, 10.2.1, 10.5.1, 11.1.1, 12.1.2, 14.1.1, 14.2.1, 14.3.1, 14.4.1

PROFESSIONAL EXPERIENCE

- **Project Manager/Engineer**, L&G Consulting Engineers, Inc. (L&G) Dec. 2008 – Present
- Engineering Assistant, L&G Consulting Engineers, Inc. (L&G) Nov. 2007 – Dec. 2008
- Engineering Assistant, Texas Dept. of Transportation – Pharr District Jan. 2004 – Nov. 2007

Mr. Saenz's post graduate engineering career begin at the Texas Department of Transportation (TxDOT) in the Pharr District Bridge Section working primarily in bridge review, bridge management, structural design and PS&E design. Under Bridge Review, he provided QC/QA of bridge geometry, bridge details and bridge design for many large scale expressway projects including US 83, US 281, and US 77/83 projects. Under Bridge and Structural Design, he provided design & details for various bridge types including slab & box beam bridges, I-beam bridges and girder bridges.

At L&G Engineering, Mr. Saenz works in a dual role providing a general **Project Engineer** role for L&G Engineering with responsibilities in planning, designing and project development of roadway and bridge geometrics, cross sections, hydrologic & hydraulic analyses, schematics, bridge designing and detailing, structural analyses, geotechnical analyses, project construction cost estimates and scheduling, general notes and bidding documents. His primary duties in this position are bridge geometrics/design, retaining wall geometrics/design, structural geotechnical projects, pavement design projects and hydraulic analyses for bridge design. Mr. Saenz also serves as the **Laboratory Engineer of Record/Geotechnical/Construction Material Testing (CMT) Engineer**. In this position Mr. Saenz is responsible for all engineering, geotechnical and construction material testing (CMT) laboratory projects in addition to the managing of various aspects of the engineering laboratory. His duties also include overseeing personnel during the development and subsequent completion of L&G projects and providing QC/QA (L&G Quality Control Director) for all laboratory testing procedures (verifying laboratory compliance with ASTM, AASHTO, ACI, TAPA and TxDOT testing requirements as specified by project). He is responsible for the review of all commercial/governmental CMT reports produced by L&G. Additionally; Mr. Saenz typically serves in the lead design role with the development and analyses of Geotechnical Studies and Recommendations for various clients. Mr. Saenz has a wealth of hands-on experience in soil classification, soil testing, and concrete field and lab testing. He has completed over 125 Geotechnical Studies in South & Central Texas including over 50 Transportation Facilities.

PROJECT EXPERIENCE (Major Projects in the Area of Geotechnical Engineering & CMT)

- Hidalgo County and DHS Levee Re-Construction and Floodwall Project
- USIBWC Lower RGV Interior Flood Control System Projects
- HCRMA SH 365 Segment I/II/III & IBTC Project
- FM 396 Anzalduas Extension and US 83/FM 396 Project (Anzalduas International Corridor)
- US 77 Project and SH 550 Project (Controlled Access Facilities – Expressway Type) (2 Projects)
- US 83 Expressway at Inspiration Rd. Project (Geotechnical Engineering for Bridge/Ret. Walls/Pavement)
- CCRMA – SPI 2nd Access Bridge Project (Geotechnical Engineering and Pavement Designs)
- CCRMA – SH 550 Toll Project (Geotechnical Engineering and CMT)
- Hidalgo County Drainage District No. 1 – Raymondville Drain Project (Hidalgo and Willacy Co.)
- Petroleum Company Site Projects – Central Processing Facilities, Oil Handling Facilities and Tank Fields
- L&G Geo/CMT Projects – Commercial Geotechnical Work (Building Foundations & Site Work)

L&G Consulting Engineers, Inc.

Ricardo S. Gallaga, Jr., P.E.

EDUCATION

Texas A&I University at Kingsville, Bachelor of Science in Civil Engineering, 1984

PROFESSIONAL REGISTRATION

Professional Engineer in the State of Texas since 1990, Serial No. 67612
Local Government Project Procedures Qualification for TxDOT (LGPP)

PROFESSIONAL EXPERIENCE

L&G Eng. / L&G Eng. Lab., **Sr. Project Manager and Sr. Construction Eng.**	2012 – Present
TxDOT, Assistant Area Engineer (San Benito - Pharr District)	1993 – 2012
TxDOT, Design Engineer (Pharr District, Pharr Area Office)	1990 – 1993
TxDOT, Construction EIT/Inspector (Tarrant Cnty Const, Ft Worth District)	1984 – 1990

Mr. Gallaga has over 28 years of experience in the public sector (beginning his career and working with TxDOT until retirement in 2012 and subsequently joining L&G Consulting Engineers, Inc. (L&G) (including L&G Lab). Mr. Gallaga brings a wealth of knowledge and experience in general transportation infrastructure projects with an emphasis in the fields of Construction Engineering including construction development, oversight, inspection, management, contract administration and scheduling. As the San Benito Area Office Assistant Area Engineer, he oversaw and was directly responsible for all of the Area Office construction projects which included the expansion of the major corridors (US 77 and US 83) during a time noted as the District's and San Benito Area Office's heaviest workload period since inception. Mr. Gallaga's experience in the field of Construction Engineering stems from his time as a Construction EIT/Inspector, and Assistant Area Engineer (over 25 years). As the Assistant Area Engineer with TxDOT San Benito Area Office, he was directly in charge of many large scale projects including the US 77 / US 83 Interchange project and all of US 77/US 83 construction projects from Harlingen to Brownsville Los Tomates Bridge. He was also directly in charge of the US 83 construction expansion from US 77 / US 83 Interchange in Harlingen to Cameron/Hidalgo County Line. Mr. Gallaga is also highly cognizant of the necessary oversight requirements of Geotechnical Testing (GEO) & Construction Material Testing (CMT) programs for construction and has personally overseen testing to ensure compliance with project specifications. At L&G Engineering, Mr. Gallaga serves as the **Senior Project Manager & Senior Construction Engineer**. Mr. Gallaga also provides QA/QC for testing and laboratory oversight.

IN THE AREA OF CONTRACT ADMINISTRATION: Mr. Gallaga was responsible for oversight of the San Benito Area Office construction program during the expansion of two primary Expressway corridors (US 83, US 77). Other projects included added capacity projects, off-system bridge projects, seal coat and overlays projects as well as various and miscellaneous project types. During this period, he participated in the resolution of disputes and claims associated with various construction issues. He has an extreme understating of necessary requirements to formally process field change orders as necessary and provide overall documentation requirements.

IN THE AREA OF CONSTRUCTION MANAGEMENT / ENGINEERING / INSPECTION: Mr. Gallaga was responsible for the day to day project activities and requirements as well as the management of various types of projects as the Assistant Area Engineer in the TxDOT San Benito Area Office. He is well versed in the requirements of transportation infrastructure construction projects and can provide insight in to potential pitfalls that can be attributed to construction scheduling issues and conflicts. He has coordinated work with various local and state to ensured Contractor compliance with contract documents. He has verified and approved shop drawings for construction.

PROJECT EXPERIENCE (Major Projects in the Area of Geotechnical Engineering, CMT & CEI)

- US 83 Expressway from Hid/Cam Cnty Line to Brownsville, TX
- US 77 Expressway from Cameron/Willacy Cnty Line to North of Raymondville TX
- US 77 Expressway and US 83 Expressway Interchange in Harlingen, TX
- SH 100 from US 77/83 Expressway to Laguna Vista
- SH 550 from US 77 to SH 48

REFERENCES:

1) **Mardoqueo Hinojosa, P.E., City Engineer**
City of Edinburg **Phone No.: (956) 388-8955**
Project: Alberta Rd Reconstruction: Project & Design management and coordination with City Engineer; project consisted of reconstruction of Alberta Rd. from West City Limits to ¼ mile East of Jackson Rd

Project: Chapin Road Bridge Water & Sewer Adjustment (Limits from Chapin Road Bridge East to McColl Road): Project management and coordination with City Engineer; Water and sewer line design including utility adjustments and relocations; provide general plan sheets and task; and contraction phase services.

Project: Schunior & McColl Road (Limits from Schunior ¼ Mile East of McColl to McColl ¼ Mile North of Sh 107): Project management and coordination with City Engineer; Water and sewer line design including utility adjustments and relocations; provide general plan sheets and task; and contraction phase services.

Project: Edinburg Hike & Bike Trail: Provide description of surrounding area and specific area of environmental concern. Determine required federal, state, and local action required for Environmental clearance. Request Geosearch project databases. Provide BCE report containing exhibits, including a location map and a typical section, USGS quad sheet location, photos with legend description locator, and Section 4(f) evaluation, if any, and summarized findings.

2) **Raul E. Sesin, P.E., CFM General Manager**
Hidalgo County Drainage District No. 1 **Phone No.: (956) 292-7080**

Project: Mile 11 North & FM 1015-2018 Bond Referendum Project 22 (6.5 miles): This project consisted of making improvements of 6.5 miles of channels, including local detention systems and pump station

3) **JP Tarrarzas, P.E., City Engineer**
City of Mission **Phone No.: (956) 585-3275**

Project: ELM Drainage Project: This Project consisted of upgrading the existing storm sewer system by upsizing the existing storm drain pipes, adding new storm drain pipes and channel improvements. Duties included contract management, QA/QC, construction phase services and local letting.

INSURANCE:

STIG insurances are handled by Mr. Andrew Gonzalez of 5G Insurance Agency, located at 3102 E Bus Hwy 83, Ste A, Weslaco, Texas 78596, and the office number is (956) 969-1552. We have the following policies and coverage limits:

Type of Insurance	Limits	Insurer
Commercial General Liability	$1,000,000.00	The Hartford
Damage to Rented Premises	$1,000,000.00	
Medical Expense	$10,000.00	
Personal & ADV Injury	$1,000,000.00	
General Aggregate	$2,000,000.00	
Products-Comp/OP AGG	$2,000,000.00	
Automobile Liability	$1,000,000.00	The Hartford
Umbrella Liability	$1,000,000.00	The Hartford
Workers Compensation		
& Employers' Liability	$1,000,000.00	The Hartford
E.L. Each Accident	$1,000,000.00	
E.L. Disease-Each Employee	$1,000,000.00	
E.L. Disease-Policy Limit	$1,000,000.00	
Professional Liability	$1,000,000.00	The Hartford
Per Claim	$1,000,000.00	
General Aggregate	$2,000,000.00	

Certification of Litigation

"South Texas Infrastructure Group, L.L.C. has not had any significant prior or ongoing contract failures, any civil or criminal litigation or investigations pending which involves South Texas Infrastructure Group, LLC. and has not been judged guilty or liable within the past five (5) years."

Signature: _____ Date: July 08,2026

Julio C. Cerda, P.E., President

PROFESSIONAL SERVICES AGREEMENT STATEMENT:

I, Julio Cerda, have read the Professional Services Agreement, will provide the prerequisite insurance requirements and if selected, I agree to the Professional Services Agreement terms.

Signature: _____ Date: July 08, 2026

Julio C. Cerda, P.E., President

CONTACT INFORMATION

South Texas Infrastructure Group, L.L.C.

Contact: Julio Cerda, P.E., President, 900 S. Stewart Road, Suite 13, Mission, TX 78572
Office: (956) 424-3335, Mobile: (956) 451-2670, Email: julio@southtexasig.com

Contact: Victor Trevino, P.E., R.P.L.S., 900 S. Stewart Road, Suite 13, Mission, TX 78572
Office: (956) 424-3335, Mobile: (956) 560-3415, Email: victor@southtexasig.com

R.O.W. Surveying Services, L.L.C.

Contact: Julio Cerda, P.E., President, 900 S. Stewart Road, Suite 13, Mission, TX 78572
Office: (956) 424-3335, Mobile: (956) 451-2670, Email: julio@southtexasig.com

Contact: Victor Trevino, P.E., R.P.L.S., 900 S. Stewart Road, Suite 13, Mission, TX 78572
Office: (956) 424-3335, Mobile: (956) 560-3415, Email: victor@southtexasig.com

SCIVLE, Co.

Contact: Oscar Garza, P.E., 2416 Buddy Owens Blvd, McAllen, TX 78504
Office : (956) 369-4529, Email: Oscar.Garza@scivle-consultants.com

L&G Engineering, L.L.C.

Contact: David Saenz, P.E., 900 S. Stewart Road, Suite 3, Mission, TX 78572
Office: (956) 583-7117, Mobile: (956) 463-2504, Email: dsaenz@lgengineers.com

Contact: Ricardo Gallaga, P.E., 900 S. Stewart Road, Suite 6, Mission, TX 78572
Office: (956) 585-1909, Mobile: (956) 463-4534, Email: Ricardo@lgengineers.com









Project Name: Professional Engineering Services
Closing Date: July 14, 2026
Closing Time: 3:00 P.M.

SWG Engineering, LLC
611 Bill Summers International Blvd
Weslaco, TX 78596
Tel.: 956-968-2194
Fax: 956-968-8300

SINCE 1945
SWG
CONSULTING ENGINEERS

THE CITY OF EDINBURG
TEXAS

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SIGLER, WINSTON, GREENWOOD & ASSOCIATES
SWG ENGINEERING, LLC
611 Bill Summers International Blvd.
Weslaco, TX 78596
O 956.968.2194 F 956.968.8300

Consulting Engineers
Since 1945

Randall C. Winston, P.E., President

Joe B. Winston, Jr., P.E., RPLS
Exec. VP

Christian Winston, Secretary

Ron Peynado, Treasurer, CFO

Jacob D. Castaneda, P.E., CFM
Project Engineer

Dalinda Ramos, EIT
Engineer

Firm Registration No.: F-592

Website:
www.swgeng.com

July 14, 2026

City of Edinburg
Attn: Mardoqueo Hinojosa, City Engineer
415 W. University Drive
Edinburg, TX 78539

Dear Mr. Hinojosa,

Thank you for the opportunity to submit our Request for Qualifications for Professional Engineering Services with the City of Edinburg. SWG Engineering, LLC (SWG) is honored to present a dedicated team focused on providing innovative, dependable, and cost-effective infrastructure solutions while supporting the City's long-term goals.

SWG Engineering, LLC (SWG) has provided engineering services in the South Texas Region, with extensive projects since its establishment as a corporation in 1945. Throughout the 81 years in engineering, all SWG Professional Engineers are licensed and active with state licensing requirements, education, and professional experience to provide a wide range of engineering services that uphold our sound principles and practices. SWG maintains the required general liability insurance and active registration certificate with **SAM.GOV** and the Texas Board of Professional Engineers and Land Surveyors to abide by the state rules and regulations. SWG is a full-service Civil, Land Development, Environmental, Water Resources, Water and Wastewater Infrastructure. Our clients include the public and private sectors, and our projects span numerous communities.

Our experience includes planning, surveying, design, permitting, construction administration, feasibility studies, and project management for municipalities and utility districts across the Rio Grande Valley. We have successfully supported clients in securing funding through **USDA, TWDB, GLO**, and **NADBANK/BECC** programs, and we understand the complexities of preparing plans, specifications, and reports that meet funding and regulatory requirements.

With a skilled team, extensive regional experience, and the resources to deliver dependable results, SWG is well prepared to support the City of Edinburg in strengthening its infrastructure. We welcome the opportunity to further discuss our qualifications and look forward to the possibility of partnering with the city on this important project.

Sincerely,

Randall C. Winston, P.E. / President
SWG Engineering, LLC
611 S. Bill Summers Int'l Blvd.

1.) Firm name, including the address of firm office, structure of firm, and future plans for change of ownership:

Primary Office: SWG Engineering, LLC
611 Bill Summers Intl. Blvd.
Weslaco, TX 78596

Structure of Firm: Limited Liability Company (LLC) Corporation

Ownership: N/A

2.) Names, position, phone and fax of contact person:

Randall C. Winston, P.E./President
Tel.: (956) 968-2194
Fax: (956) 968-8300
E-mail: randy@swgeng.com

3.) Names of principals in the firm, years firm has been in business and size of firm:

Principals: Randall C. Winston, P.E./President, Joseph B. Winston, P.E./RPLS, and Jacob Castaneda, P.E./CFM

Years in business: 81 Years

Size: 13 (1 PEs, 1 P.E./RPLS, 1 P.E./CFM, 1 EIT's, 3 AutoCAD 2022 Drafters/GIS Specialist, 4 Administrative Staff, 1 Survey Field Personnel, and 1 Project Inspectors)

4.) Listing of all pending litigation or malpractice insurance against or involving the firm or its agents or employers with respect to any work performed; any relationship with City/County employee, officer, City/County Council, or committee member:

None

5.) Amount of professional liability insurance coverage carried by your firm:

SWG Engineering, LLC maintains a professional liability insurance in the amount of $1,000,000.00

6.) Name and phone number of person to contact at the banking institution where firm does business, and list default on loan or finance agreements:

Texas National Bank
Edna R. Martinez
(956) 903-4007

Default on loan or finance agreements: N/A

7.) Disciplines of consultants for the proposed project:

SWG Engineering – Civil Engineering, Environmental Engineering, Water Resources Engineering, Construction Engineering & Inspection, Surveying, Construction Administration, Grant Writing, and Funding Procurement

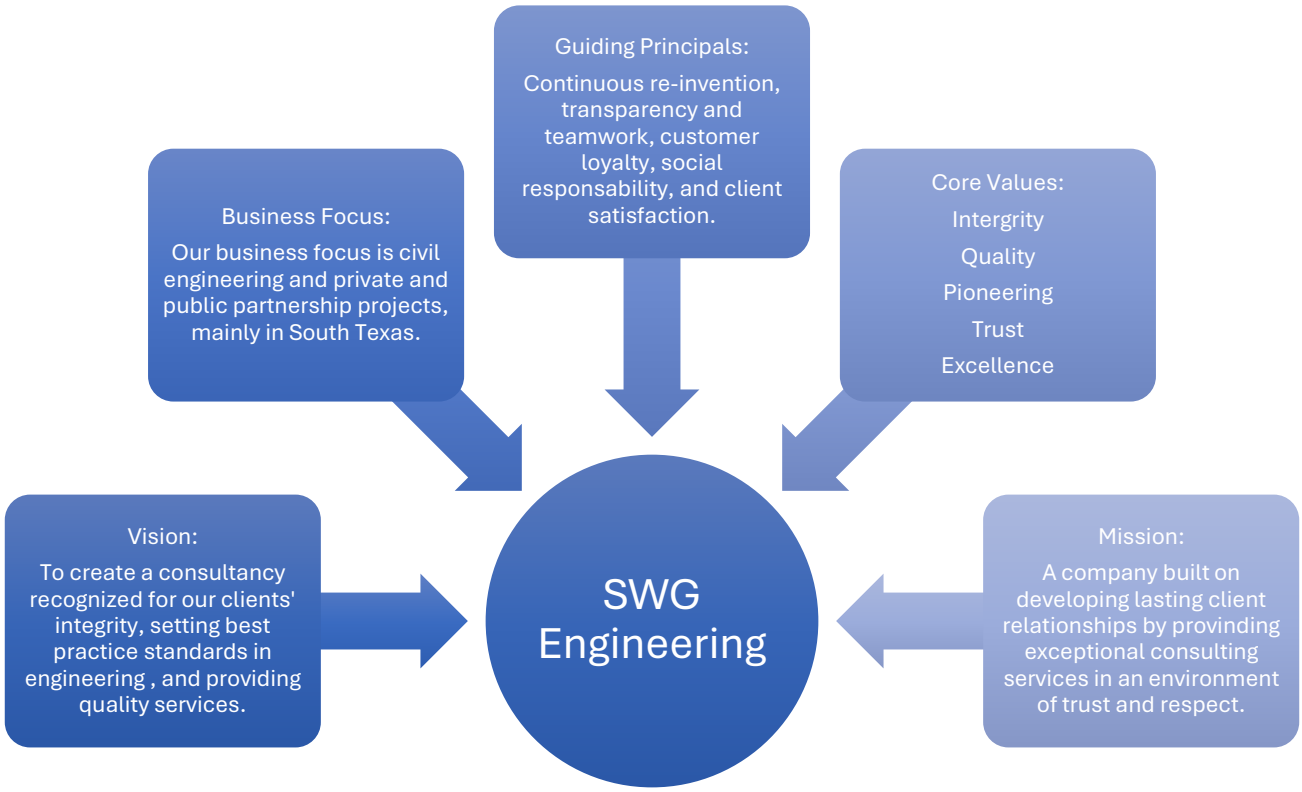
8.) Commitment of the firm, assigned project staff, and current workload of staff that would be responsible for the project:

SWG Project Staff included in the Project Chart in the RFQ would be allocated 75% of their time and effort to this project and is committed to the delivery of timely results. Also, SWG has sufficient personnel in the firm to provide back-up for the assigned project staff to be on hand if required.

Project team lead would be Mr. Randy C. Winston, P.E. with project staff such as: Project Engineers, EIT's, and Engineer Inspectors on hand to provide project oversight and consulting as needed.

9.) Firm's purpose:

Our firm's philosophy is simple; we always strive to provide our clients with unparalleled consulting services by putting our clients' interest first. We work closely with our clients to identify the objectives of the project and assemble a team of highly qualified professionals to meet those needs.



Organization Profile

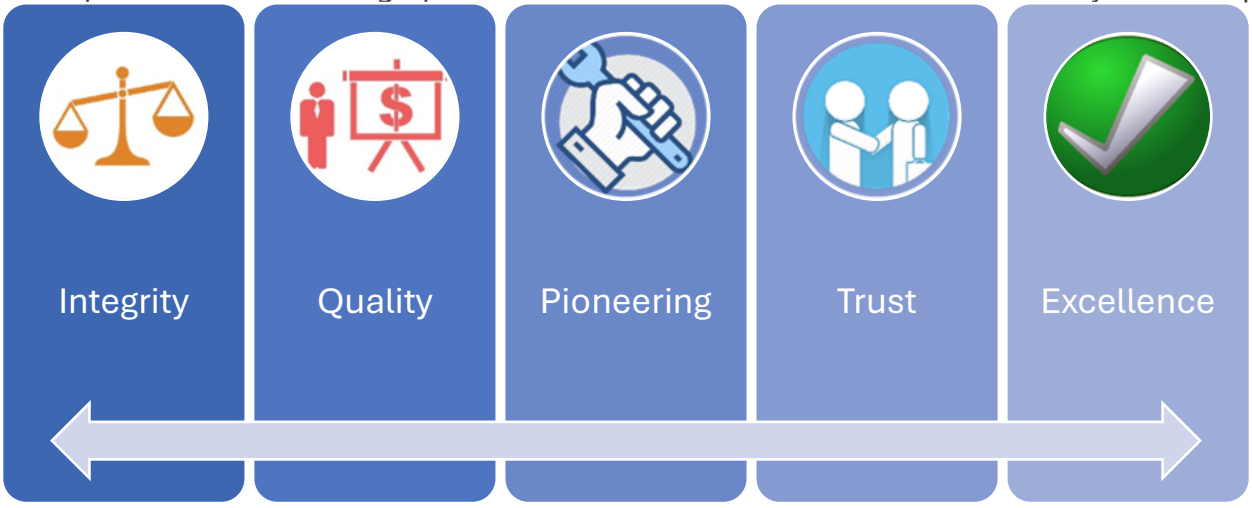
SWG ENGINEERING, LLC has taken a leadership role in providing quality engineering answers in the Valley through our greatest resource – a dedicated and talented staff. Leadership begins with the principals, who are all Texas-registered professional engineers. Our work speaks for itself as 80 percent of our business is from repeat clients.

Our firm's philosophy is simple, *we always strive to provide our clients with unparalleled consulting services by putting our clients' interest first.* We work closely with our clients to identify the objectives of the project and assemble a team of highly qualified professionals to meet those needs. SWG strives to be more than an engineer to our client. We are trusted partners and consultants. Our firm's principles are based on efficiency, quality and **unmatched customer service**. We envision cost-effective engineering design concepts without compromising on quality. SWG Engineering is committed to our clients' success. Our experience, combined with our advanced technical support, provides us with the unique ability to expedite the planning and design phase before the actual construction.

As a pioneer of engineering in the Rio Grande Valley, we have continually invested time and money in charitable and public-spirited activities within our community to ensure we contribute to the Valley's continued growth and development of future engineers.

OUR PRINCIPLES THAT HELP GUIDE OUR ENGINEERING VISION AT SWG

- Continuous re-invention as engineering practices constantly evolve; ensure our team is always working with the latest technologies and tools to empower them and their work.
- SWG prides itself on our transparency and our engineering team. We prioritize providing a space to encourage learning, development, and team collaboration.
- We earn customer loyalty through performance and efficiency.
- We conduct business with social responsibility, reliance on the character, and truth in actions.
- We replicate success through proven solutions, client satisfaction, and industry leadership.



Project Understanding

SWG understands that the City of Edinburg seeks qualified engineering firms to provide professional engineering services on an as-needed basis through its Engineering Services Rotation List. The City's ongoing capital improvements, infrastructure maintenance, utility expansions, drainage improvements, transportation projects, and development review activities require responsive engineering support, technical expertise, and efficient project delivery. SWG is committed to serving as a trusted partner, providing timely, cost-effective, and innovative solutions that support the City's goals while maintaining compliance with local, state, and federal requirements.

Approach to Engineering Services

Task Initiation and Project Development

- Coordinate with City staff to define project objectives, scope, budget, and schedule.
- Perform site evaluations, field investigations, and data collection as required.
- Develop preliminary engineering analyses and planning-level cost estimates.
- Identify permitting requirements and funding opportunities when applicable.
- Provide recommendations to support informed decision-making.

Engineering Design Services

- Prepare engineering studies, reports, plans, specifications, and engineer's estimates.
- Develop design documents consistent with City standards and applicable regulatory requirements.
- Conduct milestone reviews and coordination meetings throughout the design process.
- Coordinate with utility providers, regulatory agencies, and stakeholders.
- Assist with permitting and regulatory approvals.

Bid and Construction Phase Services

- Prepare bid documents and assist the City during procurement.
- Respond to contractor questions and provide addenda as necessary.
- Review contractor submittals, shop drawings, and requests for information.
- Perform construction observation and field inspections.
- Monitor project progress, budget, and schedule compliance.

Project Closeout

- Conduct final inspections and prepare punch lists.
- Review and certify project completion documentation.
- Prepare record drawings and project closeout records.
- Assist the City with final reporting and project acceptance.

Project Management

SWG will provide proactive project management and responsive communication to ensure successful delivery of engineering services.

- Dedicated Project Manager serving as the City's primary point of contact.
- Timely response to City requests and task assignments.
- Regular coordination meetings with City staff.
- Budget monitoring and schedule tracking for assigned work orders.
- Multidisciplinary coordination among internal and external stakeholders.
- Commitment to delivering projects on time and within budget.

Quality Assurance / Quality Control

SWG's quality management procedures are designed to ensure accuracy, consistency, and compliance throughout every assignment.

- Comprehensive QA/QC reviews for all engineering deliverables.
- Multi-level technical review by senior engineering professionals.
- Verification of calculations, plans, specifications, and cost estimates.
- Independent document review prior to submittal.
- Construction inspection documentation and reporting.
- Continuous process improvement based on lessons learned and client feedback.

Firm Qualifications

SWG provides comprehensive engineering services to municipalities throughout South Texas. Our team possesses extensive experience in:

- Street and roadway improvements
- Drainage and stormwater management
- Water distribution systems
- Wastewater collection systems
- Capital improvement programs
- Parks and recreational facilities
- Utility coordination
- Land development review
- Construction administration
- Funding assistance and grant support

Our commitment to responsive service, technical excellence, and efficient project delivery allows us to successfully support municipalities in achieving their infrastructure and development objectives.

Commitment to the City of Edinburg

SWG is prepared to provide responsive, high-quality engineering services across a broad range of disciplines, including transportation, drainage, water and wastewater utilities, streets, parks, municipal facilities, and capital improvement projects. Our team is committed to supporting the City of Edinburg with practical engineering solutions, exceptional client service, and a collaborative approach that helps advance the City's short- and long-term infrastructure goals.

Availability and Commitment

SWG is committed to providing the City of Edinburg with readily available professional engineering support through the Engineering Services Rotation List. Our team has the capacity, resources, and local knowledge necessary to respond quickly to City needs and deliver high-quality engineering services across a broad range of project types and disciplines.

Key Advantages of SWG

- Local and regional municipal experience
- Dedicated project management
- Multidisciplinary engineering expertise
- Proven QA/QC procedures
- Responsive communication and client service
- Successful delivery of public infrastructure projects throughout South Texas

Project Experience

Client: City of Mercedes

Contact: Sergio Zavala, City Manager

Address: 400 S. Ohio Ave, PO Box 837, Mercedes, TX 78570

Phone: 956-565-3114

Date: May 2019 – November 2019

Contract Value: $275,920.00

Project Summary: SWG Engineering, LLC provided engineering services to support the City of Mercedes in improving the performance, reliability, and regulatory compliance of its municipal Water Well System. Our work included evaluating existing well facilities, identifying operational deficiencies, and developing targeted improvements to enhance water production capacity and system resilience.

Key tasks performed:

Well Facility Assessment: Reviewed existing well conditions, pumping equipment, electrical components, and site infrastructure to determine needed upgrades and modernization.

Design of System Improvements: Prepared plans and specifications for rehabilitation of well components, replacement of aging equipment, and improvements to electrical and control systems to ensure dependable operation.

Water Quality & Compliance Enhancements: Coordinated with City staff to address TCEQ requirements, improve sampling and monitoring capabilities, and support long-term regulatory compliance.

Construction Coordination: Assisted during bidding and construction phases, responded to contractor inquiries, and ensured improvements were implemented in accordance with design intent and City standards.

These improvements strengthened the City's water supply reliability, extended the service life of critical well infrastructure, and supported continued delivery of safe, high-quality drinking water to the community.

Client: Union Water Supply Corporation (UWSC)

Contact: Mr. Jorge Bazan, General Manager

Address: 5992 FM 1430, Rio Grande City, TX 78582

Phone: (956) 487-3744

Date: 2021- Present

Contract Value: $28,945,000.00

Project Summary: Design for the construction of the System-Wide Improvements and Rehabilitation, including WTP Expansion and Rehabilitation, River Pump Station Rehabilitation, and Distribution System Upgrades





Union Water Supply Corporation (UWSC) of La Casita-Garciasville, Texas, Starr County acquired funding from USDA in the amount of $30 million dollars for a much-needed water system expansion. This improvement allows for treatment system to expand from the existing 1.5 million gallons per day to 4 million gallons per day. It will also provide for constructing a 250,000-gallon ground storage tank and rehabilitation of the existing river pump structure located on the Rio Grande River. Additionally, the funds will replace the existing 25 miles of outdated 1" to 4" small diameter pipes with more efficient 8" waterlines, which will alleviate the problem of water line breaks in the system. With new waterlines, fire hydrants will be installed to provide fire protection for the community's resident.

SWG assisted UWSC with each step of the grant process, from the earliest scope and budget preparations for application through grant administration. SWG targeted assistance with specific aspects of the funding process, such as conceptual designs, engineering reports to support a proposed project, and summaries of the project's economic development quantitative and qualitative indicators that will positively impact hundreds of residents. Project Deliverables as follow:

- **Waterline Improvements**

Upgrade existing 1-inch thru 4-inch water line to a minimum 6-inch waterline
Placement of fire hydrants for fire protection with the service area
Upgrade existing 6-inch thru 8-inch water transmission lines to 10-inch lines

- **Existing Water Plant Improvements (1.5 MGD)**

Replace the existing claricone (clarifier) with a new claricone (clarifier)
Upgrade filters - Replace filter media and replace possible underdrains
Upgrade the chemical buildings
Upgrade the electrical distribution system

Upgrade the SCADA system

- **Water Storage**

Abandon existing ground steel storage tank
Placement of a new 250,000 gallon concrete ground storage tank

- **Additional Capacity (2.5 MGD)**

Placement of Ultra-Filtration surface source water purification system
Piping from Ultra-Filtration system to storage tank

- **Plant Distribution System**

Upgrade high service pumps to the distribution system
Upgrade transfer pumps from the storage reservoir to the existing plant and the Ultra-Filtration system plant

- **Raw Water Supply**

Upgrade pumps at the River Pump Station
Stabilize River Pump Station Structure on the Rio Grande Banks



Client: City of Ingram
Contact: Ms. Heather Davis, City Secretary
Address: 230 Hwy 39, Ingram, TX 78025
Phone: (830)367-5115
Date: 2009 – 2024
Contract Value: $6,500,000.00
Project Summary:



Phase I SWG was hired by the City of Ingram to procure the funding, design, and provide easement documents for individual lot sewer system connections for 172 residential properties and decommission 172 septic tanks within the city. This provided immediate connections for the residents at no cost to them.



Phase II - SWG prepared a Preliminary Engineering Report in accordance with United States Department of Agricultural Rural Development (USDA RD) and as a result, obtained funding for the design and installation of gravity lines for collection of residential wastewater within the Phase II area, which included 302 connections and two new lift stations, which were installed to re-pump all the wastewater flow. These improvements have made a tremendous improvements on the water quality of the pristine Guadalupe River.

Phase III- SWG is currently assisting the City of Ingram with the third phase of improvements and has an estimated 152 addition connections to be added.

Client: Delta Lake Irrigation District

Contact: Mr. Troy Allen, General Manager

Address: 10370 Charles Green Rd., Edcouch, TX 78538

Phone: (956) 262-2101

Date: 2018 – 2023

Contract Value: $3,200,000.00

Project Summary: Canal to Pipeline Conversion of Canal A-20 and Pump Station

For this important project, a grant from the Bureau of Reclamation (BOR) of $1,000,000 was procured by the SWG to aid in the cost of construction.

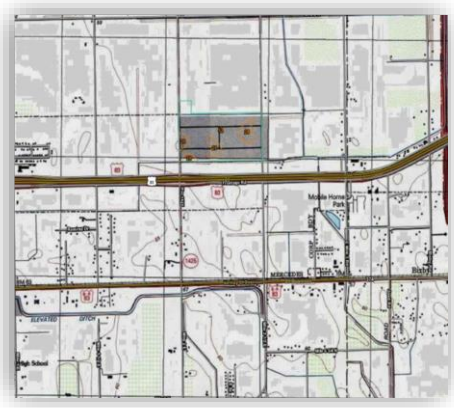
The project will convert approximately **28,000 linear feet** (~5.3 miles) of deteriorated canal into a modern pipeline system. **This 36"-18" pipeline** will contain flowmeters at strategic points to monitor water flow, and has sluice gates and line gate valves at specific locations to isolate pipeline sections as necessary. Additionally, the main diesel pump station will be deleted and has been designed to be replaces as a **state-of-the art pump station, with VFD controlled twin electric pumps**, which will enable the deletion of 5

total diesel pump stations in the system. The flow meters will also connect to this master pump station, and the entire system will be capable of being monitored and controlled remotely.



The deletion of these diesel pump stations will Significantly lower operation and maintenance costs to the District, while eliminating any contamination from them. Additionally, and the primary reason why the BOR funded the project, the canal conversion to pipeline project is anticipated to save approx. 2,050 acre-feet of water, being **668 million gallons, per year.**

Client: City of Mercedes



Contact: Mr. Alberto Perez, City Manager

Address: 400 S. Ohio Ave., Mercedes, TX 78570

Phone: (956) 565-3114

Date: 2019-2024

Contract Value: $2,160,275.00

Project Summary: Proposed Sanitary Sewer Improvements, Existing Septic Systems Decommissioning, and Proposed Lift Station for Capisallo Terrace Subdivision.

The project site is located approximately 1,000 feet north of the intersection between US 83 Frontage Road and Mile 2 East Road at the proposed site will accommodate for proposed lift station and sanitary sewer line improvements. The site construction for the proposed structure is anticipated to be on a slab-on-grade or on-fill foundation provided expansive, soil-related movements will not impair the performance of the structure. Project will be divided in 4 phases:

Phase 1: Preliminary

Conduct preliminary deliberations for determination of project scope of work, prepare preliminary cost estimates and establish scope of work.

Phase 2: Funding

Assist City in procurement of funding or Funding Administrator.

Phase 3: Design

Conduct necessary analysis of project area, complete design, and develop construction plans.

Phase 4: Construction

Solicit bids, procure contractor, conduct construction management and conduct frequent site inspections. Conduct project closeout and assist in fulfillment of funding requirements, if any.

KEY STAFF QUALIFICATIONS

Randall C. Winston, P.E.

President

Registrations	Texas Registered Professional Engineer No. 70417
Education	Master of Engineering in Civil Engineering, Texas A&M University; Bachelor of Science in Civil Engineering, Texas A&M University
Experience	40 years
Key Qualifications	Mr. Winston has 41 years of experience in civil engineering with extensive leadership on large-scale water and wastewater infrastructure projects. His expertise includes treatment facilities, detention systems, lift stations, collection and distribution systems, rapid dewatering drying beds, construction management, regulatory compliance, budgeting, scheduling, and quality assurance. He has worked extensively with TCEQ, TxDOT, U.S. Army Corps of Engineers, IBWC, and numerous funding agencies including TWDB, USDA, NADBank/BECC, FEMA, CDBG, GLO, HUD, TDEM, and EDA. As Project Manager, he will oversee client service, technical delivery, QA/QC compliance, staffing coordination, and financial performance tracking to ensure successful project execution.

Joseph B. Winston, Jr., P.E., RPLS

Vice President

Registrations	Texas Registered Professional Engineer No. 31109; Texas Registered Professional Land Surveyor No. 3780
Education	Bachelor of Science in Civil Engineering, Texas Tech University
Experience	62+ years
Key Qualifications	Mr. Winston brings more than 62 years of engineering and surveying experience, including large-scale project design, construction management, environmental oversight, utility coordination, hydrologic and hydraulic analysis, transportation design, drainage improvements, and public involvement. He has served public and private clients throughout the Rio Grande Valley for over 58 years and has acted as

	Consulting City Engineer for municipalities including Alamo, San Juan, Mercedes, and La Feria. His extensive institutional knowledge and technical expertise provide valuable project guidance and quality oversight.

Jacob D. Castaneda, P.E., CFM

Project Engineer

Registrations	Texas Registered Professional Engineer No. 158326; Certified Floodplain Manager No. 4508-23N
Education	Bachelor of Science in Civil Engineering, University of Texas Rio Grande Valley
Experience	4 years
Key Qualifications	Mr. Castaneda has experience in the planning, design, and development of water resources projects, water distribution systems, wastewater collection systems, stormwater drainage improvements, flood mitigation projects, pump systems, hydraulic modeling, and paving and grading design. He has coordinated with FEMA, TCEQ, TxDOT, CDBG, GLO, NADBank, USDA, TWDB, and TPWD. As Project Engineer, he will support project management, design development, project controls, and construction coordination while applying his expertise in civil and environmental engineering.

Randall C. Winston, P.E./President

SWG Engineering, LLC
611 S. International Blvd.
Weslaco, TX 78596
(956) 968-2194
randy@swgeng.com

EDUCATION

Master of Engineering, Civil Engineering,
Environmental Eng. Dept.- 1988

Texas A&M University
Bachelor of Science in Civil Engineering- 1985

REGISTRATION

Professional Engineer State of Texas No.: 70417

WORK EXPERIENCE

Environmental Projects, Water Treatment,
Wastewater Treatment,
Solid Waste Management, Industrial Wastewater and
General Civil Engineering
SWG Engineering, Weslaco, Texas - 1989 - Present

Environmental Engineering Lab Instructor and
Lecture Substitute
Texas A&M University, College Station, Texas – 1987-1988

General Civil Engineering and Consulting
Sigler, Winston, Greenwood & Assoc., Inc., Weslaco, Texas 1985 - 1987

SUMMARY OF WORK EXPERIENCE

- Delta Lake Irrigation District Canal A: 28,500 LF of Canal Conversion to 36" and 24" Pipeline Design and Project Management
- Delta Lake Irrigation District Canal A: Procurement of $1M US Bureau of Reclamations grant
  Progreso Bridge Co. Port of Entry: Paving and Detention Pond Design
- Sharyland Water Supply Corporation Design and Construction of Water Treatment Plant NO. 3
- Sharyland Water Supply 1.0 MG Elevated Water Tower
- Sharyland Water Supply WTP #1: USDA $6 Million Funding Coordination
- City of Donna 1.0 MG Elevated Water Tower
- City of Ingram Wastewater Improvements - Phase I
- City of Ingram Wastewater Improvements - Phase II
- City of Ingram Lift Station No. 1 and No. 2
- Solid waste disposal sites and transfer stations.
- City of Weslaco EDAP Facility Plan
- Weslaco T- Mobile: Civil Site Grading, Paving, and Detention Pond Design
- Landfill Closure for the City of McAllen.
- Landfill Surveying and Engineering for BFI Landfill, Donna, Texas.
- Water distribution study for the Sharyland Water Supply Corporation.
- Odor control study for the City of Weslaco Wastewater Treatment Plant and Collection System.
- Wastewater pretreatment plant for Southern Frozen Foods packing plant in Alamo (a 0.5 million gallon per day flow, 1,210 mg/l BOD5 average).
- Study and pilot program for the City of La Feria using manmade wetlands as secondary treatment for lagoon effluent.
- City of Weslaco Economically Distressed Areas Program (EDAP) Facility Plan.
- City of McAllen Wastewater Treatment Plant No. 3, Four (4) Million Gallon Per Day Addition.
- Environmental Assessment for Hidalgo County Irrigation District No. 6 for a loan application to the United States Bureau of Reclamation. Complete archeological and environmental coordination with Local, State and Federal Agencies with approval for this project was done in this report.
- Multiple site work for HEB Stores located across the Valley: Ware Road HEB, McAllen; Weslaco HEB; Mercedes HEB; and subdivision work on Alamo HEB.
- Subdivision and site work for Weslaco Luby's Cafeteria.
- Weslaco Independent School District/ South Palm Gardens -- Septic tank design and drain field.
- City of Weslaco - City Engineer from 1990 to 2006, 2018
- City of McAllen Water Treatment Plant 2 MGD addition to the North Treatment Plant to bring total permitted capacity to 8 MGD.
- City of Weslaco Odor Control for North Wastewater Treatment Plant
- City of Weslaco 1 MGD Addition Extended Aeration Wastewater Treatment Plant
- City of Weslaco Study and Master Plan for Water and Wastewater Facilities
- City of Weslaco La Colonia Las Palmas Sewer Improvements
- City of McAllen Rehabilitation of Sludge Beds at WWTP No. 2
- City of McAllen PUB Sludge Handling Facility Pilot Study and Recommendations
- City of McAllen Highland Lift Station
- City of Weslaco Re-Design of Pumps and Motors and Controls for LS No. 27

Jacob Castaneda, P.E./CFM

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611 S. International Blvd.
Weslaco, TX 78596
(956) 968-2194
jacob@swgeng.com

EDUCATION

University of Texas Rio Grande Valley
Bachelor of Science in Civil Engineering- 2022

REGISTRATION

Professional Engineer State of Texas No.: 158326
Certified Floodplain Manager No. 4508-23N

WORK EXPERIENCE

Environmental Projects, Water Treatment, Wastewater Treatment, Water Distribution System, Wastewater Collection, Drainage Improvements, and General Civil Engineering Projects

SWG Engineering, Weslaco, Texas - 2021 - Present

SUMMARY OF WORK EXPERIENCE

- City of Laredo Hoist System
- Hidalgo County Irrigation District No. 9-proposed 50 mg reservoir
- City of Laredo rehab of lift station at las cruces
- City of Palmview DRRP street and flood
- Weslaco ISD- various playground improvements and Mary Hoge driveway
- City of Weslaco-update water conservation plan
- Hidalgo County Irrigation District No. 9- water conservation plan and drought contingency plan updates
- Laguna Madre Water District-project engineer of $20 million Long Island Village water and wastewater improvements
- Town of Combes-ARP Nixon Road drainage and street improvements
- City of Mercedes-drainage master plan
- Union Water Supply Corporation-water plant expansion, rehab and water line distribution $28 million project
- City of Weslaco-sub-division reviews
- City of Donna-Water Treatment Plant Financial Assistance Application
- City of Brownsville-Update Drainage Policy
- Weslaco ISD-Fuel Tanks
- John Knox Village-Water Improvements Plan
- Jim Wells County Fresh Water District- Wastewater Improvements
- WCDD #2 Willimar Drainage Ditch Improvements
- City of Mercedes Capisallo Sanitary Sewer Collection, Lift Station and Septic Tank decommission
- City of Lyford HMGP Drainage Improvements

Joseph B. Winston, Jr., P.E.,/R.P.L.S,/V.P.

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EDUCATION

Texas Tech University
Bachelor of Science in Civil Engineering- 1966

REGISTRATION

Professional Engineer State of Texas No.: 31109
Registered Public Surveyor of Texas No.: 3780

WORK EXPERIENCE

Principal-Consulting Engineering Firm of SWG Engineering, LLC. Weslaco, Texas 1969 – Present

Junior Engineer- Sigler, Winston & Greenwood, Consulting Engineers, Mercedes, Texas 1966-1969

SUMMARY OF WORK EXPERIENCE

- Served as City Engineer on a retainer basis for the cities of Alamo, Texas, and City of San Juan, Texas
- Currently serving as City Engineer on a retainer basis for the City of Mercedes, Texas, and the City of La Feria, Texas
- Prepared EDA Application for Water Distribution and Wastewater Collection System Improvements for the City of Weslaco
- Prepared EDA Application for Water Treatment and Water Distribution Improvements for the City of Alamo
- Engineer in charge of 750,000 Gallon Elevated Composite Water Tank for City of Mercedes
- Engineer in charge of 500,000 Gallon Composite Elevated Tank
- Engineer in Charge of Water Treatment Plant Renovation, Water Treatment Plant Expansion, Water Distribution Additions, Wastewater Treatment and Collection Improvements for the City of Alamo
- Assisted with collection and analysis of water samples for Area Wide Plan for Sewerage Treatment Facilities for the Rio Grande Valley Pollution Control Authority/Lower Rio Grande Valley Development Council
- Assisted with the Non-Point Source Report for the Lower Rio Grande Valley Development Council 208 Water Quality Program.
- Directed gathering and analysis of data for the Flood Insurance Survey of several cities in Hidalgo County
- Prepared Master Plan and Studies for DHUD Water Improvements, Wastewater Improvements, Paving and Drainage Improvements for the City of San Juan
- Engineer in Charge of Water Treatment Plant Renovation, Water Treatment Plant Expansion, water Distribution Improvements, Development of Raw Water Reservoir, Wastewater Collection Improvements, Wastewater Treatment Plant Expansion, Storm Water Improvements, and Paving Improvements for the City of San Juan
- Prepared Solid Waste Permits for the Cities of Mercedes, Alamo, San Juan, and McAllen
- Assisted the City of Harlingen Water Works System with full-time residence inspection services for the New 15 MGD M.F. Runnion Water Treatment Plant and Reservoir and with Water Distribution Improvements
- Chairman for three years of the Lower Rio Grande Valley Development Council's Pre-Application Review Panel
- Engineer in Charge of the 2.0 MGD Loma Alta Water Treatment Plant and Above Ground storage Tank for the Brownsville Navigation District
- Engineer in Charge of Report, Plans and Specifications for the Rehabilitation of Irrigation and Drainage Facilities of Hidalgo County Water Improvement District No. 5, Progreso -- a project with more than $ 6,000,000 in construction costs
- Engineer in Charge of the Improvements, Additions, or New Construction of Several Mobile Home Parks -- Llano Grande, Alamo Palms, Winter Ranch, etc.
- Improvements to Water Treatment Plant No. 1, including a New Clearwell, City of McAllen.
- Engineer in Charge of 54" Raw Water Line, two - 7.5 MGD Expansions, Three - 2 million Gallons Above Ground Storage Tanks with Transfer Pumping, Four Additional High Service Pumps, including Building, a $ 4,500,000 -- 8.0 MGD Addition, SCADA Instrumentation, and Exterior Improvements for the Southwest Water Treatment Plant (formerly Water Treatment Plant No. 2), City of McAllen.
- Rehabilitation of Water Treatment Plant for the City of Roma
- Assisted with Chlorination-Dichlorination, and Instrumentation for Wastewater Treatment Plants No. 2 and 3, City of McAllen.
- Assisted with Municipal Park Improvements for the cities of Hidalgo, Mercedes, and La Feria, including Swimming Pool Improvements for the City of Hidalgo and City of Mercedes.
- Engineer in Charge of 24-inch Distribution Main Improvements for the City of McAllen.
- Engineer in Charge of the Cleaning and Repairing of Elevated and Ground Storage Tanks for the cities of Laredo, San Juan Alamo, Mercedes, and La Feria.
- Assisted architectural firm with the development of a wastewater disposal system for the Zenith Electronics Maquiladora Plant in Mexico
- Engineer in Charge of report, and plans and specifications for two separate projects for the Relocation of Utilities within IH 35 for the Laredo Waterworks System
- Engineer in Charge of Repairs to Raw Water Intake Screens and Pumps for the Laredo Waterworks System
- Engineer in Charge of the Renovation of the 18.0 MGD Water Treatment Plant No. 1 including New Equipment for Mixing, Settling, Electrical, Chemical, Instrumentation, Piping, Valves, etc., for the Laredo Waterworks System.

Also included was coordination with architect of major architectural improvements
- Engineer in Charge of plans and specifications for the Renovation for the Chemical Feed Equipment for Water Treatment Plant No. 2, Laredo Waterworks System
- Engineer in Charge of Water Rate Study for the City of San Juan and the City of Mercedes. Assisted with water rate studies for the Laredo Waterworks System and the City of McAllen
- Engineer in Charge of the Renovation of the 1.3 MGD Wastewater Treatment Plant including Additional Sand Drying Beds, and the Addition of a 1.0 MGD Extended Aeration Wastewater Treatment Facility for the City of Mercedes
- Engineer in Charge of the Renovation of the Water Treatment Plant for the City of Mercedes, and the Addition of a Residual Management Basin, and a 1.2 MG Clearwell
- Engineer in Charge of Developing a Supplemental Water Well, Storage and Pumping Facilities for Southern Frozen Foods in the City of Alamo
- Engineer in Charge of Renovation of Water Treatment Plant, including Adding Clarification, 500,000 Gallon Clearwell, and Chemical Feed System for the City of La Feria
- Engineer in Charge of Additional Wastewater Treatment Capacity in the form of oxidation lagoons for the City of La Feria
- Engineer in Charge of Parking Facilities, Bus Service Roads, Tennis Courts, and Other Site Improvements for the Mercedes Independent School District
- Engineer in Charge of Rehabilitation of the Water Treatment Plant of Phoenix Frozen Foods in Monte Alto
- Engineer in Charge of Field Work and Site Development of Two Industrial Parks for the City of Mercedes
- Prepared Applications for the Innovative and Alternative Technology Funding for Land Application of Wastewater and Sludge for the city of McAllen
- Engineer in Charge of Rehabilitation of Major Lift Stations for the City of Mercedes
- Preparation of Solid Waste Site Closure Plans for the City of Mercedes and the City of McAllen
- Engineer in Charge of Field Work and Site Development of Two Industrial Park Sites for the City of La Feria
- Engineer in Charge of Plans and Specifications for Water Distribution Improvements, Wastewater Collection Improvements, Paving and Drainage Improvements for the City of Mercedes from 1978 to currently
- Engineer in Charge of Plans and Specifications for Water Distribution, Wastewater Collection and Paving and Drainage Improvements for the City of La Feria from 1976 to currently
- Prepared Study and Analysis of Leaks in a 30"/36" Raw Water Line serving CPL's J.L. Bates Power Station.
- Engineer in Charge of Solid Waste Transfer Stations for the City of La Feria and the City of Mercedes
- Engineer in Charge of O&M Manual for the City of Mercedes Wastewater Treatment Improvements
- Prepared Feasibility Study for Additional Water Treatment Plant Capacity for the City of McAllen

La Feria Master Plan
- Prepared a Joint Drainage Study for the City of La Feria and La Feria Irrigation Dist. No. 3
- Engineer in Charge for Economically Distressed Areas (EDAP) Application and Facility Plan for the City of Mercedes
- Engineer in Charge of Disinfection Studies for the Cities of La Feria, Mercedes, and McAllen
- Engineer in Charge of Site Improvements for HEB Grocery in the Cities of Weslaco and Pharr
- Engineer in Charge of Bridge over Anacuitas Seco Drain and Box Culvert and New Floodway Levee Structure for Hidalgo County Drainage District's Drainage Improvements in the City of Mercedes
- Assisted Mejia and Rose, Inc. with Water Treatment Improvements to the City of Los Fresnos Water Treatment Plant Engineer in Charge of Plans and Specifications for a New Municipal Water Well for the City of Mercedes



SWG Engineering, LLC
Randall C. Winston, P.E./President
Principal Engineer

Administration Department:
- Cindy Meza, Project Coordinator

Surveying Department:
- Emiliano Dolan, Foreman

Engineering Department:
- Joe B. Winston Jr., PE/RPLS
- Jacob D. Castaneda, PE/CFM
- Dalinda Ramos, EIT
- Mario Villasenor, Inspector

Drafting Department:
- Rolando Garza, Engineer Asst./CADD Designer/GIS
- Manuel Villalpando, CADD Tech.
- Joshua B. David, CADD Tech.

REFERENCES

MR. JORGE BAZAN

General Manager
Union Water Supply Corporation
P. O. Box 31
Garciasville, TX 78547-0031
(956) 487-3744
E-mail: unionwater_supply@yahoo.com

MR. PETER HERMIDA

City Engineer
City of Weslaco
255 S. Kansas Ave.
Weslaco, TX 78596
(956) 973-3130
E-mail: phermida@weslacotx.gobv

MR. CHARLES F. ORTIZ, P.E.

District Engineer
Laguna Madre Water District
105 Port Road
Port Isabel, TX 78578
(956) 943-2626 Ext. 130
E-mail: cortiz@lmwd.org

MR. FRANK RIOS

City Manager
City of La Feria
115 E. Commercial Avenue
La Feria, TX 78559
(956) 797-2261
E-mail: frios@cityoflaferia.com

Professional Services Agreement

SWG Engineering, LLC, hereby certifies that it has read and reviewed the insurance requirements contained in the City of Edinburg RFQ. The firm understands and is fully prepared to satisfy the required insurance coverage, limits, and endorsements. In the event SWG Engineering, LLC is selected for award, the firm agrees to negotiate in good faith and execute the City's professional services agreement and comply with all applicable contractual and insurance requirements.

SWG Engineering, LLC

Name: Randall C. Winston, P.E./President
Title: P.E./President
Date: July 10, 2026

Contact Information

Primary Contact

Name: Randall C. Winston, P.E./President
Title: P.E./President
Address: 611 Bill Summers International Blvd, Weslaco, Tx 78596
Phone No.: 956-968-2194
Mobile No.: 956-373-1492
Email: randy@swgeng.com

Secondary Contact

Name: Jacob D. Castaneda, P.E./CFM
Title: Professional Engineer
Address: 611 Bill Summers International Blvd, Weslaco, Tx 78596
Phone No.: 956-968-2194
Mobile No.: 956-678-1928
Email: Jacob@swgeng.com

STATEMENT OF QUALIFICATIONS

THE CITY OF Edinburg

PROFESSIONAL ENGINEERING SERVICES

RFQ #2026-7

July 14, 2026

PREPARED BY:

TEDSI

TEDSI Infrastructure Group, Inc

1201 E. Interstate Highway 2, Mission, TX 78571

Phone: (956) 424-7898

Fax: (956) 424-7022

Commitment to quality and dedication to technical excellence

TEDSI INFRASTRUCTURE GROUP

Consulting Engineers
1201 E. Interstate Hwy 2, ♦ Mission, Texas 78572

July 14, 2026

City of Edinburg
Attention: Lorena Fuentes
Finance Manager
415 W University Dr
Edinburg, TX 78539

RE: RFQ #2026-7 Professional Engineering Rotation Services

To whom it may concern:

TEDSI Infrastructure Group Inc (TEDSI) is pleased to submit our Request for Qualifications (RFQ) for a variety of capital improvement projects and city programs and projects. **TEDSI** specializes in Street Infrastructure Evaluation and Improvements, Pavement Management and Improvements, Utility Infrastructure Evaluation and Improvements, Erosion and Sediment Control Design, Water and Wastewater Evaluation and Improvements, Hydrology & Hydraulics, Transportation Evaluation, Traffic Engineering Services, Traffic Signal Design, and Civil Engineering as described in the scope of services.

Founded over 40+ years ago, **TEDSI** is a well-established Engineering Consultant Firm with a local office in Mission, Texas. We are registered with the Texas Board of Professional Engineers (# F-1640) to perform engineering services in the State of Texas. Our professional staff has extensive experience with municipalities across the State of Texas and has experience in working with programs funded by federal, state, and local governments. The experience of our team's professional staff covers a broad spectrum of Professional Services. This experience will allow the **TEDSI Team** to provide solutions needed to complete these projects on time and with the utmost professionalism.

Our client relationships are a crucial part of our day-to-day business. Our staff is committed to the philosophy of establishing and maintaining long-term relationships with our clients in order to provide them the product they need. We have assembled a very capable team of engineers, surveyors and scientists who can meet the challenges and provide a quality product for the city.

For this RFQ, the point of contact will be Mr. Ponciano N. Longoria, P.E., CFM (ponciano.longoria@tedsi.com) 1201 E. Interstate Hwy 2, Mission TX 78572, (956) 424-7898. We pledge our total commitment and are ready to respond promptly and efficiently to serving your needs. **TEDSI** is privileged and grateful to present the following qualifications for your review and consideration.

By signing this letter of transmittal, I certify that I am the CEO & President to bind TEDSI into contract with the City of Edinburg.

Sincerely,
TEDSI INFRASTRUCTURE GROUP, INC.

Jesse Salinas
CEO/President

II. FIRM QUALIFICATION AND EXPERIENCE

TEDSI, founded in 1984, is registered with the Texas Board of Professional Engineers (F-1640) to perform engineering services in the State of Texas. **TEDSI** has been providing engineering services in the State of Texas for over 40+ years.

Scope of Services TEDSI can perform:

- **Street Infrastructure Evaluation and Improvements**
- **Pavement Management and Improvements**
- **Utility Infrastructure Evaluation and Improvements**
- **Erosion and Sediment Control Design**
- **Water and Wastewater Evaluation and Improvements**
- **Hydrology & Hydraulics**
- **Transportation Evaluation**
- **Traffic Engineering Services**
- **Traffic Signal Design**
- **Civil Engineering**

Engineering Services provided by firm include, but may not limited to:

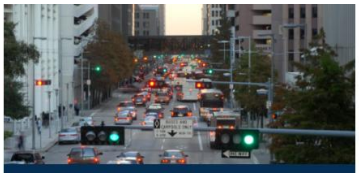
- **Field investigation and data collection**
- **Feasibility evaluation and alternatives analysis**
- **Design development and cost estimating**
- **Preparation of plans, specifications and estimates**
- **Review and check plans, subdivision and parcel maps, and computations submitted by private developers**
- **Review of engineering and encroachment permits**
- **Coordination with utility agencies, consultants, and other public agencies**
- **Organization, participation and presentations at meetings held by City staff, the City Council, neighborhood groups, and other stakeholders**
- **Preparation of preliminary documents, plans and/or reports including findings and recommendations**
- **Preparation final documents, plans and/or reports responding to City and other stakeholder comments**
- **Preparation of handouts and graphical displays for public meetings**
- **Management and monitoring of capital improvement project**
- **Management and monitoring of planning projects**
- **Administration and monitoring of regional, state and federal grants**
- **General civil engineering support services as assigned**

Additional Services TEDSI can perform:



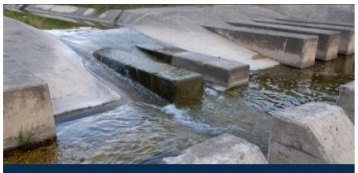
Transportation Services

TEDSI has developed a structured format to provide efficient and quality assured management of traffic signal and other transportation related construction.



Traffic Engineering and Design

Our expertise covers every aspect of new roadways, highways, expressways, urban freeways, complex interchanges and toll roads.



Hydrology and Water Resources

A major component of any project is drainage. Design, maintenance and Functionality are the standard measures of effectiveness in the area of storm-water design.



Tolling and ITS

With decades of Intelligent Transportation Systems (ITS), TEDSI has specialized in giving customers the ability to measure, evaluate and communicate traffic conditions to motorist.

ADVANCED PROJECT DEVELOPMENT	ROADWAY & PS&E	TRAFFIC ENGINEERING		WATER RESOURCES
		TRAFFIC STUDIES	TRAFFIC PS&E	
Route Studies	Roadway Design	Traffic Impact Analysis	Intelligent Transportation Systems	Storm Water Pollution
Schematics	Bridge Design	Traffic Projections	ITS Integration	Wastewater Lines
Preliminary Bridge Layouts	Storm Sewer System	Level of Service Analysis	Toll Infrastructure Design	Sanitary Sewer Design
Preliminary Utility Coordination	Culvert Crossings/Outfall Design	Lighting Contour Studies	Traffic Control Plan	Waterline Improvements
Preliminary Engineering Report	Subsurface Utility Engineering	Traffic Signal/Warrants	Illumination	Effluent Line Improvements
Mobility Planning	Utility Coordination Management	Intersection Control Evaluation	Signal Design	Water Reclamation
	Detentions Facility Design	Speed Zone Studies	Signing	
	Drainage Ditch Design	Traffic Analysis for Highway Design	Pavement Markings	
	Bicycle and Pedestrian Facility Design	Ramps Capacity Analysis	Traffic Control	
	Construction Management/Inspection	Freeway Weaving Analysis		
		Traffic Signal Phasing & Timings Development		

TEDSI has completed projects within budget and on a timely manner for the City of Edinburg, City of McAllen, City of Mission, City of Pharr, City of Weslaco, City of Harlingen, City of Brownsville, Hidalgo County, Cameron County, Hidalgo County Regional Mobility Authority, Cameron County Regional Mobility Authority as well as the Texas Water Development Board, TCEA, FEMA, Texas Department of Transportation (TXDOT) in the Pharr, Laredo, San Antonio, Beaumont, Dallas, Tyler , Fort Worth, Waco, Austin, Houston and El Paso Districts.

TEDSI is fully cognizant of all applicable Federal, State, County and municipal codes, ordinances, regulations and standards relating to transportation and traffic engineering. We pride ourselves in the ability to provide personalized quality-assured service and timely responses to our clients' needs. Our track record has demonstrated our performance and earned us a distinguished reputation in the field of transportation and traffic engineering.

EXPERIENCE - ENGINEERING AND PROJECT MANAGEMENT SERVICES

The **TEDSI** Team has completed projects with similar tasks required for this RFQ. **TEDSI** has extensive experience working for various entities. See below for list of representative projects (**Last 2 Years) (***Last 5 Years):

- 2022 Raise Grant – City of Edinburg, Completed 2023 **
- Jackson Rd at Chapin Rd Traffic Signal Design – City of Edinburg, On-going Construction **
- FM 1925 at M Rd – City of Edinburg, On-going Construction **
- Freddy Gonzalez Dr at Monmack Rd – City of Edinburg, On-going Construction **
- Torres Acres – City of McAllen, PS&E Complete & Pending Construction 2022 **
- Trenton at Auburn – City of McAllen, On-Going Construction **
- Dove Ave – City of McAllen, Construction Complete Mar. 2022 **
- City of Mission Master Drainage Plan – City of Mission, Completed 2020 ***
- Esperanza Drainage Improvements – City of Mission, On-Going Construction ***
- Faysville Drain – Hidalgo County Drainage District, On-Going Construction **
- J-08 Drain – Hidalgo County Drainage District, On-Going Construction **
- Pharr BSIF – City of Pharr, On-Going Construction **
- 9th & 13th Street Storm Sewer Improvements – City of Harlingen, Construction Complete 2021 **
- Jefferson Avenue Storm Sewer Improvements – City of Harlingen, On-going PS&E ***
- Hickory Hill Road Drainage Improvements – City of Harlingen, On-going PS&E **
- Victor Park Parking Lot – City of Harlingen, Ongoing PS&E **
- Brownsville-Los Fresnos Hike & Bike Trail – City of Brownsville, PS&E Complete & Pending Construction **
- UTRGV Pedestrian Study – City of Brownsville & UTRGV, Finalizing Study ***
- Whipple Road – Hidalgo County RMA, Complete Schematic ***
- Russell Rd – CCRMA, On-going PS&E ***
- HUC 10 Flood Protection Study – City of Harlingen, On-going Study **
- Delta Regional Watershed – Delta Regional Water Management, Hidalgo County Drainage District No. 1
- Sanitary Sewer Improvements, City of Edinburg***
- City of Edinburg GIS Mapping and Preliminary H&H for Master Drainage Plan Application***
- City of Edinburg Master Drainage Plan/TWDB Flood Protection Plan
- SH 107 (University Dr) at Joe Ochoa Ave Traffic Signal, City of Edinburg ***
- Safe Routes to School Project Phase I, City of Edinburg ***
- Safe Routes to School Project Phase II, City of Edinburg ***
- Edinburg Wastewater Treatment Plant Effluent Line, Edinburg, City of Edinburg ***
- J09 Drainage Outfall, Hidalgo County, Hidalgo County Pct 4 ***
- Mile 2W Rd, Mercedes, Hidalgo County Pct 1***
- Mile 6W Rd, Weslaco, TXDOT Pharr District ***
- Saenz St, Mercedes, Hidalgo County, Pct 1 ***
- Solar Lighting Project, Hidalgo County, Hidalgo County Pct 1 ***
- Dixieland Extension, Harlingen, City of Harlingen ***
- Dicker Rd-McColl Rd, Hidalgo County, Hidalgo County Pct 2 ***
- Pharr Signal Inventory, Pharr, City of Pharr ***
- Bentsen Palm Dr at Mile 4N Rd, Hidalgo County, Hidalgo County Pct 3 ***
- Hidalgo County Border Colonia Access Program Round III, Hidalgo County Pct 1 ***
- SH 48 at Keppel-AMFELS, Cameron County ***
- A Street Study, Harlingen, City of Harlingen ***
- Tennessee Rd/Treasure Hills Lateral, Harlingen, City of Harlingen ***
- Sweezy Ln, Harlingen, City of Harlingen ***

- Westgate Dr North, Weslaco, City of Weslaco
- Westgate Dr South, Weslaco, City of Weslaco
- Sugar Rd, Edinburg, City of Edinburg
- SH 107, Edinburg, TXDOT Pharr District
- Commerce Ave, Harlingen, City of Harlingen
- Sugar Rd at Schunior Rd, Edinburg, City of Edinburg
- FM 1925, Edinburg, TXDOT Pharr District.
- Trenton Rd, Edinburg-McAllen, TXDOT Pharr District
- US 83, McAllen, TXDOT Pharr District
- US 83, Palmview, TXDOT Pharr District
- US 83, Weslaco-Mercedes, TXDOT Pharr District
- US 83, San Juan-Alamo, TXDOT Pharr District
- US 83, Roma, TXDOT Pharr District
- US 77/83, Brownsville, TXDOT Pharr District
- US 77/83, Harlingen-San Benito, TXDOT Pharr District
- US 77/83 Interchange, Harlingen, TXDOT Pharr District
- US 77, Sebastian-Raymondville, TXDOT Pharr District
- US 77, Raymondville, TXDOT Pharr District
- FM 1926, McAllen, TXDOT Pharr District
- Dicker at McColl, Hidalgo, Hidalgo County Pct 1
- FM 802, Brownsville, TXDOT Pharr District
- FM 511, Brownsville TX, TXDOT Pharr District
- FM 1847, Brownsville-Los Fresnos, TXDOT Pharr District
- FM 3248, Brownsville, TXDOT Pharr District
- FM 88, Weslaco, TXDOT Pharr District
- FM 3443, Eagle Pass, TXDOT Laredo District
- FM 1924, McAllen-Sharyland, TXDOT Pharr District
- FM 494 at FM 1016, Sharyland, TXDOT Pharr District
- Traffic Signal Safety Improvements, TXDOT Pharr District
- Traffic Signal Improvements, City of Brownsville 2003. 2005
- US 77/83 at Morrison Rd, Brownsville, City of Brownsville
- FM 802 at Habana St, Brownsville, City of Brownsville
- Ringgold St at 12th St, City of Brownsville
- Traffic Signal Improvements, Hidalgo County
- Traffic Signal Warrants, Hidalgo-Starr County, TXDOT Pharr District
- Solar Lighting Project, Hidalgo Count, Hidalgo County Pct 4
- La Homa Rd at Lobo St, Hidalgo County, La Joya ISD

TEDSI's UNIQUENESS

TEDSI can provide services and has staffing covering the following categories: Street Infrastructure Evaluation and Improvements, Pavement Management and Improvements, Utility Infrastructure Evaluation and Improvements, Erosion and Sediment Control Design, Water and Wastewater Evaluation and Improvements, Hydrology & Hydraulics, Transportation Evaluation, Traffic Engineering Services, Traffic Signal Design and Civil Engineering Projects. We understand both Traffic and Transportation aspects of a project, which makes **TEDSI** a unique company to perform these services for the city.

Our purpose is to provide professional consulting services with passion and integrity, to help build a better world for our employees, their families, our clients, and the communities we serve. We pride ourselves in the ability to provide personalized quality-assured service and timely responses to our clients' needs. Our track record has demonstrated our performance and earned us a distinguished reputation in the field of transportation and traffic engineering.

With a local office and local staff, **TEDSI** is committed to City of Edinburg and able to provide fast project deliverables. Our employees work and live in the area and are familiar with the local issues and concerns.

OFFICE LOCATION PROVIDING SERVICES

We have offices located in:

MISSION
1201 E. Interstate Highway 2
Mission TX 78572
Tel: (956) 424-7898
Fax: (956) 424-7022

HOUSTON
738 Highway 6 South Ste 430
Houston TX 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

Office selected for this project: Mission (Headquarter)

The Mission Office will provide and manage all services requested by the city for this said RFQ with support from our Houston Office if needed.

Contact Person: Jesse Salinas
Chief Executive Officer/President
Tel.: (956) 424-7898 Fax: (956) 424-7022

PART TIME STAFFING

TEDSI's staff include professionals with the following licenses: 8 Professional Engineers (PE), 1 Certified Floodplain Manager (CFM) and 1 Registered Public Land Surveyor (RPLS).

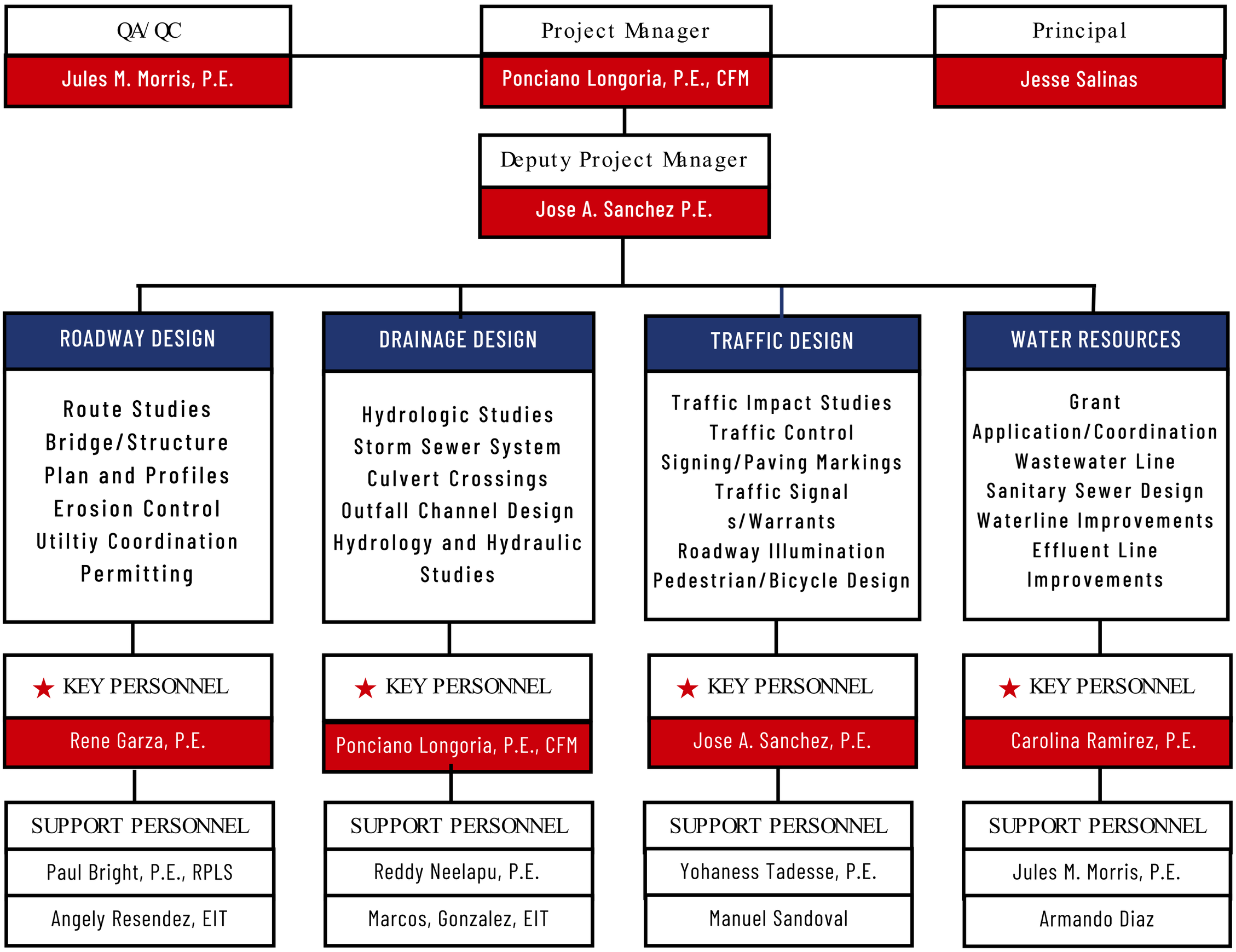
Our firm has the necessary staff required to provide all services requested by the city at this time.

THE CITY OF Edinburg

ORGANIZATIONAL CHART

PROFESSIONAL ENGINEERING SERVICES

RFQ # 2026-7



*Additional Staff Available from our Houston Staff if needed.
*Refer to Appendix for resumes
*Task Leader

TEDSI

Commitment to quality and dedication
to techinal excellence

TEDSI Infrastructure Group, Inc
1201 E. Interstate Highway 2, Mission, TX 78571
Phone: (956) 424-7898

IV. REFERENCES

Eduardo Mendoza, P.E.
City of McAllen
City Engineer
1300 Houston Ave
McAllen, Texas 78501
(956) 681-3111

Juan Pablo "JP" Terrazas, P.E.
City of Mission
Assistant City Manager
1201 E. 8th Street
Mission, Texas 78572
(956) 580-8650

Raul Sesin, P.E., CFM
Hidalgo County Drainage District #1
General Manager
902 N Doolittle Rd
Edinburg TX 78542
(956) 292-7080

PAST PROJECTS WITHIN THE CITY OF EDINBURG WITH REFERENCES

Cano St. & Veterans Blvd. Trail Improvements – Edinburg TX, City of Edinburg

The purpose of this project is to prepare Plans, Specifications and Estimates (PS&E) and provide Project Management and Construction Support Services for the Cano St. & Veterans Blvd. Trail Improvement Project. The project consists of the construction of an 8 foot wide hike and bike trail along Cano Street from 13th Ave to Veterans Blvd and along Veterans Blvd from Cano Street to Dawson Drive that will include new concrete driveways ADA wheelchair ramps, pedestrian signal upgrades and signing and pavement markings. This project was funded through Hidalgo County Metropolitan Organization Transportation Alternative Program.
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Jackson & Chapin Traffic Signal, Edinburg, TX

Developed signal timings using Synchro software and turning movement counts (TMCs), ensuring optimal coordination for all four approaches. This process involved creating timings that effectively manage traffic volumes during peak hours, both in the morning (AM) and evening (PM). By manually counting vehicles, gained firsthand insights into intersection dynamics and identified necessary adjustments to enhance traffic flow and efficiency.
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

2022 Raise Grant Program Submittal for Sprague Road, City of Edinburg, TX

The purpose of this project was to develop the Benefit-Cost Analysis (BCA), BCA Summary, Quantities, and Cost Estimate of Sprague Street between SH 336 (10th Street) and Business 281 (Closner Boulevard). The existing Street of Sprague Street is proposed to widen and add pedestrian and drainage structures for a length of 3.13 miles. BCA summary included a description of the project, existing and proposed conditions of street, demand/project generators, and estimate of benefits.
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Austin Street and Joe Ochoa Drive Street Improvements

Project involved the development of the plans, specifications and estimates, drainage area map and design of storm sewer system (hydrology and hydraulics), traffic control plans, utility coordination, signage, pavement markings and construction management for Joe Ochoa Drive from University Drive from University Drive to Fay Street.
Team Member in charge: Mr. Ponciano N. Longoria, P.E., CFM
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Trenton Road at Professional Drive, Edinburg TX

Traffic PS&E associated with signal improvements in Edinburg, TX. Traffic engineering tasks included traffic signal design, pavement markings design and small signing design. Signals were designed as part of single plan set. Project required survey, field inventory, signal design, signing and pavement markings design, civil improvements, estimates, bid documents, pre-bid conference, award recommendation, pre-construction and shop drawing reviews.
Team Member in charge: Mr. Jose A. Sanchez, P.E.
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Edinburg Safe Routes to School Phase I and II, Edinburg TX, TXDOT Pharr District.

Project involved sidewalk improvements for 28 schools/24 sites. Project required coordination with multiple entities. Project involved design of sidewalks, ramps, driveways, solar powered illuminated crosswalks, traffic signal warrants, traffic signals, overhead flashing beacons, signing, pavement markings, solar roadside school flashers, bike racks, utility coordination, balancing of various CSJ to bring project under budget, coordination with Edinburg CISD, Hidalgo County Pct 4, City of Edinburg, City of McAllen and TXDOT, specifications, estimates and standards.
Team Member in charge: Mr. Jose A. Sanchez, P.E.
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM & Jesus Leal TxDOT

SH 107 (University Dr) at Joe Ochoa Ave Traffic Signal, Edinburg TX, City of Edinburg
The purpose of this project was to allow UTPA and Joe Ochoa Ave traffic to access to both approaches to SH 107. Project involved traffic signal warrant study, traffic signal design, minor roadway improvements and construction support services. Warrant study required use of existing volume counts and projected volume counts. Project required coordination with various entities including UTPA, TXDOT and City of Edinburg. Traffic Signal included spam wire installation, loops, pedestrian signal heads, bike boxes, radio spectrum, accessible pedestrian signals and opticom system for emergency vehicles. Roadway improvements included reconstruction of UTPA driveway, sidewalk, ramps, and removal of SH 107 medians. Tasks also included specifications, estimates and standards.
Team Member in charge: Mr. Eric R. Dietrich, P.E., PTOE
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM & Jesus Leal TxDOT

SH 107 - Jackson Rd to 10th Ave, Edinburg TX, TXDOT Pharr District
Project involved widening and reconstruction of SH 107. Tasks included roadway design, drainage design, sw3p, traffic control, survey, utility coordination, traffic signal design, pavement markings design, small signing design, specifications, estimates and standards.
Team Member in charge: Mr. Ponciano N. Longoria, P.E., CFM
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM & Jesus Leal TxDOT

Sugar Rd – Owassa Rd to Trenton Rd, Edinburg TX, City of Edinburg
Project involved the widening of Sugar Rd. Tasks included roadway design, drainage design, irrigation crossing design, sw3p, traffic control, survey, utility coordination, traffic signal design, pavement markings design, small signing design, specifications, estimates and standards.
Team Member in charge: Mr. Eric R. Dietrich, P.E, PTOE
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Sugar Rd at Schunior Rd Traffic Signal, Edinburg TX, City of Edinburg
Project involved traffic signal design, survey, geotechnical study, signing, pavement markings, utility coordination, construction support services, specifications, estimates and standards.
Team Member in charge: Mr. Eric R. Dietrich, P.E, PTOE
Reference: City of Edinburg Director of Public Works Mr. Vicente Romero

SH 107 from McColl Rd to 4th Ave, City of Edinburg, Edinburg, TX
Performed a traffic engineering study analyzing the existing timing along SH 107 arterial, evaluated the benefits of signal timing coordination between McColl Rd and 4th Ave. Signal timing coordination was performed using Synchro 8 and SimTraffic simulation. Deliverables included submittal of clearance interval worksheet, existing and optimized AM, Off, Noon, & PM signal timing analysis.
Team Member in charge: Mr. Jose A. Sanchez, P.E.
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Jackson Road Hike and Bike Trail – Edinburg TX, City of Edinburg
The purpose of this project was to develop the plans, specifications, estimates, traffic control plans, utility coordination, railroad coordination, signage, pavement markings and construction management for the Jackson Road Hike and Bike

Trail from University Drive to Canton Road. This project was funded through Hidalgo County Metropolitan Organization Transportation Alternative Program.
Team Member in charge: Mr. Ponciano N. Longoria, P.E., CFM
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Cano Walking Trail – Edinburg TX, City of Edinburg
Project involved the development of the plans, specifications and estimates, traffic control plans, utility coordination, railroad coordination, signage, pavement markings and construction management for the Cano Hike and Bike Trail from Cano Street to Freddy Gonzalez Drive. This project was funded through a healthy living grant from the Edinburg Independent School District.
Team Member in charge: Mr. Ponciano N. Longoria, P.E., CFM
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

McIntyre Railroad Crossing Pedestrian Project – Edinburg TX, City of Edinburg
Project involved the development of the plans, specifications and estimates, traffic control plans, utility coordination, railroad coordination, signage, pavement markings and construction management for the railroad crossing at McIntyre Street between 5th and 6th Avenue. This project was funded through the Hidalgo County Metropolitan Organization Transportation Alternative Program.
Team Member in charge: Mr. Ponciano N. Longoria, P.E., CFM
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Bicycle and Pedestrian Plan – Edinburg TX, City of Edinburg
Project involved the development of a Bicycle and Pedestrian Master Plan for the City of Edinburg which consisted of public meetings, data collection, pedestrian and bicycle studies and a capital improvement plan. This project was funded through the Hidalgo County Metropolitan Organization Transportation Alternative Program.

Team Member in charge: Mr. Ponciano N. Longoria, P.E., CFM
References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

Sanitary Sewer Improvements – Edinburg TX, City of Edinburg
The purpose of this project was to outline the issues and aspects involved in the development of any reports or studies, identity existing conditions and design requirements. An analysis of existing lifts station was performed with a survey to collect data from the nearest upstream/downstream manhole or structure that will allow the slope and size of the associated facilities to be established. Condition assessment of the Lift Station and associated list station components.
Team Member in charge: Mr. Jose A. Sanchez, P.E.
References: City of Edinburg Director of Utilities Mr. Arturo Martinez

Phase I Preliminary H&H and Grant Application for Edinburg Master Drainage Plan, Edinburg TX, City of Edinburg.
The purpose of this project was to provide preliminary GIS Mapping and Preliminary Hydrologic and Hydraulic Modeling to formulate the back-up documentation to prepare a grant application for funding and the completion of the City of Edinburg Master Drainage Plan.
Team Member in charge: Mr. Mark W. Lupher, P.E., RPLS
References: Ivan Ortiz, CFM Texas Water Development Board/ City of Edinburg Director of Community Dev./Grants Mgmt. Ms. Marissa Garza

City of Edinburg Master Drainage Plan/TWDB Flood Protection Plan, Edinburg TX, City of Edinburg.
Development of a Stormwater Master Drainage Plan for the City of Edinburg. Tasks included Hydrologic and Hydraulic Baseline Report, Environmental Baseline Report and Master Drainage Report.
Team Member in charge: Mr. Mark W. Lupher, P.E., RPLS
References: City of Edinburg Director of Community Dev./Grants Mgmt. Ms. Marissa Garza

Edinburg Wastewater Treatment Plant Effluent Line, Edinburg TX, HCDD#1/City of Edinburg

Project currently under construction. Project involved new construction of an effluent line/open ditch from Edinburg Wastewater Treatment Plant to North Main Drain Outfall. Effluent line/open ditch extended from WWTP thru Chapin Rd-Doolittle Rd-Russell Rd-Kenyon Rd-Monte Cristo Rd-North Main Drain. Project tasks included drainage studies, drainage structures design, roadway crossings, utility coordination, construction support services, coordination duties with Hidalgo County and City of Edinburg, specifications, estimates and standards.

Team Member in charge: Mark W. Lupher, P.E., RPLS

References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM & Noe Saldivar, P.E., HCDD#1,

Edinburg Chapin Road Detention Pond Project – Edinburg, TX, City of Edinburg

Project consisted of, field surveys, data collection, hydrologic and hydraulic analyses, preparation of plans, specifications and estimates and construction management. This project was funded with a grant from the Texas Department of Emergency Management and FEMA.

Team Member in charge: Mr. Ponciano N. Longoria, P.E, CFM

References: City of Edinburg City Engineer Mr. Mardoqueo Hinojosa, P.E., CFM, CPM

V. INSURANCE

TEDSI is able to obtain, maintain and pay for all licenses, permits and certificates including all professional licenses required by any statute, ordinance, rule or regulation. See below for TEDSI sample certificate of insurance listing amounts for General Liability, Automobile Liability, Worker's Compensation and Professional Liability.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Brady, Chapman, Holland & Associates, Inc. 10055 West Gulf Bank Houston TX 77040	PHONE (A/C, No, Ext): 713-688-1500	FAX (A/C, No): 713-688-7967
	E-MAIL ADDRESS: ecerts@bch-insurance.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
TEDSI Infrastructure Group, Inc. TEDSIINFRA 738 Highway 6 S Ste 430 Houston TX 77079-4038	INSURER A : Property & Casualty Co. of Hartford	34690
	INSURER B : Continental Casualty Co. (CNA)	20443
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1919226489 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [ ] LOC OTHER:			61SBABV10DW	8/27/2025	8/27/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			61SBABV10DW	8/27/2025	8/27/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			61SBABV10DW	8/27/2025	8/27/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		61WECBV1A8Y	8/27/2025	8/27/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B B	Employment Practice Liab. Professional & Poll Liability			2088293270 113771047	8/27/2025 9/11/2025	8/27/2027 9/11/2026	Aggregate Limit 2,000,000 Per Claim	1,000,000 2,000,000 Agg

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The policy includes Blanket Additional Insured on the General Liability per form SL30320621 and Umbrella per form SU00021018, with a written contract.
Waiver of Subrogation is included on the General Liability per form SL00001018 and Workers Compensation per from WC420304B, with a written contract.
The General Liability is Primary and Non-Contributory per form SL00001018.

CERTIFICATE HOLDER	CANCELLATION
Sample Certificate for Information Purposes Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Timothy J. Brady

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VI. PROFESSIONAL SERVICES AGREEMENT

TEDSI has read RFQ Professional Services Agreement and will meet the prerequisite insurance requirements and if selected agree to enter into such agreement. TEDSI accepts the conditions contained in this RFQ with the City of Edinburg.

VII. CONTACT INFORMATION

Jesse Salinas
CEO/President
1201 E. Interstate Hwy 2,
Mission, Texas 78572
Office: (956) 424-7898
Mobile: (956) 222-5181
E-Mail: jsalinas@tedsi.com



Ponciano N. Longoria, P.E, CFM
Project Manager
1201 E. Interstate Hwy 2,
Mission, Texas 78572
Office: (956) 424-7898
Mobile: (956) 929-1467
E-Mail: ponciano.longoria@tedsi.com



VIII. ABILITY TO MEET SCHEDULES AND DEADLINES

This type of contract, above all else, requires response and close coordination with the City Project Manager/Engineer. As on all previous contracts which we have performed, we will posture our team to:

- Expedite the scoping of a work order, fee proposal and resource allocation work plan
- Negotiate the budget
- Execute Prime and Sub Agreements
- Commence work upon issuance of a Notice to Proceed

We have demonstrated our staff's qualifications and necessary expertise for these types of projects through our previously completed work. We have the utmost confidence that the TEDSI Team will fulfill your needs to your complete satisfaction, on time and within budget. The designated Project Manager, Mr. Ponciano N. Longoria, P.E., CFM, has availability to commit the necessary time to complete the projects according to the City of Edinburg schedule. Mr. Longoria as well as the entire Key/Support Personnel are ready to meet the opportunities granted by the city under this contract. The TEDSI Team members have proven track records and have demonstrated their on-time performances on similar projects with Cities, Counties, TxDOT, Regional Mobility Authorities, Toll Road Authorities and other governmental agencies. We commit to you our pledge of total quality and superior performance within time and budget constraints.

APPENDIX

Ponciano N. Longoria, P.E., CFM

Project Manager

Professional Registrations

P.E, State of Texas, No. No. 92969
TxDOT Certification #13335
CFM, #1554-09N



Mr. Longoria has 29+ years of experience in the design and construction management of civil engineering projects. Project experience include Hydrologic and Hydraulic studies, Traffic Engineering Studies as well as Plans, Specifications and Estimates (PS&E) for various projects such as traffic signalization, traffic control, signing, pavement markings, roadway design and drainage design/analysis, utility coordination, transportation and construction management services for municipal facilities, Federal Emergency Management Agency (FEMA),Texas Water Development Board (TWDB) and Texas Commission on Environmental Quality (TCEQ), Federal Transit Administration (FTA), and the Texas Department of Transportation (TXDOT) Projects.

Professional Experience

ROADWAY

US Expressway 83

Responsible for the development of the plans, specifications and estimates, drainage area map, design of storm sewer system (hydrology and hydraulics), and utility coordination for US 83 from Inspiration Road to Showers Road. Analyzed and designed the Abram Road Outfall from US Expressway 83 to BUS 83 which consisted of ditch widening and upgrading and/or adding new culverts.

Trenton & Auburn – City of McAllen

The project involved reconstructing an existing roadway and constructing a new roadway to establish an intersection aimed at improving traffic flow in the vicinity. Scope of work included installing curb and gutter, storm sewer systems, signage, and pavement markings. Collaboration with the Project Engineer spanned throughout the entire development of the PS&E (Plans, Specifications, and Estimates) package, encompassing tasks such as creating horizontal alignments, plan and profile sheets, and summary sheets. Additionally, coordination with the City of McAllen ensured incorporation of specific project design standards mandated by the city.

29+ Years of Experience

Education

B.S. Civil Engineering, Texas A&M University- Kingsville, 1996

TxDOT Pre-Certifications/ Registrations

- 4.2.1 – Roadway Design
- 7.1.1 - Traffic Engineering Studies
- 8.1.1 - Signing, Pavement Marking, and Channelization
- 8.3.1 - Signalization
- 10.1.1 - Hydrologic Studies
- 10.2.1 - Roadway Hydraulic Design
- 10.3.1 - Bridge Hydraulic Design
- 10.5.1 - Bridge Scour Evaluations and Analysis

Professional Memberships/ Affiliations

National Society of Professional Engineers

American Society of Civil Engineers

American Public Works Association

Texas Floodplain Management Association (TFMA)

Professional Expertise

H&H Studies, Plans, PS&E, Traffic Signalization/Control, Signing, Pavement Markings, Roadway Design, Drainage Design/Analysis, Utility Coordination, Transportation/Construction Management Support

ponciano.longoria@tedsi.com *(956) 424-7898* *www.tedsi-infrastructure.com*

Dove Avenue – City of McAllen

This project, executed in collaboration with the City of McAllen, involved widening an existing 4-lane roadway to accommodate 5 lanes. Scope of work encompassed installing curb and gutter, as well as signage and pavement markings. Throughout the project, coordination with the Project Engineer was maintained to complete the PS&E (Plans, Specifications, and Estimates). Responsibilities included developing horizontal alignments and vertical profiles for the proposed roadway. Additionally, tasks involved creating plan and profile sheets as well as the existing and proposed typical sections. Collaboration with the City of McAllen ensured integration of specific project design standards mandated by the city.

TRAFFIC

City of Edinburg Traffic Signals Projects

Responsible for the development of plans, specifications and estimate and construction management as the City Engineer for various intersections throughout the city for traffic signals, flashing beacons, or multistep intersections. Design included traffic signal warrant studies, traffic signal design, signing and pavement markings, illumination, wheelchair ramp upgrades, and utility coordination.

SH 48

Responsible for the development of the plans, specifications and estimates, drainage area map, hydrology, hydraulics, traffic control plans, utility coordination, signage, pavement markings, traffic signals and construction management for SH 48 from Bahia Grande Bridge to 3 miles north of bridge.

HYDRALOGY, HYDRAULICS

Joe Ochoa Drive

Responsible for the development of the plans, specifications and estimates, drainage area map and design of storm sewer system (hydrology and hydraulics), traffic control plans, utility coordination, signage, pavement markings and construction management for Joe Ochoa Drive from University Drive from University Drive to Fay Street.

US Expressway 83

Responsible for the development of the plans, specifications and estimates, drainage area map, design of storm sewer system (hydrology and hydraulics), and utility coordination for US 83 from Inspiration Road to Showers Road. Analyzed and designed the Abram Road Outfall from US Expressway 83 to BUS 83 which consisted of ditch widening and upgrading and/or adding new culverts.

FM 494 (Shary Road)

Responsible for the development of the plans, specifications and estimates, drainage area map, design of storm sewer system (hydrology and hydraulics), and utility coordination for Shary Road from US Expressway 83 to FM 1016. Analyzed, designed, and preformed Scour Analyses for two major crossings (outfalls).

Bar 5 Subdivision

Responsible for the development of the plans, specifications and estimates, drainage area map and design of storm sewer system (hydrology and hydraulics), traffic control plans, utility coordination, signage, pavement

markings and construction management for Bar 5 Subdivision (Elizabeth Street, Efrain Street, and Yvonne Street.

DRAINAGE

J-08 Hidalgo County Drainage Project in Hidalgo County, Texas

Responsible for assembling the Specifications and Forms of Contract, Bond and Proposal and the Bid Documents.

5th & 7th Drainage Improvements in the City of Harlingen, Texas

Responsible for the preliminary design of drainage improvements in the Harlingen Area known as 5th & 7th (System 21). Project also included the preliminary design of Traffic Control Plans, SW3P layouts, and estimate of quantities.

City of Harlingen Downtown Drainage Project

Responsible for the development of the plans, specifications and estimates, drainage area map and design of storm sewer system (hydrology and hydraulics), traffic control plans, utility coordination, signage, pavement markings and construction management for the Harlingen Downtown Drainage Improvements from Bus 77 and Jefferson Avenue to 3rd and Monroe Avenue.

Torres Acres Roadway and Drainage Improvements

Responsible for the development of the plans, specifications, and estimates, utility coordination, and construction support services for the improvements of the intersection of Trenton at Auburn/33rd Street.

North Main Drain – Hidalgo County

In collaboration with Hidalgo County Precinct 4 and the Hidalgo County Drainage District No. 1, this project entailed widening an existing drainage ditch to enhance storage capacity and accommodate maintenance access. Throughout the planning phase, tasks included creating a horizontal alignment and natural ground profile for the ditch, used to generate plan & profile sheets. Collaboration with the Project Engineer was crucial in devising proposed typical sections, addressing right-of-way issues and potential conflicts. Cross sections were then computed to determine earthwork quantities, included in the final plans. Adherence to specific project design standards mandated by Hidalgo County Drainage District No. 1 was ensured.

Esperanza Drainage Improvements Project

Responsible for the development of the plans, specifications, and estimates, utility coordination, and construction support services for the drainage improvements for the Esperanza Drainage Improvement Project.

Hickory Hill Drainage Improvements

Responsible for the development of the hydrology and hydraulic report, plans, specifications, and estimates, utility coordination, and construction support services for the improvements of the Hick Hill Culvert Crossing.

CONSTRUCTION

Dove Avenue Widening Project

Responsible for the development of the plans, specifications, and estimates, utility coordination, and construction support services for the widening of Dove Avenue from Bicentennial Blvd to 23rd Street.

Trenton At Auburn Street Improvements

Responsible for the development of the plans, specifications, and estimates, utility coordination, and construction support services for the improvements of the intersection of Trenton at Auburn/33rd Street.

PEDESTRIAN ELEMENTS

City of Edinburg Jackson Road Hike and Bike Trail

Responsible for the development of the plans, specifications and estimates, traffic control plans, utility coordination, railroad coordination, signage, pavement markings and construction management for the Jackson Road Hike and Bike Trail from University Drive to Canton Road. This project was funded through the Hidalgo County Metropolitan Organization Transportation Alternative Program.

City of Edinburg Cano Walking Trail

Responsible for the development of the plans, specifications and estimates, traffic control plans, utility coordination, railroad coordination, signage, pavement markings and construction management for the Cano Hike and Bike Trail from Cano Street to Freddy Gonzalez Drive. This project was funded through a healthy living grant from the Edinburg Independent School District.

Jules M. Morris, Jr., P.E.

QA/QC



Mr. Morris has over 37 years' experience in QA/QC, roadway design and traffic engineering. His past roadway design experience includes preliminary/final roadway geometry utilizing RDS roadway CADD schematics, roadway widening, drainage improvements. Traffic engineering includes freeway capacity/level of service analysis, traffic impact studies, signal warrants, traffic control plans, traffic signalization, intelligent transportation systems (ITS), signing, pavement markings and roadway illumination.

Professional Experience

- **Sam Houston North Toll Plaza – Harris County TX.** Mr. Morris served as QA/QC Manager for the design of schematics and PS&E for conversion of the toll plaza from combination of cash and electronic to an AET facility including, removal of existing toll booths and existing gantry, removal of barrier separating lanes. Design included new lane configuration, revised access to existing building, new 190' toll gantry, widening of pavement for 5 lanes with 10' shoulders, revised inlets and manholes due to widening. Also included a detailed traffic control and accompanying SW3P for safe construction.

- **SH 99 SB Frontage Road; Cinco Ranch Blvd to Westheimer Pkwy – Fort Bend County TX.** Mr. Morris has served as QA/QC Manager for the schematic and PS&E development for the proposed southbound frontage road. In designing the frontage road, removed the existing ramps, provided ramp reversal design, retaining walls, complex traffic control, pedestrian facilities within a very limited ROW and extensive adjacent development.

- **TxDOT Transportation Planning: SH 242 (from IH 45 to FM 1488) and SH 35 (from FM 1462 to FM 523)**. Project Manager for TxDOT Houston District towards projecting traffic volumes on SH 242 and SH 35 with the goal of improving mobility. The projected traffic volumes included Annual Average Daily Traffic (AADT), Design Hourly Volume (DHV), Directional Design Hourly Volume (DDHV), Truck AADT, Truck DHV etc. In each of the projects, traffic growth rates were calculated from historical traffic volumes and local Metropolitan Planning Organization's (MPO) travel demand model results. AADT for the Years 2010, 2015 and 2035 was calculated by applying the growth factor to the current AADT. Then, DHV, DDHV, truck DHV were calculated based on the K-factor, directional distribution, truck percentage. Using CALYPSO 5.1 Turns program, turning AADT volumes at each intersection along the study corridor were projected. Based on the existing and projected traffic volumes, Level of Service Analysis for various roadway segments under "no-build" and "build" conditions for Years 2010, 2015 and 2035 were performed.

37+ Years of Experience

Professional Registrations

P.E, State of Texas, No. No. 73543
TxDOT Certification #2913

Education

B.S. Civil Engineering, Texas A&M University, 1985

TxDOT Pre-Certifications/ Registrations

- 1.2.1 – Systems Planning
- 7.1.1 - Traffic Engineering Studies
- 7.4.1 – Traffic Control Systems Analysis, Design, and Implementation
- 8.1.1 - Signing, Pavement Marking, and Channelization
- 8.2.1 - Illumination
- 8.3.1 – Signalization
- 8.4.1 – ITS Control Systems Analysis, Design, and Implementation
- 3.2.1 -Route Studies and Schematic Design
- 4.2.1 – Roadway Design
- 7.5.1 – Intelligent Transportation System

Professional Memberships/ Affiliations

Institute of Transportation Engineers

American Society of Civil Engineers

National Society of Professional Engineers

Professional Expertise

QA/QC, Schematic, Drainage Improvements, traffic Impact studies, signal warrants, traffic control plans, traffic signalization, intelligent transportation systems (ITS), signing, pavement markings, roadway illumination and, Construction Management

jmorris@tedsi.com (832) 619-1000 www.tedsi-infrastructure.com

Jose A. Sanchez, P.E.

Deputy Project Manager/Traffic Design

Professional Registrations

Professional Engineer, State of Texas, No. 87890

TXDOT Pre-Certification No. 11832



Mr. Sanchez has over 30 years of comprehensive experience in the design of transportation engineering projects. Project experience includes Preliminary Engineering Reports (PER), H&H Studies, FEMA Benefit Cost Analysis, Traffic Studies, Schematics and Plans, Specifications and Estimates (PS&E) for roadway design, drainage design, culvert layouts, small/large drainage areas, typical sections, earthworks, cross-sections, vertical/horizontal alignments, removal layouts, driveway layouts, SW3P, Utility Coordination, Metes and Bounds, ROW Acquisition, Railroad Permitting, Construction Management/Support Services, traffic control design, sequence of construction, detour layouts, illumination design, traffic control, intelligent transportation systems, tolling design, signing design, pavement marking design, traffic signal design, general notes, specifications and construction cost estimates.

Professional Experience

ROADWAY

Hardy Toll Rd – IH 610 to IH 45

The Project Manager responsible for a large sign schematic for 21 miles of Hardy Toll Rd in Houston, TX, with incidental limits extending to IH 610, IH 45, Beltway 8, FM 1960, and Hardy Toll Airport Connector, totaling 34 miles. This included analyzing existing signage and proposing 228 large guide sign panels, with recommendations for 23 overheads, 42 cantilever, 69 bridge-mounted, and 16 ground-mounted structures.

LP 375 – US 62/180 (Montana) to Tank Crossing No. 5

The Project Manager responsible for the development of PS&E for ITS and Illumination Design. ITS components included fiber optic backbone, CCTV, DMS, HAR, Bluetooth, lane control signals, and radar vehicle sensing devices. Illumination design encompassed conventional luminaires, high mast assemblies, underpass lighting, utility coordination, and coordination with El Paso International Airport and FHWA.

Border Safety Facility Inspection (BSIF)

The Project Manager responsible for the PS&E for the BSIF at the Pharr – Reynosa International Bridge, which included tasks like ITS,

30+ Years of Experience

Education

B.S., Civil Engineering, Texas A&I University, 1992
M.S., Civil Engineering, Stanford University, 1994

TxDOT Pre-Certifications/ Registrations

- 7.1.1 - Traffic Engineering Studies
- 7.3.1 - Traffic Signal Timing
- 8.1.1 - Signing, Pavement Marking, and Channelization
- 8.2.1 - Illumination
- 8.3.1 – Signalization
- 4.2.1 - Roadway Design
- 7.5.1 - Intelligent Transportation System

Professional Expertise

Roadway, Traffic Control, Traffic Signalization, Illumination, Drainage, Intelligent Transportation Systems, H&H Studies, Signing, Pavement Marking, Tolling, Schematics and Plans, FEMA Benefit Cost Analysis, Specifications and Estimates (PS&E), SW3P, Medes and Bounds, ROW Acquisition, Utility Coordination, Railroad Permitting, Construction Management/Support Services, cross-sections, earthworks, vertical/horizontal alignments, detour layouts, culvert layouts, removal layouts, driveway layouts.

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illumination, signing, and pavement markings. The project entailed installing a Vehicle Screening System with various components like Weigh in Motion System, Dimensioning System, Static Scales, Snapshot cameras, Transponder System, Flow Manager System, CCTV cameras, DMS, and VIVDS. Additionally, the project involved estimating construction costs, preparing diagrams and layouts, detailing TMS, and selecting standards and specifications.

US 83 - Sugar Rd to Bentsen Rd

The project involved widening and reconstructing 6.4 miles of US 83 in McAllen, TX, including main lanes, bridge approaches, and frontage roads. Tasks encompassed field inventory, site review, and developing traffic signal plans for five diamond intersections. Signing tasks included creating guide sign panels, sign structures, and summarizing existing and proposed signs. Pavement marking design included layouts and summaries.

TRAFFIC

LP 375 El Paso, TXDOT El Paso District - Project Manager responsible for Traffic PS&E associated with proposed widening and reconstruction of LP 375 from Fonseca Dr to Padres Dr in El Paso TX. Tasks included photometric analysis, illumination design using conventional luminaires, high mast assemblies and underpass lighting.

US 77/83, Brownsville, TXDOT Pharr District - Project Engineer responsible for Traffic PS&E associated with widening and reconstruction of US 7783 – 14th St to FM 3248 in Brownsville TX. Traffic engineering tasks included traffic signal warrants, permanent-temporary traffic signal design for diamond interchanges, pavement markings design, illumination design, large guide sign panel design, overhead structures design, large ground mounted sign design and small signing design.

US 83, Weslaco-Mercedes, TXDOT Pharr District - Project Engineer responsible for Traffic PS&E associated with widening and reconstruction of US 83 – FM 1423 to FM 1015 in Weslaco TX. Traffic engineering tasks included illumination design, traffic signal design for diamond interchanges, pavement markings design, design, large guide sign panel design, overhead structures design, large ground mounted sign design and small signing design.

US 83/SH 359 Interchange, Laredo, TXDOT Laredo District - Project Engineer responsible for Traffic PS&E associated with proposed interchange in Laredo TX. Traffic engineering tasks included traffic signal design, pavement markings design, large guide sign panel design, overhead structures design, large ground mounted sign design and small signing design.

INTELLIGENT TRANSPORTATION SYSTEMS

365 Toll Rd – Anzalduas Connector Rd to US 281 (Military Hwy), Hidalgo County RMA

Project Manager responsible for 13 miles of PS&E for ITS and Toll System including toll zone pavement design, 36 CCTV, 27 single lane Bluetooth detection, 4 multi-lane Bluetooth detection, 43 Radar Vehicle detectors, 4 LED DMS, 4 Wireless Antennas, 9 Toll Gantries Structures integrated using over 38 miles of single mode fiber optic with redundancy, 82 cabinets, 93 patch panels, 46 ITS poles, 238 TY 1 ground boxes, 165 TY 2 ground boxes w/splice enclosures, over 2800 fiber splices and Traffic Management Center Electronics/Software.

US 62/180 (Montana Ave) – Global Reach to Tierra Este. TXDOT El Paso District

Project Manager responsible for 5 miles of PS&E for ITS System including 7 CCTV, 6 multi-lane Bluetooth detection, 6 Radar Vehicle detectors, 8 LED DMS, 2 HAR integrated using over 16 miles of single mode fiber optic, 16 cabinets, 70 patch panels, 6 ITS poles, 128 TY 1 ground boxes and one TY 2 ground box w/splice enclosure.

Toll System Integration Request of Proposals, Hidalgo County RMA

Project Manager responsible for development of Request for Proposal (RFP) to procure selection of Toll System Integrator (TSI) for HCRMA. Tasks included TSI RFP preparation, TSI RFP submittals evaluation/recommendation and negotiating agreement between HCRMA and selected TSI. TSI RFP development included 16 volumes: introduction, project description, general provisions, infrastructure, system requirements, system implementation/testing, operations/maintenance, deliverables, performance requirements, scoring methodology, pricing sheets, technical response guide, payment bond, performance bond, agreement and glossary.

DRAINAGE

23rd St – Dicker Rd Water Main/Force Main Extension, McAllen TX, City of McAllen

The Project Manager developed a Preliminary Engineering Report, Schematic, and PS&E for a water main project involving:

- 16" water main on the east side of 23rd St - FM 1016 to Dicker Rd
- 12" water line on the north side of Dicker Rd - 23rd St to McColl Rd.

The report covered existing and future conditions, utilities, design alternatives, and cost estimates. The schematic included plans for water lines and future road widening on Dicker Rd. PS&E included general notes, quantities, plan and profiles, standards, specifications, and bid documents. Coordination and permitting were conducted with multiple agencies including City of Hidalgo, IBWC, Texas Commission on Environmental Quality, Texas Parks and Wildlife Department, US Army Corps of Engineers, TXDOT and others.

Evangeline Gardens Subdivision Sanitary Sewer Improvements, City of Edinburg

Project Manager responsible for design production of PS&E for sanitary sewer system improvements within the Evangeline Gardens Subdivision, consisting of approximately 3,300 linear feet of 8" sanitary sewer lines, manholes, service connections, and existing pump analysis. Coordination with the City of Edinburg and various utility companies.

9th at 13th St Storm Sewer Improvements, Harlingen TX, City of Harlingen

The project focused on Drainage PS&E, involving hydraulic and hydrologic (H&H) studies and analysis for proposed improvements. It entailed replacing the existing storm sewer system along 9th and 13th St, with tasks including FEMA BCA preparation, H&H Study, and developing Plan and Profile sheets, drainage areas, and stormwater pollution prevention plan. Coordination with TXDOT for Tyler Ave crossing approval was crucial. Additionally, the project involved pre-bid conferences, bid analysis, preconstruction meetings, and addressing Requests for Information (RFI).

Rene Garza, P.E.

Roadway Design Task Leader



Mr. Garza has over 28 years of experience with TxDOT in planning, design and construction management of transportation engineering projects. His background includes roadway design, construction oversight, corridor evaluation, and early concept development to identify and advance roadway and safety improvements. As an Area Engineer, he managed project delivery, coordinated multidisciplinary teams, and ensured compliance with State and Federal requirements. Mr. Garza has participated in and presented at numerous public meetings and stakeholder engagements, communicating project needs, gathering community input, and integrating feedback into project concepts. His experience spans project planning, PS&E development, construction management, and public outreach for a wide range of TXDOT transportation initiatives.

Professional Experience

CONCEPT DEVELOPMENT

Responsible for identifying roadway needs, evaluating corridor conditions, and developing preliminary project concepts for transportation improvements. Duties include early-stage feasibility assessments, coordination with design and construction teams, preparation of preliminary alternatives, and support for advancing projects into PS&E development. Concept development activities also include reviewing operational constraints, assessing constructability, and ensuring alignment with TxDOT standards and district priorities. Projects:

- TxDOT – FM 2220(Ware Road)(Concept Alternatives Development)
- TxDOT – IH-69C/IH-2 Interchange(Preliminary Corridor Evaluation)
- TxDOT - Four Year Roadway Improvement Plan(Roadway Needs Identification)
- TxDOT – IH-69 Connector(Workshop Support)

PUBLIC ENGAGEMENT

Responsible for supporting and conducting public involvement activities for transportation projects, including preparing presentation materials, attending public meetings, presenting project information, and gathering community feedback. Duties include coordinating with stakeholders, responding to public inquiries, documenting comments, and integrating community input into project concepts and decision-making. Engagement efforts ensure transparency, improve project understanding, and strengthen support for proposed improvements. Projects completed:

- TxDOT – FM 2220(Ware Road)
- TxDOT – SH 107(University Drive)
- TxDOT – IH-69C/IH-2 Interchange(Public Involvement Support)
- TxDOT – IH-69C Corridor(Public Involvement Support)

28+ Years of Experience

Professional Registrations

P.E, State of Texas, No. No. 89286

Education

B.S. Civil Engineering, University of Texas-San Antonio, 1996

TxDOT Pre-Certifications/ Registrations

- 4.2.1 – Roadway Design
- 4.5.1 – Constructability Review
- 8.1.1 - Signing, Pavement Marking, and Channelization
- 10.1.1 - Hydrologic Studies
- 10.2.1 - Roadway Hydraulic Design
- 11.1.1 – Roadway Construction Management & Inspection
- 11.2.1 - Bridge Construction, Management &Inspection

Professional Expertise

Roadway Design, Hydrologic & Hydraulic Analysis & Design, Bridge Scour Analysis, Culvert Design, PS&E, Drainage Design/Analysis, SWPPP, Traffic Control, Signing, Pavement Markings, and Construction Management

TxDOT Experience (26+ Years)

-Pharr Area Engineer(8 years)
-District Design Engineer(2 years)
-Lead Design and Construction Engineering Roles(16 years)

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Carolina Ivonne Ramirez, P.E

Water Resources Task Leader



Ms. Ramirez has 5 years of experience in the design and construction management of civil engineering projects. Project experience include Hydrologic and Hydraulic studies, SWPPP, plan, design, review and construction of stormwater infrastructure as well as Plans, Specifications and Estimates (PS&E) for various projects such as, traffic control, signing, pavement markings, roadway design and drainage design/analysis, utility coordination, transportation and construction management services for local government facilities, Federal Emergency Management Agency (FEMA), and the Texas Department of Transportation (TXDOT) Projects.

5 Years of Experience

Professional Registrations
P.E, State of Texas, No. No. 158152
LGPP Certified

Education
B.S. Civil Engineering, University of Texas Rio Grande Valley, 2020

Professional Expertise
Hydrologic & Hydraulic Analysis & Design, Culvert Design, PS&E, Drainage Design/Analysis, SUE, SWPPP, Traffic Control, Signing, Pavement Markings, Roadway Design, Cost Analysis (BCA), and Construction Management

Professional Experience

DRAINAGE/WATER RESOURCES

Designed storm drainage systems, including drainage area delineation, time of concentration calculations, land use assessments, pipe sizing, and system layout. Performed H&H modeling in HEC-RAS and HEC-HMS, generating pre- and post-mitigation inundation maps. Delivered drainage area maps, H&H reports, benefit-cost analyses (BCA), and drainage PS&E per TxDOT and FEMA standards.

- 13th and Harrison Drainage Improvements H&H Analysis & BCA – City of Harlingen (FEMA STANDARDS)
- 5th & 7th Drainage Improvements (Drainage System 21) – City of Harlingen
- J-01 Drainage Improvements
- Old Alice Road Storm Drainage Improvements – City of Brownsville
- Trenton Road Roadway Improvements

UTILITIES

Coordinated with utility providers to identify and map existing infrastructure, prevent conflicts with proposed drainage and roadway designs, and support permitting and project coordination with agencies and municipalities. Analyzed pipe layouts, sizes, and slopes to minimize conflicts with existing sewer and utility lines.

- Old Alice Road– City of Brownsville
- 5th & 7th Drainage Improvements– City of Harlingen
- Trenton Road Roadway Improvements

DESIGN

Responsible for the development of the plans, specifications and estimates, drainage area map, hydrology, hydraulics, traffic control plans, utility coordination, signage, pavement markings, traffic signals, and SWPPP.

- 13th and Harrison Hydrologic & Hydraulic Analysis Study(< 5 years)
- 5th & 7th Drainage Improvements (< 5 years)

Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

TEDSI Infrastructure Group Inc

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

Registration Number
F-1640

Expiration Date
9/30/2026

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: 1760128014600
Approval Date: May 22, 2024
Scheduled Expiration Date: May 22, 2028

In accordance with the Memorandum of Agreement between the
EL PASO HISPANIC CHAMBER OF COMMERCE (EPHCC)
and the Texas Comptroller of Public Accounts (CPA), the CPA hereby certifies that

TEDSI Infrastructure Group, Inc.

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **May 22, 2024**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business; application for registration/certification into EPHCC's program, you must immediately (within 30 days of such changes) notify EPHCC's program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy. If your firm ceases to remain certified in the EPHCC's program, you must apply and become certified through the State of Texas HUB program to maintain your HUB certification.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

Disadvantaged Business Enterprise Program

This certifies that the following listed firm is certified as a **DBE**
in accordance with 49 Code of Federal Regulations Part 26

TEDSI Infrastructure Group, Inc. (VN: 26838)

This Certificate is subject to suspension or revocation, and DBE information verification annually, upon the anniversary month. Current certification information will be listed in the Texas Unified Certification Program (TUCP) Directory located at
https://txdot.txdotcms.com

July 27, 2016
Date Issued

Michael D. Bryant
Director
Civil Rights Division

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Brady, Chapman, Holland & Associates, Inc. 10055 West Gulf Bank Houston TX 77040	PHONE (A/C, No, Ext): 713-688-1500	FAX (A/C, No): 713-688-7967
	E-MAIL ADDRESS: ecerts@bch-insurance.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Property & Casualty Co. of Hartford	34690
INSURER B : Continental Casualty Co. (CNA)	20443
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED TEDSIINFRA
TEDSI Infrastructure Group, Inc.
738 Highway 6 S Ste 430
Houston TX 77079-4038

COVERAGES **CERTIFICATE NUMBER:** 1919226489 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:			61SBABV10DW	8/27/2025	8/27/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			61SBABV10DW	8/27/2025	8/27/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			61SBABV10DW	8/27/2025	8/27/2026	EACH OCCURRENCE AGGREGATE 	$ 1,000,000 $ 1,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		61WECBV1A8Y	8/27/2025	8/27/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B B	Employment Practice Liab. Professional & Poll Liability			2088293270 113771047	8/27/2025 9/11/2025	8/27/2027 9/11/2026	Aggregate Limit 2,000,000 Per Claim	1,000,000 2,000,000 Agg

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The policy includes Blanket Additional Insured on the General Liability per form SL30320621 and Umbrella per form SU00021018, with a written contract. Waiver of Subrogation is included on the General Liability per form SL00001018 and Workers Compensation per from WC420304B, with a written contract. The General Liability is Primary and Non-Contributory per form SL00001018.

CERTIFICATE HOLDER

Sample Certificate for Information Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Timothy J. Brady

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CONFLICT OF INTEREST
DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 07/14/2026

Company/Vendor Name: TEDSI Infrastructure Group, Inc.

Printed Name and Title: Jesus Salinas, CEO/President

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: TEDSI Infrastructure Group, Inc.
(Full, correct legal name)

- Address: 1201 E. Interstate Highway 2 Mission, Texas 78572
- Telephone/Fax: P: (956) 424-7898 F: (956) 424-7022
- Email address: jsalinas@tedsi.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No√__

3. Is your Company authorized and/or licensed to do business in Texas? Yes√__ No____

4. Where is the Company's corporate headquarters located? Mission, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No√__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No√__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Jesus Salinas
Address: 1201 E. Interstate Highway 2 Mission, Texas 78572
Telephone: (956) 424-7898
Fax: (956) 424-7022
Email: jsalinas@tedsi.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (√).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture.

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (√)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    TEDSI

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES NO

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Jesus Salinas, the undersigned representative of

TEDSI Infrastructure Group, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Jesus Salinas, CEO/President

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Jesus Salinas, the undersigned representative of

TEDSI Infrastructure Group, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Jesus Salinas, CEO/President

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Jesus Salinas, the undersigned representative of TEDSI Infrastructure Group, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Jesus Salinas, CEO/President

TYPE/PRINT NAME AND TITLE:

07/14/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Jesus Salinas, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of TEDSI Infrastructure Group, Inc. (Company), the Bidder that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title CEO/President

Subscribed and sworn to me this 14 day of July 20 26.

By: Claudia M. Garza

Notary Public _____

NOTARY PUBLIC STATE OF TEXAS
CLAUDIA M. GARZA
My Notary ID # 125448096
Expires March 11, 2030

My commission expires March 11, 2030

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

TEDSI Infrastructure Group, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

N/A

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Jesus Salinas		07/14/2026
Name of signatory	Signature	Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1488892

Date Filed:
07/14/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
TEDSI Infrastructure Group, Inc.
Mission, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Edinburg, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
RFQ 2026-7
Request for Qualifications RFQ 2026-7 Professional Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Salinas, Jesus	Mission, TX United States	X	
Morris, Jr., Jules M.	Houston, TX United States	X	
Bright, Paul	Houston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Jesus Salinas, and my date of birth is 12/24/1957.

My address is 2111 Scout Lane, Mission (city), TX (state), 78572 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 14 day of July (month), 20 26 (year).

Signature of authorized agent of contracting business entity
(Declarant)

THE CITY OF Edinburg

RFQ NO. 2026-7

STATEMENT OF QUALIFICATIONS PROFESSIONAL ENGINEERING SERVICES POOL

PRESENTED TO:

CITY OF EDINBURG

PREPARED BY:

TRIMAD CONSULTANTS LLC

TRIMAD CONSULTANTS L.L.C.

(956) 688-8860

Rsalazar@trimadstx.com

1103 N Raul Longoria Rd
Bldg. C San Juan, TX 78589

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SECTION 1

TRANSMITTAL LETTER

July 14, 2026

Attn: Evaluation Committee
City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

Dear Evaluation Committee:

Trimad Consultants, LLC is pleased to submit this Statement of Qualifications (SOQ) in response to RFQ No. 2026-7 – Professional Engineering Services. We appreciate the opportunity to be considered for inclusion on the City of Edinburg's Professional Engineering Services Pool.

Trimad is a South Texas-based civil engineering firm providing planning, design, construction administration, and consulting services to municipalities and public agencies throughout the Rio Grande Valley. Led by Ricardo Salazar, P.E., with more than 21 years of municipal engineering experience, our team has successfully delivered water, wastewater, drainage, roadway, and utility infrastructure projects throughout South Texas. Our local presence, experienced staff, and commitment to responsive service position us to efficiently support the City's municipal infrastructure and professional engineering needs.

Our firm's capabilities include:

- Civil engineering planning and design
- Water, wastewater, drainage, roadway, and utility improvements
- Construction administration and construction observation
- Utility coordination and permitting
- Feasibility studies and cost estimating
- Preparation of plans, specifications, and estimates
- Bid phase services and engineering support

Primary Point of Contact

Ricardo Salazar, P.E.

President, Trimad Consultants, LLC

1103 N. Raul Longoria Road, Building C San Juan, Texas 78589

Office: (956) 688-8860 | Email: rsalazar@trimadstx.com

Trimad Consultants, LLC acknowledges that no addenda have been issued for RFQ No. 2026-7 as of the date of this Statement of Qualifications.

Trimad Consultants, LLC has carefully reviewed the requirements of RFQ No. 2026-7 and is prepared to provide responsive, high-quality professional engineering services in accordance with the City's needs. I certify that I am authorized to execute this Statement of Qualifications on behalf of Trimad Consultants, LLC and to legally bind the firm.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to the opportunity to serve the City of Edinburg.

Sincerely,

Ricardo Salazar, P.E.



SECTION 2

FIRM QUALIFICATIONS

WHY TRIMAD?

CITY OF EDINBURG

WHY TRIMAD FOR PROFESSIONAL ENGINEERING SERVICES

Trimad Consultants understands that the City of Edinburg is seeking qualified engineering firms to provide professional engineering services on an as-needed basis in support of a wide range of municipal infrastructure projects and municipal initiatives. As a South Texas-based civil engineering firm, Trimad is well-positioned to serve as an extension of the City's Engineering Department by delivering responsive technical support, practical engineering solutions, and dependable project coordination from planning and design through construction. Our team is committed to maintaining open communication, meeting project schedules, coordinating with regulatory agencies and utility providers, and providing the flexibility necessary to support multiple assignments as the City's needs evolve.

Trimad offers the following advantages:

- **Responsive Local Support** – Located in the Rio Grande Valley, our team is readily available to respond quickly to project assignments, meetings, field investigations, and coordination with City staff.
- **Comprehensive Municipal Engineering Experience** – Our professionals have successfully planned, designed, and supported the construction of water, wastewater, roadway, drainage, utility, and municipal infrastructure projects for municipalities throughout South Texas.
- **Strong Utility & Agency Coordination** – We routinely coordinate with utility providers, TxDOT, TCEQ, USACE, irrigation districts, railroad companies, and other regulatory agencies to keep projects moving efficiently through design and permitting.
- **Flexible Staffing for Multiple Assignments** – Trimad maintains experienced engineering, design, and field personnel capable of supporting multiple concurrent projects while providing responsive communication and dependable service.
- **Commitment to Partnership** – We believe successful projects begin with strong working relationships. Our team emphasizes communication, accountability, and collaboration to help the City deliver quality infrastructure improvements that meet schedule, budget, and community expectations.

FIRM QUALIFICATIONS & EXPERIENCE

CITY OF EDINBURG

FIRM QUALIFICATIONS

Trimad Consultants, L.L.C. is a Texas-based civil engineering firm providing professional engineering, planning, design, consulting, and construction administration services throughout South Texas and the Rio Grande Valley. Although incorporated in 2017 and operational since 2019, Trimad's leadership team possesses extensive experience delivering municipal infrastructure projects for cities, counties, utility districts, and other public-sector clients throughout the region.

Trimad specializes in delivering engineering solutions that meet the operational, technical, budgetary, scheduling, and regulatory needs of public-sector clients. Our team understands the importance of responsive service, efficient communication, and maintaining project schedules while coordinating with City staff, regulatory agencies, utility providers, contractors, developers, and other project stakeholders.

The firm is registered with the Texas Board of Professional Engineers and Land Surveyors (TBPELS) and maintains all licenses, registrations, and insurance required to provide professional engineering services throughout the State of Texas.

Trimad is also certified as:

- Emerging Small Business Enterprise (ESBE)
- Hispanic American Business Enterprise (HABE)
- Minority Business Enterprise (MBE)
- Small Business Enterprise (SBE)
- TxDOT Disadvantaged Business Enterprise (DBE)
- SBA 8(a) Certified Firm

UNDERSTANDING OF THE CITY OF EDINBURG'S NEEDS

Trimad understands the City of Edinburg's need for a dependable engineering partner capable of providing timely, high-quality professional engineering services across a variety of municipal infrastructure projects. Our team is prepared to respond quickly to task assignments, coordinate closely with City staff, and deliver practical engineering solutions that support the City's long-term capital improvement goals.

MUNICIPAL EXPERIENCE

Trimad Consultants has extensive experience providing engineering services for municipalities throughout South Texas and the Rio Grande Valley. Our team has successfully delivered water, wastewater, drainage, roadway, and utility infrastructure projects while coordinating with regulatory agencies, utility providers, contractors, developers, and local governments. This municipal experience provides our team with a strong understanding of the technical requirements and coordination necessary to successfully deliver municipal infrastructure projects.

FIRM QUALIFICATIONS & EXPERIENCE

CITY OF EDINBURG

ENGINEERING SERVICES

Trimad Consultants provides professional engineering services to municipalities and public agencies throughout South Texas, supporting municipal infrastructure projects from planning and design through construction and project closeout. Our team delivers practical engineering solutions that address the technical, operational, budgetary, and scheduling needs of public-sector clients while maintaining effective coordination with City staff, regulatory agencies, utility providers, contractors, and other project stakeholders.

Our services include planning, preliminary engineering, civil engineering design, preparation of plans, specifications and estimates, cost estimating, bid phase services, construction administration, construction observation, field investigations, utility coordination, permitting assistance, project management, and project closeout support.

SELECTED REPRESENTATIVE PROJECTS INCLUDE:

- City of Pharr – Sanitary Sewer Collection Improvements
- City of Pharr – Water Transmission Main Improvements
- City of Pharr – Headworks Improvements Project
- City of Pharr – Lift Stations No. 10, 18 & 40 Elimination Project
- City of Pharr – Lift Station No. 23 Relocation
- Harlingen Headworks System – WWTP Headworks Equalization Basin & Influent Lift Station Improvements
- City of Alamo – Water Treatment Plant Improvements
- City of Alamo – Morningside South Sewer Project
- City of San Benito – Ratliff 12-Inch Waterline Improvement Project
- City of San Benito – Sanitary Sewer Improvements Project
- City of San Juan – Lift Station No. 6 Relocation Project
- City of Donna – Engineering Services
- City of La Villa – Drainage Improvements
- Kleberg County – Sidewalk Improvements

These representative projects demonstrate Trimad Consultants' experience providing planning, engineering design, permitting, bidding, construction administration, utility coordination, and project management services for municipal infrastructure improvements throughout South Texas. This experience has equipped our team to provide responsive, dependable engineering services that support the City of Edinburg's infrastructure needs.

Representative/ Reference Projects

THE CITY OF Edinburg

Ricardo Salazar, P.E., President of Trimad Consultants, LLC, brings over 21 years of civil engineering experience across water/wastewater, roadway, and drainage infrastructure. Before establishing Trimad in 2019, Mr. Salazar gained extensive expertise working with leading engineering and construction firms, which today enhances Trimad's technical capacity and project delivery capabilities.

Under his leadership, Trimad is supported by a dedicated team of Graduate Engineers alongside an experienced Senior Designer with extensive industry expertise. Together, the team combines strong technical knowledge, practical field experience, and innovative problem-solving capabilities to deliver efficient, cost-effective engineering solutions. Working under Mr. Salazar's direct supervision and mentorship, the team remains committed to maintaining high standards of quality, responsiveness, and professional growth. Trimad focuses its efforts in South Texas, where our reputation is built on quality work, responsive service, and lasting client relationships. Client references included in this Statement of Qualifications reflect Trimad's commitment to responsive service, technical excellence, and successful project delivery. Our Statement of Qualifications includes representative Trimad projects as well as relevant work completed by our staff prior to joining the firm, supported by detailed resumes.

Trimad has delivered numerous projects requiring compliance with *municipal, state, and federal standards.* Our experience includes roadway reconstruction, drainage improvements, water/wastewater infrastructure, and environmental permitting for municipalities across the Rio Grande Valley. We have successfully coordinated with regulatory agencies to secure approvals such as:

- **TxDOT Utility Permits**
- **City Right-of-Way Permits**
- **Floodplain Development Permits & Railroad Crossing Permits**
- **U.S. Army Corps of Engineers (Nationwide 404 & Wetlands)**
- **Texas Historical Commission Clearances**
- **Texas Water Development Board Approvals**
- **U.S. Fish & Wildlife Service Reviews & Texas Parks & Wildlife Coordination**
- **U.S. Environmental Protection Agency Requirements**

This regulatory expertise, combined with our strong local presence and proven technical capabilities, ensures Trimad is well-prepared to support the City of Edinburg with efficient, compliant, and high-quality engineering solutions.

REPRESENTATIVE/ REFERENCE PROJECTS

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of Pharr - Lift Station No.31 and Force Main Improvements

Total Project Cost: ***Estimated at $3.0 Million*** ***Federal Funding Agency:*** ***TWDB***

Description and Scope of Work:
Trimad is helping design a project to move and upgrade a sewer lift station located near Rudy's Country Store & Bar-B-Q. As part of the project, about 4,700 LF of 10-inch pipe will be installed to carry wastewater. The team is reviewing existing utility maps and working closely with phone and gas companies to avoid conflicts with underground lines. The new pipe will run from Eldora Road, go north along the right side of a drainage ditch to Nolana Road, then turn east toward Rudy's, where it will connect to the new lift station. The project is currently in the design phase.

Role:
TRIMAD prepared permits, design, and construction phase services. The scope of services involved
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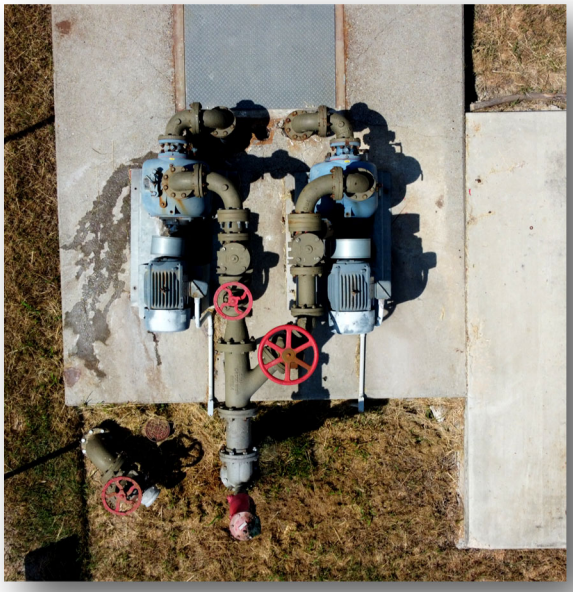




Project Owner and Contact:	**City of Pharr** **Ruben Rosales, Public Utilities Director** **(956) 402-4300**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E, Jose Perez**

Representative/ Reference Projects

CATEGORY: DRAINAGE IMPROVEMENTS/CONSTRUCTION

City of Alamo– Laguna Park Improvements Project

Total Estimated Project Cost: 282k ***Municipal Project***

Description and Scope of Work:

The Laguna Alamo Project consists of site cleanup, feasibility analysis, drainage evaluation, and coordination with regulatory agencies to facilitate improvements to the Laguna Park detention property in Alamo, Texas. The project involves interagency coordination with TxDOT, Hidalgo County Irrigation District No. 2 (HCID #2), the City of Alamo, and the Alamo EDC to address drainage discharge, easements, right-of-way considerations, and long-term land use planning. The effort includes boundary verification, topographic data collection, permitting, and preparation of feasibility documentation to support funding applications and future development or infrastructure improvements.

Role:

Trimad is serving in a dual capacity as both the civil engineering consultant and construction services provider, managing project coordination, permitting, feasibility evaluation, and on-site cleanup operations. On the civil engineering side, Trimad is managing agency coordination, permitting (including TxDOT RULIS application), boundary and topographic surveys, feasibility study preparation, funding exhibits, and project presentations to governing entities. On the construction side, Trimad is responsible for site mobilization, debris removal, clearing within approved limits, and on-site coordination to prepare the property for evaluation and future improvements. Overall, Trimad is overseeing both the technical planning and the physical site cleanup necessary to position the project for funding and long-term development.





Project Owner and Reference Contact:	**City of Alamo** **Mayor "JR" Felix Garza** **(956) 787-0006**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E, Miguel Mateos**

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of San Juan - Lift Station #6 Relocation Project

Total Project Cost: ***$3.4 Million*** ***Federal Funding Agency*****:** ***EPA***

Description and Scope of Work:

The City of San Juan contracted TRIMAD for the development of a new lift station, including geotechnical evaluation with a 35-foot bore and buoyancy testing to support the design of a fiberglass wet well. TRIMAD performed surveying and topographic mapping, providing AutoCAD files with lot lines, control points, and easements. The firm also supplied design coordination, including invert elevation data and civil/MEP plan sets at multiple design phases for city review. TRIMAD managed all construction-phase tasks, including bidding support, inspections, and final as-built documentation.

Role:

TRIMAD's role included data collection such as geotechnical borings, topographic surveying, and providing site-specific details like lot lines, control points, and invert elevations. The firm also coordinated closely with the City of San Juan to support design development, submittals, and construction documentation.





Project Owner and Contact:	**City of San Juan** **Alfredo De Leon, Interim Utilities Director** **(956) 223-2200**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E, Jose Perez**

Representative/ Reference Projects

CATEGORY: ROAD/STREET IMPROVEMENTS

City of Bishop– Main St Road Improvements (TXGLO-TxCDBG)

***Total Project Cost:** Estimated at 506K* ***Federal Funding Agency:** TXGLO-TXCDBG*

Description and Scope of Work:

The proposed project under the Texas Community Development Block Grant Program aims to address these issues through the following scope of work: Street Rehabilitation: The project involves milling and overlaying the roadway on Main Street, from Ash Avenue to Birch Avenue. This process will remove the damaged top layer of pavement and apply a new, smooth surface to restore safe and functional road conditions.



Sidewalk Construction: New sidewalks will be installed to improve pedestrian access and safety. The coverage includes sidewalk on Main St from Ash Avenue to Cedar Avenue and on Birch Avenue from South Main St to N E 4th St, as shown on the map. This addition will provide a designated walking area, enhancing mobility and connectivity for residents.

Lighting Improvements: The project includes the replacement of 5 broken light posts with new, functional lighting. This upgrade will improve street visibility and safety, particularly during the evening and nighttime hours.

Role: Trimad provided all services related to the design. This includes civil engineering, design plans, specification bidding documents, permitting, environmental clearances, bidding documents, and construction phases services.

Project Owner and Reference Contact:	**City of Bishop** **Delma Salinas, City Secretary** **(361) 584-2567**
Project Manager/Engineer/	**Ricardo Salazar, P.E**

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of Pharr - Lift Stations Number 10, 18 & 40 Elimination Project

Total Project Cost: $5.1 Million ***Federal Funding Agency: EPA***

Description and Scope of Work:
This project involves shutting down an existing lift station and replacing it with a new system that uses gravity to move wastewater through a 24-inch sewer pipe. In addition, a new lift station will be built, along with the installation of 5,097 feet of 12-inch pressurized pipe (called a force main) to help carry wastewater where gravity flow isn't possible. These improvements will make the sewer system more efficient and reliable for the community.

Role:
TRIMAD prepared permits, design, and construction phase services. The scope of services involved data collection, design plan creation, topographic data collection, and overseeing construction.





Project Owner and Contact:	**City of Pharr** **Ruben Rosales, Public Utilities Director** **(956) 402-4300**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E, Jose Perez**

Representative/ Reference Projects

CATEGORY: WATER INFRASTRUCTURE IMPROVEMENTS

City of San Benito - Ratliff 12-Inch Waterline Improvement Project

Total Project Cost:* *Estimated at $1.2 Million

Municipal Project

Description and Scope of Work:

The City of San Benito Ratliff 12-Inch Waterline Improvement Project includes the installation and testing of approximately 6,382 linear feet of 12-inch waterline, trench excavation safety systems, stormwater pollution prevention measures, traffic control, paving restoration, and protection or relocation of existing utilities. The project requires coordination with agencies such as the City of San Benito, Cameron County, TCEQ, and TWDB. It is currently in the design phase, with permits and approvals in progress, and will soon move into the construction phase to install the new waterline system while minimizing disruptions to nearby residents and businesses.

Role:

The scope of services for Trimad involved data collection, design plan creation, and topographic data collection. Once the design is finalized, the project will advance into the construction phase.





Project Owner and Contact:	**City of San Benito** **Enrique Hernandez, Planning Director** **(956) 361–3804** **Email: Ehernandez@cityofsanbenito.com**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E**

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of San Juan - Alta Vista Waterline and Sanitary Sewer Improvements

Total Construction Cost: $988K ***Municipal Project***

Description and Scope of Work:

The Alta Vista Waterline and Sanitary Sewer improvements project consisted of improving the waterline system and sanitary sewer along W Texas Avenue and Standard Avenue in the City of San Juan as well as milling and overlay of W Texas Avenue and Standard Avenue. The waterline improvements required 1,584 linear feet of the new 8-inch C-905 waterline and a 41 Waterline Service connection. The sanitary sewer improvements required 2,000 linear feet of new 8-inch SDR-26 sanitary sewer line, 4 - 48-inch diameter fiberglass manholes, 2 – 48-inch diameter fiberglass manholes, and 60 sanitary sewer services. Paving improvements required 8,536 square yards of mill and 2” Hot Mix Asphalt Overlay.

Role:

TRIMAD provided all services related to the design of Alta Vista waterline and sanitary sewer improvements. This included civil engineering, surveying, design plans & specification bidding documents, permitting, environmental clearances, bidding documents, and construction phases services.





Project Owner and Contact:	**City of San Juan** **Alfredo De Leon, Interim Utilities Director**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E**

REPRESENTATIVE/ REFERENCE PROJECTS

CATEGORY: WATER INFRASTRUCTURE IMPROVEMENTS

City of Pharr - Water Transmission Main Improvements

***Total Project Cost:** Estimated at $270K* ***Federal Funding Agency:** TWDB*

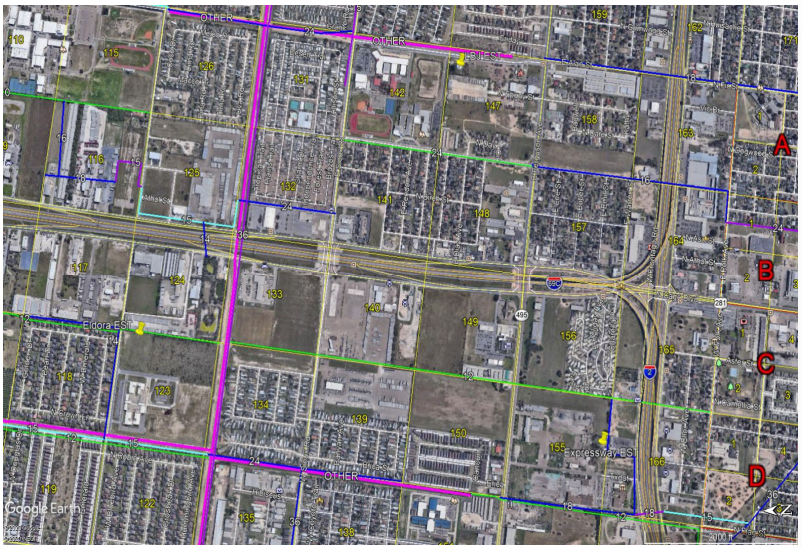
Description and Scope of Work:

This project consists of installing a 16-inch Water Transmission Main to connect the Expressway Elevated Storage Tank (EST) to Eldora EST directly as per TCEQ requirements and regulations. The new transmission main will consist of a 16-inch PVC line with interconnections to existing distribution lines within the project limits.



Role:

TRIMAD prepared permits, design, and construction phase services. The scope of services involved data collection, design plan creation, topographic data collection, and overseeing construction.





Project Owner and Contact:	**City of Pharr** **Ruben Rosales, Utilities Director** **(956) 402-4000**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E, Jose Perez**

REPRESENTATIVE/ REFERENCE PROJECTS

CATEGORY: DRAINAGE/CONSTRUCTION MANAGEMENT

City of Donna– TxGLO 2018 STX Floods Engineering Services

Total Project Cost: Estimated at 733k ***Federal Funding Agency: TXGLO***

Description and Scope of Work:

TRIMAD Consultants were tasked with conducting thorough evaluations of the city's wastewater lift stations and designing a bypass system as part of a project funded by the Texas General Land Office (TXGLO). The project focused on assessing the current state of the lift stations, identifying essential repairs, and implementing a bypass system to ensure continuous operation during maintenance or emergency situations. This work was carried out in alignment with TXGLO's infrastructure improvement standards, aiming to enhance the efficiency and reliability of the city's wastewater management system. The scope of work included research and relevant data collection, design plans, topographic data collection, and construction phase services.

Role:

TRIMAD provided all services related to the design of the City of Donna– TxGLO 2018 STX Floods Engineering Services. This included civil engineering, surveying, design plans & specification bidding documents, permitting, environmental clearances, bidding documents, and construction phases services.





Project Owner and Reference Contact:	**City of Donna** **Sotero Valdez, Utilities Director** **(956) 464-3314**
Project Manager/Engineer/	**Ricardo Salazar, P.E, Jose Perez**

REPRESENTATIVE/ REFERENCE PROJECTS

CATEGORY: UTILITY INFRASTRUCTURE IMPROVEMENTS (WATER & SEWER)

City of Del Rio, TX– U.S Air Force (USAF) Utility Hookups Trailer

Total Project Cost: Classified ***Federal Funding Agency: USAF***

Description and Scope of Work:

This project carried out approximately 300 linear feet of 2 in water line and 775 linear feet of 6 in sanitary sewer line which were installed to provide essential utilities to a portable building at Laughlin Airforce base. The scope of work included trenching, laying, and securing the water line to ensure a reliable supply, followed by pressure testing and disinfection to meet regulatory standards. For the sanitary sewer system, three manholes were strategically placed along the 775 ft sewer line to allow for proper access and maintenance.



Role:

TRIMAD was the prime contractor for this federally funded project and provided all services related to the design and construction management of the Del Rio USAF Utility Hookups. This included civil engineering, surveying, design plans and specification bidding documents, permitting, environmental clearances, bidding documents, and construction phase services.







Project Owner and Reference Contact:	**City of Del Rio** **Contact Information: (Classified)**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E.**

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

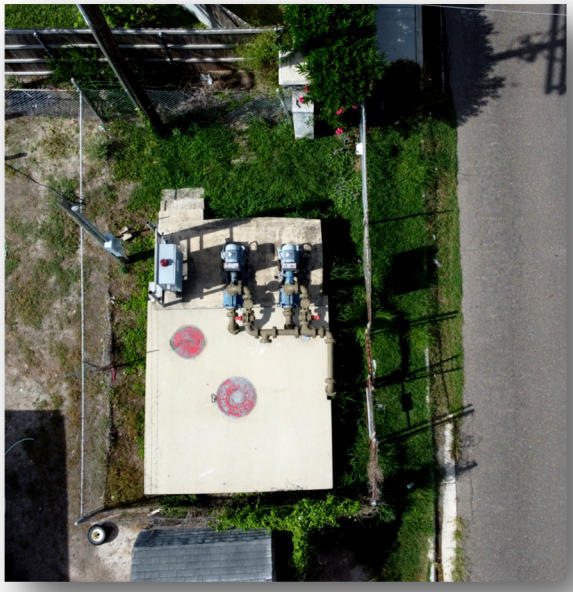
City of Pharr- Lift Station No. 23 Relocation/Improvements Project

Total Project Cost: $2.7 Million ***Federal Funding Agency: EPA***

Description and Scope of Work:
This project involves the installation of approximately 2,630 linear feet of deep sanitary sewer line to facilitate the abandonment of existing Lift Station #23 and its relocation to a new site north of the current location. The relocation is necessary to improve system efficiency and accommodate ongoing development in the area. A parcel of land for the new lift station site will be acquired by the City of Pharr as part of the Anacua Estates Subdivision development. The project includes coordination with city departments, developers, and design teams to ensure seamless integration with existing infrastructure and future growth.

Role: TRIMAD's role has included data collection, topographic surveying, site visits, and the research and review of relevant project information. The firm has assisted with route alignment, easement identification, and coordination with the developer for land acquisition, while also providing key site data and collaborating with the City of Pharr to support design compliance and project success.





Project Owner and Contact:	**City of Pharr** **Ruben Rosales, Public Utilities Director** **(956) 402-4300**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E, Jose Perez**



SECTION 3

SCOPE OF SERVICES

SCOPE OF SERVICES

CITY OF EDINBURG

A. ENGINEERING SERVICES

Trimad Consultants provides comprehensive civil engineering services for municipalities and public agencies throughout South Texas. Our team has experience supporting projects from planning and design through permitting, bidding, construction administration, and project closeout. We work closely with City staff to deliver practical engineering solutions that meet project objectives, budgets, and schedules.

SERVICES INCLUDE:

- Civil engineering planning and design
- Water, wastewater, drainage, roadway, and utility infrastructure improvements
- Feasibility studies and cost estimating
- Preparation of plans, specifications, and bid documents
- Utility coordination and permitting
- Municipal Capital Improvement Program support

B. CONSTRUCTION ADMINISTRATION & FIELD COORDINATION

Trimad Consultants provides construction administration and field coordination services throughout project implementation. Our team works with City staff, contractors, utility providers, and regulatory agencies to facilitate construction activities, address field issues, review contractor submittals, and assist with project closeout while maintaining communication throughout each phase of construction.

SERVICES INCLUDE:

- Construction administration
- Construction observation and site visits
- Contractor and utility coordination
- Review of shop drawings and submittals
- Pay application review
- Change order review
- Project closeout assistance

MUNICIPAL ENGINEERING SUPPORT

Trimad Consultants provides responsive engineering support for a variety of municipal infrastructure projects and capital improvement programs. Our staff assists with project management, engineering documentation, regulatory coordination, and technical support to help successfully deliver projects from initial planning through completion.

SERVICES INCLUDE:

- Project management
- Coordination with regulatory agencies
- Utility and stakeholder coordination
- Engineering reports and technical documentation
- Bid phase support
- General engineering consulting services



SECTION 4

KEY PERSONNEL AND CAPACITY

KEY PERSONNEL & CAPACITY

CITY OF EDINBURG

KEY PERSONNEL & CAPACITY

Trimad Consultants is organized to provide responsive engineering services for municipal projects of varying size and complexity. Our team includes licensed Professional Engineers, Graduate Engineers, inspectors, CAD technicians, and administrative staff who work together to support projects from initial planning through construction and project closeout.

Depending on the City's needs, Trimad assigns personnel based on the scope and technical requirements of each project. This approach allows us to efficiently manage multiple assignments while maintaining communication with City staff, regulatory agencies, utility providers, contractors, and other project stakeholders.

FIRM CAPABILITIES INCLUDE:

- Civil engineering planning, design, and project management
- Water, wastewater, drainage, roadway, and utility improvements
- Construction administration and construction observation
- Utility coordination and permitting
- Bid phase support
- Municipal Capital Improvement Program support
- AutoCAD Civil 3D and related engineering software
- Engineering services for municipalities and public agencies throughout South Texas

The following pages include Trimad Consultants' organizational chart and resumes of key personnel available to provide engineering services for the City of Edinburg.

Organizational Chart

THE CITY OF Edinburg

Trimad Staff List

The Key Project Personnel is noted below: **Trimad: 1**

Trimad Consultants, L.L.C.	
Personnel	**Discipline**
Ricardo Salazar, P.E.	Professional Engineer / President
Jose A. Perez	Graduate Engineer
Miguel Mateos	Graduate Engineer
Cruz Flores	Senior Designer
Valeria Lafaire	Construction Administrator
Manuel Garza	Construction Inspector
Pablo Gonzalez Jr	Heavy machine operator
Marco Blanco	Technician
Trisha M. Salazar	Office Manager
Emily Galvan	Administrative Assistant

Key Team Members and Experience Summary

Provided below is a brief profile for key personnel:

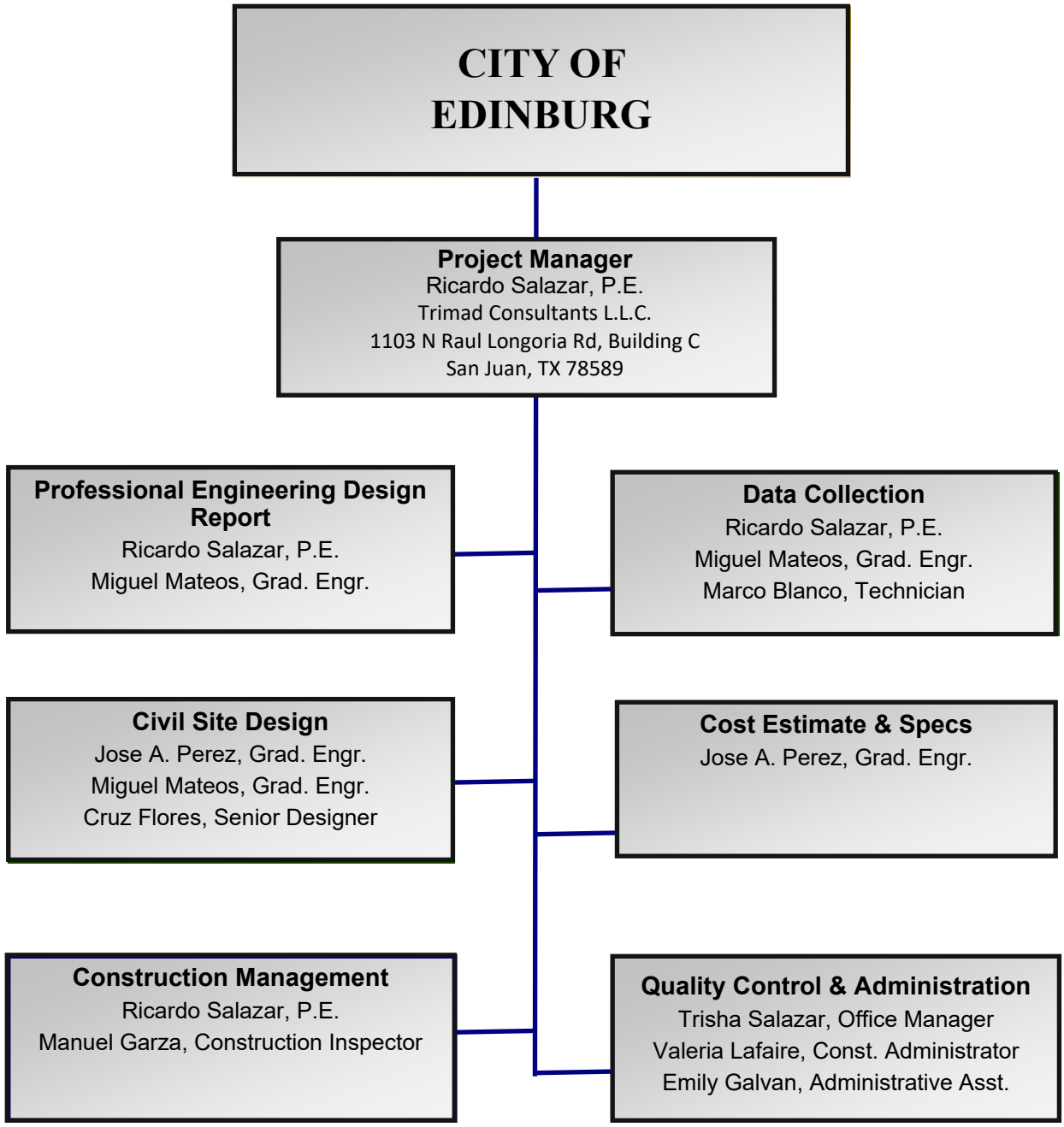
Mr. Ricardo Salazar, P.E. (TRIMAD)

Role: Roadway Design, Water/Wastewater, Program Manager, Construction Manager, Client Liaison

Mr. Salazar has approximately 21-years of experience in the planning and design of civil engineering projects and survey. His project experience includes roadway improvements, drainage infrastructure, sanitary sewer collection, and water distribution. Mr. Salazar is located in San Juan, Texas and is able to quickly respond to any needs. Among communities he's has served include the Cities of Pharr, Elsa, Alamo, San Juan, Edcouch, Donna, and Pharr, Edinburg ECISD, La Joya ISD, Hidalgo County, Urban County, and number of private developers in the Rio Grande Valley.

Organizational Chart

THE CITY OF Edinburg



PERSONNEL RESUMES

Ricardo Salazar,
Principal P.E.
Trimad President



EDUCATION

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

PROFESSIONAL LICENSE

Texas P.E. No. 125392

INDUSTRY TIME

21 Years

PROFESSIONAL AFFILIATIONS

⇒ Alamo EDC
Executive Board Member (former Board President)

⇒ Member of Water Environment Association of Texas (WEAT)

⇒ Member of American Water Works Association (AWWA)

⇒ Member of the American Society of Civil Engineers (ASCE)

⇒ PSJA ISD Engineering Student Chapter Liaison

EMPLOYMENT

TRIMAD Consultants, L.L.C. San Juan, TX December 2017—Present	GIC, L.L.C. Pharr, TX September 2017—December 2017	S& GE, L.L.C Pharr, TX March 2013—September 2017

PROFESSIONAL EXPERIENCE

Ricardo Salazar, Professional Engineer, has over 21 years of experience in a broad range of Civil Engineering areas which include roadway, drainage, utilities, etc. His knowledge and experience have been gained mainly by working with the South Texas Region and its community. Areas that Mr. Salazar has served include the City of Pharr, City of Edcouch Elsa, City of Weslaco, City of Edinburg, City of McAllen, City of Brownsville, City of La Joya, San Antonio Water Supply Corporation, as well as the Counties of Hidalgo, Starr, Cameron, and Willacy.

RELATED PROJECTS

City of Pharr Improvements Project, Pharr, Texas

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

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

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

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

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

This project involved the analysis of the wastewater treatment plant and collection system to assist the City in developing a capital improvement plan to meet future demands and regulatory requirements. The scope of work included analyzation of existing water and wastewater treatment plants, the collection and distribution system. The tasks also included proposed system alignments, pipe sizing, crossing, and estimates. The completed master plan was designed for 20-year duration.

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

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

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

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

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

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

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

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

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

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

IH 37 Hurricane Evacuation Route Improvements, San Antonio, Texas

Mr. Salazar completed the design plans for the expansion of approximately 8 miles of IH 37. The designs included plan and profile sheets, control plans, and small / large bridge sign. TxDOT regulations and design requirements were followed and implemented.
City of San Antonio Paving and Design Improvements, San Antonio, Texas
Mr. Salazar assisted in the design plans for various COSA projects. The designs included plan and profile sheets, traffic control plans, SW3P, and existing and proposed requirements. COSA rules and regulations were implemented.

JOSE A. PEREZ, Graduate Engineer



EDUCATION

Bachelor of Science in Civil Engineering
UTRGV, 2017

INDUSTRY TIME

5 Years

AVAILABILITY

90%

PROFESSIONAL AFFILIATIONS

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

COMMUNITY SERVICE

PSJA ISD (Pharr, TX)

- ⇒ PSJA ISD Engineering Student Chapter Liaison

PROFESSIONAL EXPERIENCE

Mr. Perez has approximately 5 years of broad range experience in all related field of Civil Engineering which includes sewer networks, reports and construction estimates, and roadway / drainage improvements. His experience has been proudly based in the Rio Grande Valley. The agencies to have received his assistance include the City of Pharr, City of Alamo, City of San Juan, City of Donna, and Brownsville Public Utilities (BPU).

RELATED PROJECTS

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

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

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

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

City of Alamo CDBG - MIT Project - Alamo, Texas

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

WWTP Headworks Improvements - Pharr, Texas

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

City of Donna CDBG-MIT Project - Donna, Texas

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

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

Mr. Perez provided assistance to Dragados - Pulice Joint Venture with the relocation of an existing sanitary sewer line which consisted of the abandonment of an existing 10-inch sanitary sewer line and redirected the flow to a southerly east direction. It included the installation of approximately 380-lf of 10-inch PVC sanitary sewer pipe. The scope of work included an analysis of existing water, wastewater, and drainage from as-builts. The alignment begins from the west ROW of North Cage Blvd. (I/69C) going southwest approximately 100-lf which then goes east to conne0ct to an existing sanitary sewer manhole approximately 280-lf on E. Warren Ave.

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

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

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

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

City of Pharr Lift Stations 10, 18, and 40 Elimination Project – Pharr, Texas

Mr. Perez is assisting in the design of this project which consists of the elimination of Lift Station No. 10, No. 18, and No. 40 and installation of a gravity line. It includes the installation of approximately 3,593-lf of 24-inch and 2,431-lf of 36-inch gravity line. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Moore Rd, Hall Acres Rd, and Plantations Subdivision. The gravity line will tie in to the new headworks location.

City of Pharr Lift Station No. 23 Relocation Project– San Juan, Texas

Mr. Perez is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 23 and installation of a gravity line and force main. It includes the installation of approximately 2,640-lf of 24-inch and 5,060-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Sugar Rd and goes North approximately 1,200-lf and West approximately 1500-lf to the proposed lift station location. The force main will tie in to the existing sanitary sewer manhole located on the west side of Sugar Rd. The Lift Station will be installed in the northeast corner of an empty property and will be designed to service approximately 200-AC.

MIGUEL MATEOS,
Graduate Engineer



EDUCATION

Bachelor of Science in Civil Engineering
UTRGV, 2020

INDUSTRY TIME

2 Years

AVAILABILITY

90%

PROFESSIONAL AFFILIATIONS

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

PROFESSIONAL EXPERIENCE

Mr. Mateos has 2 years experience in the Civil Engineering field. His most recent experience includes roadway, drainage, lift stations, and civil sites. Under the supervision of Mr. Salazar, P.E., Miguel has been able to deliver in Civil Engineering Design, Construction Management, Construction Staking, Topography, Paving / Road and Drainage improvements.
Mr. Mateos' experience also includes coordination with TxDOT and County officials for successful project completion of state funded projects.

RELATED PROJECTS

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

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

Subdivision Development Feasibility Studies - Rio Grande Valley

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

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

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

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

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

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

City of Elsa- Weaver Rd. and Parking Lot improvements

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

Utility Hookups- (Del Rio TX)

Assisted with the topographic survey, construction staking, and design of approximately 330 linear feet of 2-inch water line at Laughlin Air Force Base. In addition, provided design plans for the installation of three sanitary sewer manholes and approximately 775 linear feet of 8-inch sewer line. This system was planned to support both a building and anticipated future development in the area. The work involved determining optimal manhole placement, ensuring compliance with slope and depth requirements, and coordinating utility layouts to accommodate future capacity needs while adhering to base infrastructure standards and existing utility layouts.

City of San Juan- Urban County Street Improvements

Mr. Mateos assisted in the design for the mill and overlay of approximately 6,800 square yards of roadway which extended from Gardenia Dr to San Martin St.
This project was done to fix streets located East of an elementary school that were in need of repairs.

City of Elsa- Fannin St Roadway Improvements project (Stormwater Improvements)

Mr. Mateos assisted in the design for approximately 3,900 square yards of mill and overlay on Fannin St. This project also included the addition of a concrete apron at the intersection of Fannin St and E. Edinburg Ave to alleviate and ponding formed due to heavy rains in the area.

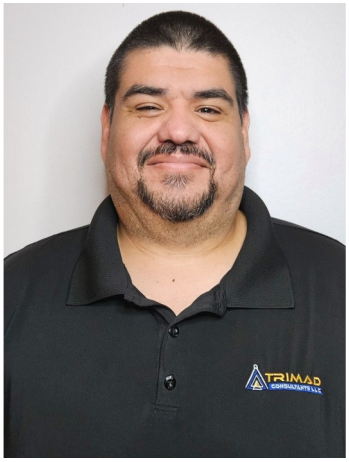
City of Pharr- Lift Station 23

Mr. Mateos has assisted in the topography and is currently assisting in the design of this project which consists of abandoning and relocating the existing Lift Station 23 and installing both sanitary sewer gravity line and forcemain. This project consists of approximately 2640 L.F of 24-inch sanitary sewer line and 5060 L.F of a 12-inch forcemain. The new lift station location will be at the North East corner of a vacant 200-AC property and will be used to service all future development on that land. The force main from this lift station will outfall to an existing sanitary sewer manhole located on the West side of Sugar Rd.

City of San Benito- Ratliff Water Line Improvements

Mr. Mateos is assisting in the design of approximately 5,900 L.F of 12-inch water line which will run from Zillock Rd. and connect to an existing 16 -inch line located near the North-West corner of the City of San Benito Water Plant. This project consists of coordinating with the drainage and irrigation district to ensure that all crossing standards are being met as this line will cross two canals. This design also includes the installation of 12 fire hydrants which will be used to provide optimal coverage for existing and future structures, improving emergency response capabilities.

CRUZ FLORES,
Senior Designer



INDUSTRY VENTURE
20 Years

AVAILABILITY
90%

PROFESSIONAL EXPERIENCE

Mr. Flores has experience in all aspects of project design, coordination, and construction administration. Mr. Flores has nineteen (20) years of experience working on public infrastructure projects. He has been a team member of design groups designing master planned communities that include the City of Pharr, Elsa, Edcouch, Donna, Weslaco, Edinburg, McAllen, Brownsville, La Joya, Mission, Palmview, Penitas as well as Hidalgo County, Cameron County, and Starr County.

RELATED PROJECTS

WWTP Headworks Improvements - Pharr, Texas

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

City of Pharr Lift Station No. 23 Relocation Project– San Juan, Texas

Mr. Flores is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 23 and installation of a gravity line and force main. It includes the installation of approximately 2,640-lf of 24-inch and 5,060-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Sugar Rd and goes North approximately 1,200-lf and West approximately 1500-lf to the proposed lift station location. The force main will tie in to the existing sanitary sewer manhole located on the west side of Sugar Rd. The Lift Station will be installed in the northeast corner of an empty property and will be designed to service approximately 200 -AC.

City of Donna CDBG-MIT Project - Donna, Texas

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

City of Pharr Lift Stations 10, 18, and 40 Elimination Project – Pharr, Texas

Mr. Flores is assisting in the design of this project which consists of the elimination of Lift Station No. 10, No. 18, and No. 40 and installation of a gravity line. It includes the installation of approximately 3,593-lf of 24-inch and 2,431-lf of 36-inch gravity line. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Moore Rd, Hall Acres Rd, and Plantations Subdivision. The gravity line will tie in to the new headworks location.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

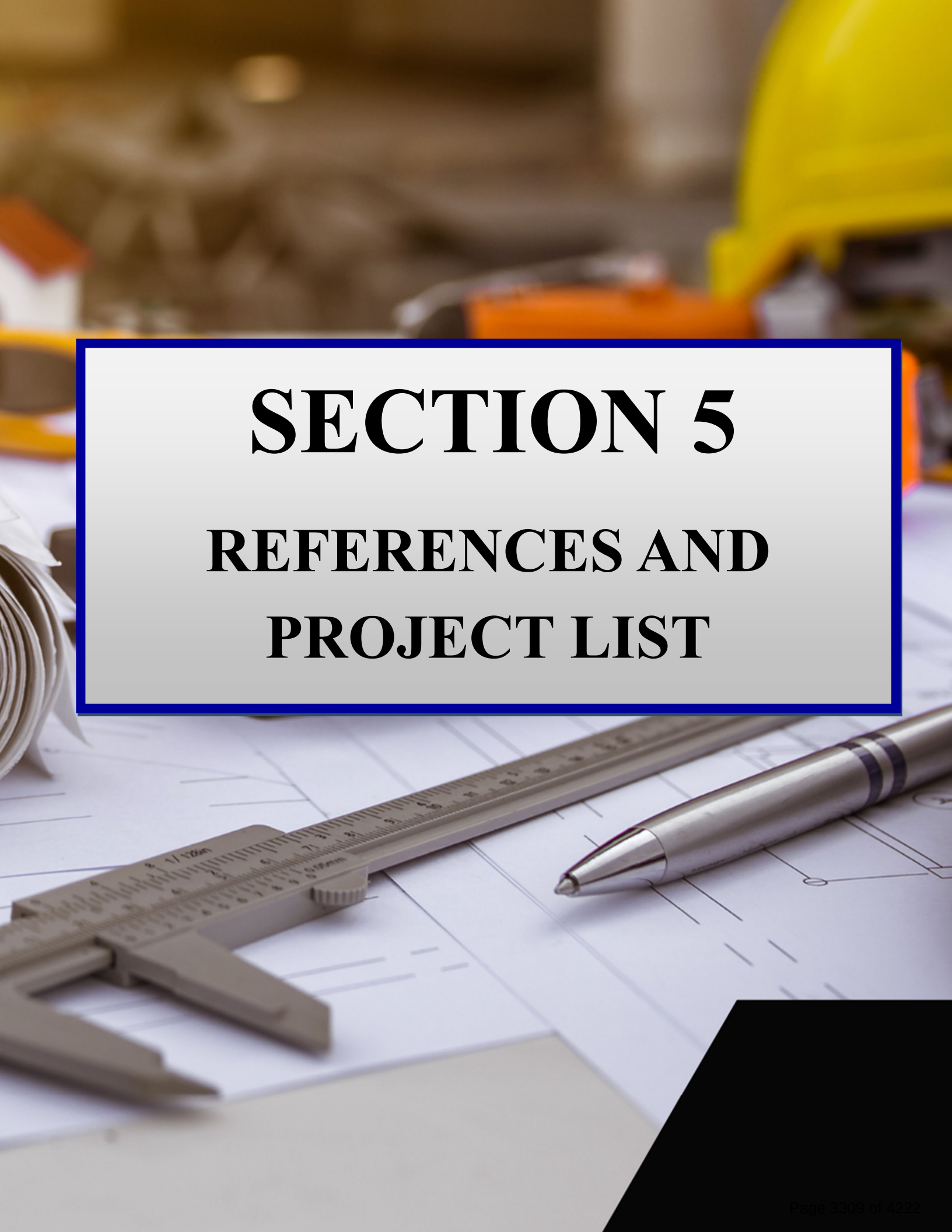
The project consists of rehabilitation to two (2) lift stations; demolition/reconstruction of one main (1) lift station; approximately 32,000 linear feet of Cured-In-Place Piping and Pipe Bursting of old, dilapidated clay sewer lines; and manhole replacement/rehabilitation. Mr. Flores was involved from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

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

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

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

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



SECTION 5

REFERENCES AND PROJECT LIST

REFERENCES

CITY OF EDINBURG

Name	Company	Address/ Phone No.	Email
Ruben Rosales Public Utilities Director	City of Pharr	801 E Sam Houston Pharr, TX 78577 (956) 402-4300	Ruben.rosales@pharr-tx.gov
Jose Reyes, P.E. Public Utilities Engineer	City of Pharr	118 S Cage Blvd 1st Floor Pharr, TX 78577 (956) 402-4221	Jose.reyes@pharr-tx.gov
Alfredo Deleon Interim Utilities Director	City of San Juan	709 S Nebraska Ave San Juan, TX 78589 (956) 223-2000	Adeleon@sjtx.us
Monica Gomez Interim Planning Director	City of San Juan	709 S Nebraska Ave San Juan, TX 78589 (956) 223-2000	Mgomez@sjtx.us
Enrique Hernandez Planning & Develop-ment Administrator	City of San Benito	400 N Travis St San Benito, TX 78586 (956) 361-3804	ehernandez@cityofsanbenito.com
Jose G. Ibarra, Jr. Planning Manager	Sharyland Water Supply Company	321 S Shary Blvd Mission, TX 78573 (956) 585-6081	jibarra@sharylandwater.com

TRIMAD PROJECT LIST

THE CITY OF Edinburg

City of Pharr - Sanitary Sewer Collection Improvements *TWDB (GIC)

City of Pharr - Water Transmission Main Improvements *TWDB

City of Pharr - Headworks Improvements Project (GIC)

Dragados-Pulice JV- I/2 / 1-69C Interchange Project

Kleberg County - Sidewalk Ricardo & Riviera *TXDOT

Harlingen Headworks System - WWTP Headworks Equalization Basin & Influent Lift Station Improvements (GIC)

City of Donna - TxGLO 2018 STX Floods Engineering Services *

City of La Villa – Drainage *TXGLOCDBG

City of Alamo – Morningside South-Sewer Project

Raftelis - City of Elsa Impact Fee Study

GIC – Tres Lagos E.S.T. 499-AC Tract

City of San Juan – Lift Station #6 Relocation Project

City of Bishop – TXCDBG DRP MS *TX GLOCDBG

CSRS – City of Alamo Comprehensive Plan Administration

City of Alamo – WTP Improvements (GIC)

City of Pharr – Lift Station No. 23 Relocation

City of San Juan – Water Plant Additional Garage

City of San Juan – Master Plan

City of Pharr – Lift Stations Number 10, 18 & 40 Elimination Project

City of Weslaco– Open Feasibility Study

City of San Benito – Amphitheatre Fairgrounds Property

TRIMAD PROJECT LIST

City of San Benito – Ratliff 12- Inch Waterline Improvement Project

City of Alamo – Alaniz Park Drainage Project

City of Alamo – Laguna Park Hike and Park Project

City of San Benito – Sanitary Sewer Improvements Project

City of San Juan – Ridge Rd and The Grove Subdivision Street Improvements Project

City of Alamo – TXDOT Sidewalk Grant Phase I

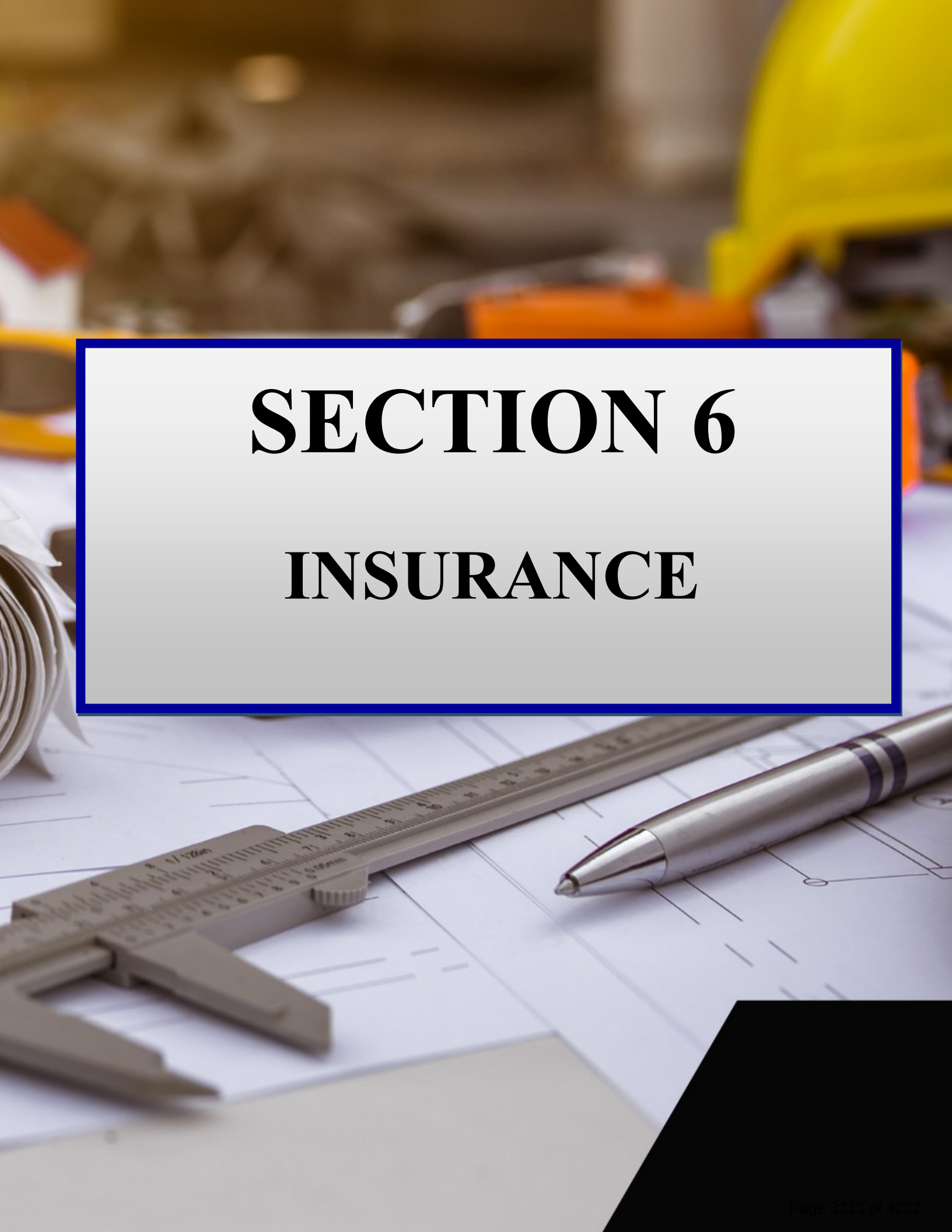
City of Progresso – TXDOT Sidewalk Grant

City of San Benito – Wetlands Project

CITY SUBDIVISIONS UNDER REVIEW

City of San Juan

City of San Benito



SECTION 6

INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Amairani Chavarria	
Lone Star Insurance Services, Inc 520 E Nolana, Ste 110 (P. O. Box 3988) 78502 McAllen TX 78504	PHONE (A/C, No, Ext): (956) 682-1722	FAX (A/C, No): (956) 682-1742
	E-MAIL ADDRESS: chavarriaa@lonestar-ins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Kinsale Insurance Company (AmWINS)	
INSURED Trimad Consultants LLC 1103 N Raul Longoria Rd Bldg. C. San Juan TX 78589	INSURER B : Texas Mutual	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL25102102328 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			0100211130-3	10/18/2025	10/18/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,00,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0002084863	10/18/2025	10/18/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

"For Insurance Purpose Only"

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Amairani Chavarria

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SECTION 7

PROFESSIONAL SERVICES AGREEMENT

July 14, 2026

PROFESSIONAL SERVICES AGREEMENT

Trimad Consultants L.L.C. has reviewed the Professional Services Agreement provided by the city. Our firm confirms that we will meet the prerequisite insurance requirements specified therein and, if selected, agrees to enter into the Professional Services Agreement in substantially the form provided by the City.

Ricardo Salazar, P.E.

President & Principal Engineer



SECTION 8

CONTACT INFORMATION

7. Contact Information

Contact 1

Name: Ricardo Salazar, P.E.

Title: President

Address: 1103 N. Raul Longoria Rd., Bldg. C, San Juan, Texas 78589

Phone Number: (956) 688-8860

Email Address: Rsalazar@trimadstx.com

Contact 2

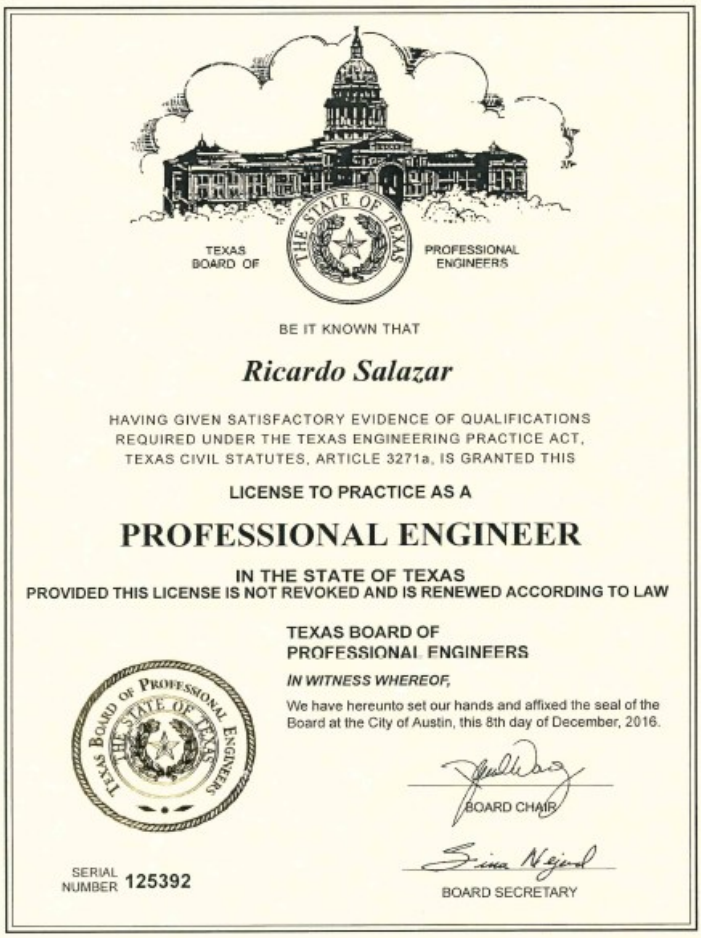
Name: Trisha Salazar

Title: Office Manager

Address: 1103 N. Raul Longoria Rd., Bldg. C, San Juan, Texas 78589

Phone Number: (956) 688-8860 Ext. 8

Email Address: Tsalazar@trimadstx.com



TEXAS BOARD OF PROFESSIONAL ENGINEERS

BE IT KNOWN THAT

Ricardo Salazar

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS
PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

TEXAS BOARD OF
PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

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

BOARD CHAIR

BOARD SECRETARY

SERIAL NUMBER 125392



Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Trimad Consultants L.L.C.

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

Registration Number
F-18526

Expiration Date
1/31/2027

TRINITY

MEP ENGINEERING

STATEMENT OF QUALIFICATIONS
RFQ: 2026-7
REQUEST FOR QUALIFICATIONS – PROFESSIONAL ENGINEERING SERVICES

Trinity MEP Engineering, LLC | 3533 Moreland Dr. Ste A. | Weslaco, Texas 78596
p: 956-973-0500 f: 956-351-5750 | www.trinitymep.com | Firm F-10362

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1. TRANSMITTAL LETTER

2. FIRM QUALIFICATIONS & EXPERIENCE

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4. REFERENCES

5. INSURANCE

6. PROFESSIONAL SERVICE AGREEMENTS

7. CONTACT INFORMATION

TRINITY
MEP ENGINEERING

City of Edinburg
415 W. University Drive
Edinburg, TX 78539
RFQ No. 2026-7 Request for Qualifications - Professional Engineering Services

Point of Contact/ Primary Person Responsible for RFQ:

Leonardo Munoz, President / CEO, Point of Contact
Trinity MEP Engineering, LLC

Physical Address:

3533 Moreland Dr. Ste A,
Weslaco, TX 78596
956-532-4165 (c) / 956-973-0500 (office)
956-351-5750 (fax)
leo@trinitymep.com

Trinity MEP Engineering, LLC is adept in mechanical, electrical and plumbing design and would love the opportunity to provide these services to the City of Edinburg. We are knowledgeable, experienced, and aptly suited to provide the City of Edinburg a comprehensive evaluation and professional counsel that will be both constructive and advantageous to Edinburg. Trinity MEP Engineering has a proven track record of delivering similar work for various municipalities including but not limited to: Weslaco, Mercedes, Donna, Pharr, San Juan, Alamo, Edinburg, McAllen, Palmhurst, Hidalgo, Bastrop, Cotulla, Roma, Brownsville, La Feria, and Laredo.

Our firm's best attribute is that we are client centric, and we work relentlessly to fulfill our customers' specific needs. We never cut corners by delivering the same prescription for every project, instead we focus on how to best serve the needs of our client. Our focal point is giving the owner an affordable, operable, and maintainable product. By taking an approach that focuses on quality, energy and above all customer satisfaction, we are able to consistently render superior performance on every assignment.

Trinity MEP Engineering has the manpower and commitment to not only complete our scope of work but to assist the client where needed. We have a working facility that lends itself to collective team effort. Our designs consistently convey the passion we have for our work. We use the most up to date technology to place our design concepts into a set of plans that will convey effectively our design intent to the builder. At Trinity MEP Engineering, success means providing the best possible product to a satisfied client.

The City of Edinburg can trust that we will deliver on our promises. We encourage you all to contact our references to gain a thorough understanding of our capabilities. Our philosophy is to let our work speak for itself. We thank you for your time and hope you will consider Trinity MEP Engineering, LLC for your project needs.

Sincerely,

Leonardo Munoz
President / CEO
Trinity MEP Engineering, LLC

2. Statement of Qualifications:
Firm Qualification & Experience

Trinity MEP Engineering, LLC, is a HUB certified full-service engineering consulting firm located in Weslaco, Texas. We service the construction industry and provide the design for all HVAC on new construction and existing buildings in the government and private sectors.



Since its establishment in January 2008, our company has experienced strong and sustained growth. Trinity MEP Engineering began with a back room for an office, one employee, and a vision. We envisioned a strong company that would be composed of enthusiastic employees who love what they do, have access to the best technology and software, and produce first-rate work for our customers. Today our company has relocated to new full-scale office in Weslaco, Texas, and is composed of 18 valuable and eager employees. Our employees are able to handle large and smaller assignments. Our approach is to serve our customers' specific needs, regardless of the size of the project.

Trinity MEP has over 18 years of experience working with multiple school districts, city entities, and private entities. Our approach to work is one focused on quality, energy, and customer satisfaction. Through our track record, Trinity MEP Engineering has maintained an image of responsibility and success. Our designs consistently convey the passion we have for our work. At Trinity MEP Engineering, success means providing the best possible product, so our customers can be 100% confident that their needs and desires will be met.



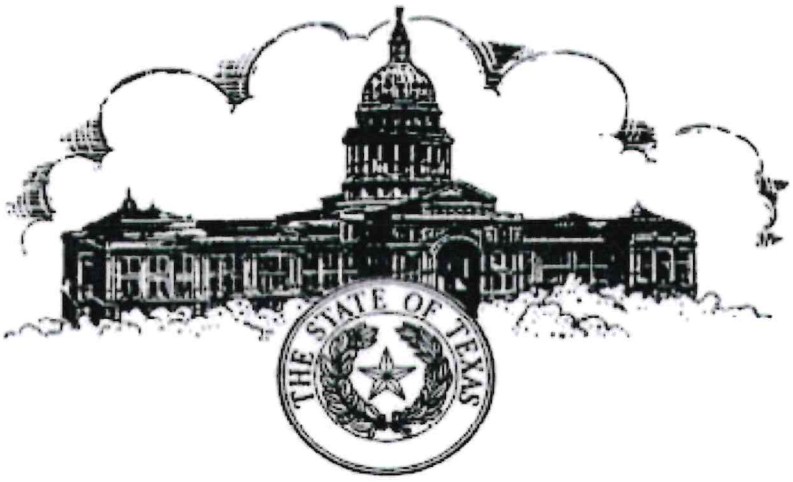
Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

TRINITY MEP ENGINEERING, LLC

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

Registration Number
F-10362

Expiration Date
07/31/2027



BE IT KNOWN THAT

Leonardo Munoz

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

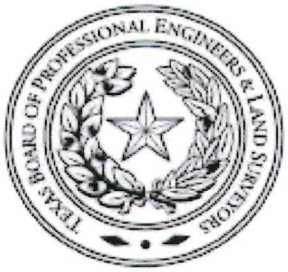
IN THE STATE OF TEXAS

PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW
ORIGINAL CERTIFICATE ISSUED ON: June 19, 2006.

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

IN WITNESS WHEREOF,

We have hereunto set our hands and affixed the seal of the Board at the City of Austin, August 01, 2021.



Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Catherine Norwood, P.E., Board Secretary

SERIAL NUMBER **97437**

2. Statement of Qualifications:

Firm Qualification & Experience

Trinity MEP Engineering, LLC, is a consulting firm providing mechanical, electrical, plumbing, and fire protection system design for a diversity of industries, including educational, commercial, and industrial. Our objective is to understand the vision of the architect or owner and to then design our MEP systems to operate efficiently and effectively with the building. For either business operation or residence, we receive gratification from creating a comfortable environment. Whatever the project, we aim to improve the energy efficiency as well as the longevity of the product. In all, Trinity MEP Engineering gives the client a comfortable system that is easy to understand, meets all codes, clearances, and regulations, and sustains itself for the life of the building.







Mechanical

Power transmission and distribution systems
Medium voltage switchgear
Motor Control Centers
Lightening systems
Power factor correction
Emergency power and transfer systems
Life safety protection systems
Code compliance inspections/report
Components design and rehabilitation
Emission control
Energy analysis and systems

Electrical

Light level calculations
Back-up power generators
Electronic security systems
Emergency and standby generating systems
Fire Alarm systems
Lighting design
Lightning protection
Local Area Network
Nurse Call System
Primary and secondary electrical distribution systems
Public address/Intercom System
Uninterruptible power systems

Plumbing

Domestic water distribution system
Boiler systems
Hot water heating systems
Hot water recirculation systems
Reverse osmosis systems
Compressed air systems(pneumatic)
Chemical Sanitary and Vacuum waste systems
Condensate piping
Laboratory waste systems
Process waste systems
Grease and oil waste systems
Sediment and sand traps systems

2. Firm Qualification & Experience Cont.

MEP (Mechanical, Electrical, and Plumbing) and Energy Management Engineering Services:
1. Develop complete turnkey construction documents, including all necessary MEP and Energy Management systems engineering design plans and specifications and construction documents for all district-wide construction and general maintenance projects that may be required at any school campus, athletic facilities or administrative support service facilities.

2. Provide on-site project supervision, inspection, and full contract administration services by a Licensed Engineer (in the State of Texas), of all district-wide MEP engineering-related construction and general maintenance projects as required. Daily inspections and observations of project sites by a Licensed Engineer will be required.

3. Conduct MEP engineering designs, feasibility studies, commissioning, assessments, analysis, and evaluations of facilities' MEP systems and provide recommendations and construction documents as required.

4. Conduct building feasibility and/or commissioning studies of MEP and Energy Management facilities operating systems, energy engineering audits and investigation studies and reports, forensic engineering investigations and reports, systems evaluation and design, instrumentation and control analysis and reports, electrical power analysis and design, lighting design, electrical controls and design, and all electrical systems and components upgrades and retrofits as required.

5. Develop MEP and Energy facilities master planning, evaluation and design studies and reports for school campuses, athletic facilities, or administrative support service facilities as required for HVAC, electrical, plumbing and energy management systems.

6. DESIGN ELECTRIC CONTROLS AS REQUIRED FOR ANY CONSTRUCTION OR MAINTENANCE PROJECT.

Construction Administration

At Trinity Engineering, LLC, our professional engineers and project managers oversee construction administration for all Trinity projects, providing on-site quality control throughout the project. Our construction administration services ensure that your project meets or exceeds all local standards and regulations.

We perform key construction-phase activities including responding to requests for information, managing change order and submittal reviews, and scheduling site visits and review meeting.

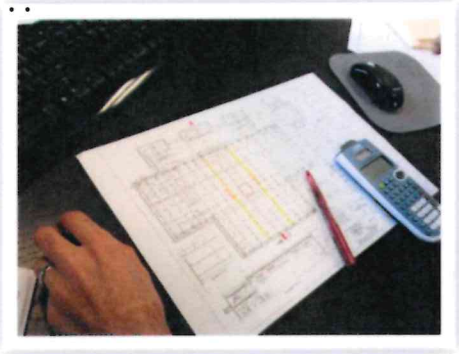




2. Firm Qualification & Experience Cont.

Customer Satisfaction

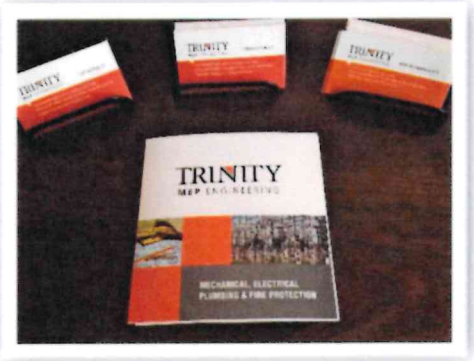
Our gratification comes from a satisfied customer…



At Trinity Engineering, LLC, our gratification derives from satisfying our customers, of which we have two types: design architects and owner direct customers. The owner wants an affordable, maintainable, and operable system: the architect wants a design that complements his or her building. Both want the project to be done well and in a timely manner.

At Trinity MEP Engineering, we satisfy the needs of all our customers. Our designs meet the clients' desires as well as ensure logical thought and efficiency in the product. We provide design plans and specifications that are clear, thus minimizing Requests for Information.

Whether architects or owners, customers can expect to receive a quality product, one that results from time, design experience, and expertise.



Pledge of Excellence

Those of us at Trinity MEP Engineering, LLC, strive to produce excellent quality work in a timely manner that corresponds to the expectations of our clients. With passion and enthusiasm, we look forward to every project, big or small. Our goal is to merit the business and esteem of our clients and build strong relationships for many years to come.

More specifically, within the last 2 years, Trinity MEP Engineering, LLC, has met the MEP needs of various governmental agencies including but not limited to: The City of Edinburg, City of Mercedes, City of Laredo, the City of Mission.

3. Team Member Qualifications and Experience
Key Professionals

Leonardo Muñoz, P.E, R.M.E/ CEO and President

PROJECT EXPERIENCE

Brownsville Public Library Reroofing and HVAC Replacement

Mission Housing Authority Palm Plaza

City Of McAllen Public Works

Edinburg Arts & Cultural Events Center

City Of Laredo Sports Complex

City of Mercedes Police Department



3533 Moreland Dr. Ste A
Weslaco, TX 78596
(956) 973-0500
leo@trinitymep.com

BIOGRAPHY

Leo was raised in Sullivan City, Texas. Born into a migrant family, he spent months traveling to northern states to harvest crops with his family. From a young age, he served as an integral part in his family's economic survival. Leo attributes his past for
shaping him into the person he is today: driven, hardworking, and self-assured. It is with the aid of the lessons from his past that he earned a B.S. in Mechanical Engineering from the University of Texas at Austin and ultimately established Trinity MEP Engineering. Leo has accrued more than 21 years of professional practice in South Texas as a Mechanical Engineer.

Leonardo Munoz, PE, RME, is the CEO and owner of Trinity MEP Engineering, LLC. He distinguishes himself from most of the industry's engineers in the breadth of his expertise on all mechanical, electrical, plumbing, and fire protection trades. The dedicated CEO plays an extensive role in overseeing each area of the company – coordinating all aspects of projects, running day-to-day operations, and spending a sizable amount of time meeting with clients to provide the upmost satisfaction.

His role is meeting with clients to define the project school of work, assigning work to his project managers, reviewing work completed with staff and owner, and setting a schedule for project milestone and final delivery. He has been with the company for thirteen years.

REGISTRATION

Registered Professional Engineer – State of Texas, PE No. 97437

Registered Fire Sprinkler Contractor - RME License RME-G 1742178

EDUCATION

University of Texas at Austin, 2001
Bachelor of Science in Mechanical Engineering

MEMBERSHIPS

Texas Society of Professional Engineers National Society of Professional Engineers American Society of Heating, Refrigerating, and Air- Conditioning Engineers American Society of Mechanical Engineers

National Fire Protection Association

PROJECT EXPERIENCE

Brownsville Public Library Reroofing and HVAC Replacement

Mission Housing Authority Palm Plaza

City Of McAllen Public Works

Edinburg Arts & Cultural Events Center

City Of Laredo Sports Complex

City of Mercedes Police Department



FIDENCIO ALVARADO

LEAD PROJECT MANAGER/ SENIOR ELECTRICAL DESIGNER

BIOGRAPHY

Fidencio Alvarado is the Lead Project Manager and Senior Electrical Designer of Trinity MEP Engineering, LLC. Fidencio has over 28 years of experience in engineering for lighting, power, special systems, construction administration, project management and two years of electrical construction of design/build electrical systems for facilities. His areas of experience include institutional, commercial, residential, healthcare, municipal, and industrial design. Fidencio Alvarado feels blessed to see the sustained growth of Trinity Engineering. It is his mission that his clients feel respected and receive nothing less than excellent service in a timely manner. It is with his enthusiasm and passion that he looks forward to every project, big or small. He looks forward to working with you and building a strong relationship for years to come. Fidencio's responsibilities include coordination of projects with owners, architects, in-house design team, and contractors as well as running day-to-day operations of the company.

Fidencio Alvarado is the Lead Project Manager and Senior Electrical Designer of Trinity MEP Engineering, LLC. Fidencio has over 17 years of experience in engineering for lighting, power, special systems, construction administration, project management and two years of electrical construction of design/build electrical systems for facilities. His areas of experience include institutional, commercial, residential, healthcare, municipal, and industrial design.

EDUCATION

South Texas College, 2024

Bachelor of Applied Science in Organizational Leadership

University at Texas Pan Am, 2001

Electrical Engineering

South Texas Community College, 2005

Associate of Science Engineering

Texas State of Technical College, 2005

Design Technology

MEMBERSHIP

American Society For Engineering Management - ASEM

National Fire Protection Association - NFPA

Project Management Institute - PMI

SKILLS

Electrical Design	Electrical Schematics	Project Management
Construction Management	Team Leadership	Quality Management

WILFORD L MCGEE III, P.E.

PRINCIPAL MECHANICAL ENGINEER BIOGRAPHY

PROJECT EXPERIENCE

Brownsville Public Library Reroofing and HVAC Replacement

Mission Housing Authority Palm Plaza

City Of McAllen Public Works

Edinburg Arts & Cultural Events Center

City Of Laredo Sports Complex

City of Mercedes Police Department



Trinity MEP Engineering
3533 Moreland Dr. Ste A
Weslaco, TX 78596
(956) 973-0500
will@trinitymep.com

Wilford L. McGee III, PE, is the Principal Mechanical Engineer for Trinity MEP Engineering. His professional duties are to design mechanical systems, manage projects within our office from inception to completion, assign duties to all his subordinates, review all work as it's being designed, and follow through with construction administration.

Throughout most of his professional workday, he manages to perform his duties while always striving to educate himself and office staff on new product lines and seeks continuing education on all aspects of engineering design system.

Wilford McGee has been with Trinity MEP Engineering since 2009 and has worked on a series of GSA projects. His most recent project was the renovation work to the existing Harlingen Border Patrol Station in Harlingen, Texas. The challenge posed by this project was to remodel the existing facility while always maintaining the building functional. Strategic planning was key for laying out the mechanical system required to meet the objective.

Wilford McGee is determined to educate owners on the best types of mechanical designs and systems based on the owner's needs, occupant classifications, as well as resources available to the end user. These factors are considered to evaluate what type of HVAC system best meets the intended application.

REGISTRATION

Registered Professional Engineer – State of Texas, PE No. 121939 License Date, December 2015

EDUCATION

University at Texas Pan American, 2009 Bachelor of Science in Electrical Engineering

MEMBERSHIP

Texas Society of Professional Engineers

3. Team Member Qualifications and Experience Cont.

Developing our employees' expertise

Trinity MEP Engineering, LLC is a strong company composed of enthusiastic employees who love what they do, have access to the best technology and software and produce first-rate work for customers. Today our company is composed of 18 valuable and eager employees. Youth and high energy distinguish us from other MEP firms, as we can work quickly and efficiently to have a fast turnaround when need be.

Trinity MEP Engineering is dedicated to providing our personnel with all necessary tools and equipment, including the most current software, technology, and certifications to work at their best. Our long-term goal is to grow into a 20-engineer company, to provide our customers with the highest expertise. As a step towards achieving our goal, we aim to constantly develop our talent. Presently, our personnel are in the process of acquiring various certifications.



3. Team Member Qualifications and Experience Cont.
In House Professionals

Jessica Alacron
Electrical Designer

Jessica graduated from The University of Texas Rio Grande Valley with a bachelor's degree in civil engineering and is currently working on the electrical design team at Trinity MEP engineering. Responsibilities range from designing and drafting construction document set, generating com-checks, photometrics.

Notable Project experience: Boys & Girls Club in San Juan, TX, Weslaco FM 88 Plaza in Weslaco, TX, Anita's Tortilleria in Brownsville, TX, Laredo Logistics, and Multiple Tru-Fit Gyms and Apartments.

Cecilia Luna
Electrical Designer

Cecilia Luna graduated from Texas State Technical College in 2024 with an AAS in Architectural Drafting and Engineering Design and currently works as an electrical drafter at Trinity MEP. Her experience includes electrical design, project coordination, and assistance in completing comprehensive client project packages.

Notable project experience: XO Physical Therapy located in Mission, TX., Central Plumbing and Electrical located in Pharr TX., McQueeney Baptist Church located in New Braunfels, TX, and the historic Olvera Building located in Brownsville, TX.

Enoch Gonzalez
Electrical Designer

Enoch Gonzalez graduated with honors from the South Texas College, Architectural and Engineering Design Technology program and is currently working on the electrical design team at Trinity MEP engineering. Responsibilities range from basic design development to completed construction document set.

Notable project experience: The Casa Verde mixed-occupancy building in Laredo, TX, The Euclid St. residential in San Antonio TX., the Linn-San Manuel Veterans Park in Edinburg, TX., Multiple Tru-Fit gym, Well-Med clinic, and Affordable Attic projects.

3. Team Member Qualifications and Experience Cont.
In House Professionals

Juan Gonzalez
Plumbing Designer

Juan Gonzalez is a South Texas College graduate. He has 18 years of experience as a drafter with the last 10 years of plumbing experience. Some of his duties include plumbing systems design for commercial and industrial facilities and equipment selection.

Notable Project Experience
Zapata Museum, Weslaco Airport, La Feria Elementary, Sam Houston Elementary, Sacred Heart Church, PSJA Stadium Renovations, Progresso Technology Building, King Ranch Hunting Lodge.

Jorge A. Garza
Plumbing Designer

Jorge Garza, Marine Corps veteran, earned an Architectural and Engineering Design Technology Certificate from South Texas College. He has been with Trinity Engineering since May 2022. His current responsibilities include Designing & Drafting plumbing and fire protection plans using CAD or Revit, communicating tasks with project managers, input information to ComCheck reports, and running calculations for water demands, gas demands, and sewer drainage.

Notable project experience: Volvo Mack Laredo Dealership, Palmhurst City Hall, St. Charles Restaurant, Mercury Warehouse, TruFit, Murfreesboro, TN

Noe Martinez
CAD/ Revit BIM Technician

Noe Martinez is a South Texas College Graduate with an associate degree in Precision Manufacturing Technology. He began with Trinity MEP in April of 2022. His responsibilities include new project clean and set up, project updates and creating MEP PDF documents as advances are made in projects timeline.

TRINITY

MEP ENGINEERING

3.Team Member Qualifications and Experience

Flow Chart

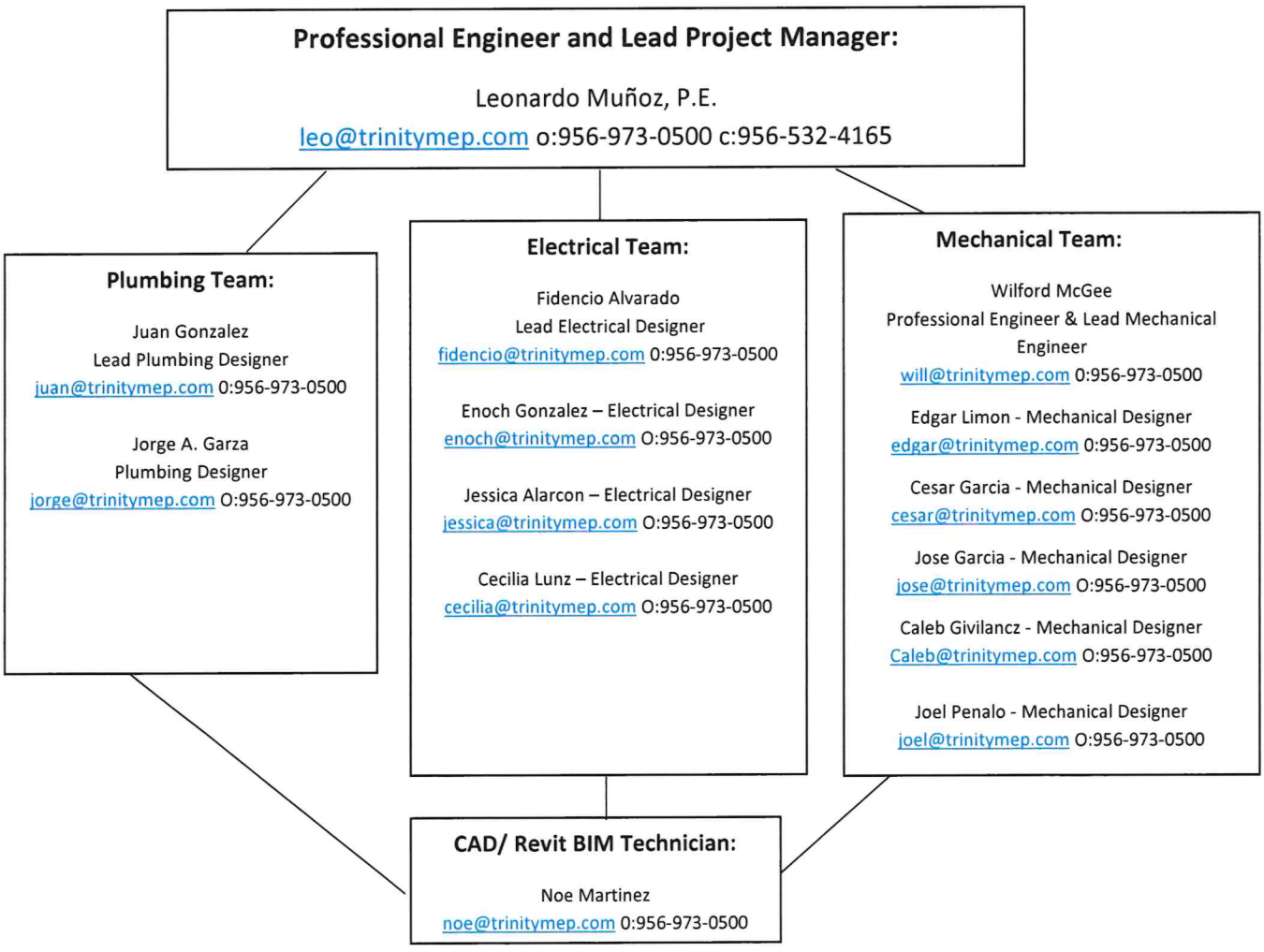
Trinity MEP Engineering, LLC | 3533 Moreland Dr. Ste A. | Weslaco, Texas 78596
p: 956-973-0500 f: 956-351-5750 | www.trinitymep.com | Firm F-10362

Project Team
Flow Chart – Roles

If awarded the Services Contract for this RFQ Trinity MEP Engineering will be working as a Prime Firm to provide the mechanical, electrical, and plumbing design for projects. Trinity Engineering Is committed to provide 100% of our time and attention to this project to meet the scheduled milestones.

Currently, Trinity employees are working relentlessly to fulfill our customers' specific needs. As engineers, we do not issue the same prescription for every project. We feel for our customer's needs and focus on giving the owner an affordable, operable, and maintainable product. Every project design is catered to the owner's maintenance level needs at Trinity MEP Engineering.

The individuals assigned to the project will be committed for the entire duration of the project.



4. REFERENCES

Recent Work:

1. Project: Edinburg Arts & Cultural Event Center
   Project Owner: City of Edinburg
   Point of Contact: Brian Godinez, ERO ARCHITECTS
   Phone #: 956-655-4655
   Brief Description:
   Provided mechanical, electrical, and plumbing engineering design and specifications for a new 45,000 SF facility. Facility will serve as a downtown venue to host local conferences, cultural art exhibits, live performances, classes and community events. The overall budget of this facility was $14 Millon. Our design consisted of the following:

   - **Mechanical Design**
     - **Heating and Cooling Loads for the facility / "Manual "J" Calculations"**
     - **HVAC design and engineered construction documents for the project inclusive of all mechanical equipment selection "Manual S", ductwork sizing, ductwork accessories, piping, and equipment controls. Design shall conform to the Mechanical Code adopted by the local municipality.**
   - **Electrical Design**
     - **Electrical design and engineered construction documents for the project inclusive of building interior and site lighting, data and special systems rough-ins, general power distribution, equipment power connections, & electrical service size and power demand load calculation. Design shall conform to the National Electrical Code as adopted by the local municipality.**
   - **Plumbing Design**
     - **Plumbing design and engineered construction documents, in 2D and isometrics, for the project inclusive of all work to 5 feet outside the foundation for the sanitary / vent / water / condensate, plumbing fixtures, piping accessories. Design shall conform to the Plumbing & Gas Codes as adopted by the local municipality.**
   - **Energy Conservation Report (ComCheck) for the Mechanical Equipment, Lighting System, and Water Heaters.**

4. REFERENCES

Recent Work:

2. Project: City of Laredo Sports Complex
   Project Owner: City of Laredo
   Point of Contact: Juan Homero Sanchez, AIA
   Phone #: 956-723-1360 / 956-794-0198
   Brief Description:
   Provided mechanical, electrical, and plumbing engineering design and specifications for a new (10) baseball fields and (4) tennis court park. Facility included restrooms, concession, IT rooms, press boxes.

   Mechanical Design

   - **Heating and Cooling Loads for the facility / "Manual "J" Calculations"**
   - **HVAC design and engineered construction documents for the project inclusive of all mechanical equipment selection "Manual S", ductwork sizing, ductwork accessories, piping, and equipment controls. Design shall conform to the Mechanical Code adopted by the local municipality.**

   - **Electrical Design**
     - **Electrical design and engineered construction documents for the project inclusive of building interior and site lighting, data and special systems rough-ins, general power distribution, equipment power connections, & electrical service size and power demand load calculation. Design shall conform to the National Electrical Code as adopted by the local municipality.**
   - **Plumbing Design**
     - **Plumbing design and engineered construction documents, in 2D and isometrics, for the project inclusive of all work to 5 feet outside the foundation for the sanitary / vent / water / condensate, plumbing fixtures, piping accessories. Design shall conform to the Plumbing & Gas Codes as adopted by the local municipality.**
   - **Energy Conservation Report (ComCheck) for the Mechanical Equipment, Lighting System, and Water Heaters.**

4. REFERENCES

Recent Work:

3. Project: Brownsville Public Library Reroofing and HVAC Replacement
   Project Owner: City of Brownsville
   Point of Contact: Roberto Ruiz
   Phone #: 956-350-9195
   Brief Description:
   Provided mechanical engineering design drawings and specifications for the replacement of (13) New Roof Top Mounted Air Conditioning Units.

   - **Mechanical Design**
     - **Heating and Cooling Loads for the facility / "Manual "J" Calculations"**
     - **HVAC design and engineered construction documents for the project inclusive of all mechanical equipment selection "Manual S", ductwork sizing, ductwork accessories, piping, and equipment controls. Design shall conform to the Mechanical Code adopted by the local municipality.**
   - **Electrical Design**
     - **Electrical design and engineered construction documents for the project inclusive of equipment power connections, Design shall conform to the National Electrical Code as adopted by the local municipality.**
   - **Plumbing Design**
     - **Plumbing design and engineered construction documents, in 2D and isometrics, for the project inclusive of all work to 5 feet outside the foundation for the condensate piping. Design shall conform to the Plumbing & Gas Codes as adopted by the local municipality.**
   - **Energy Conservation Report (ComCheck) for the Mechanical Equipment.**

4. References

Past projects with The City of Edinburg

City of Edinburg Park Restrooms

Edinburg Ebony Hills Golf Club Assessment

Edinburg Bicentennial Park

Edinburg Recreation Center El Tule

Edinburg Park Restrooms at Various Locations

City of Edinburg Wastewater Treatment Plant Generator Replacement

Edinburg EDC Park

City of Edinburg Basketball Courts Lighting

Edinburg Volleyball Courts Lighting

Edinburg Animal Clinic

Edinburg Park Lighting at Various Locations

Current projects with The City of Edinburg

Fire Station Mechanical Re-Design Project

City Hall Sanitary Sewer Lines & Domestic Water Lines Retrofits

Claim History for the Past 5 Years

Trinity MEP Engineering, LLC has not had any claims for the past five (5) consecutive years.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McAfee Insurance Agency P. O. Box 625 321 Second Street Mercedes TX 78570	CONTACT NAME: Carmen Trujillo PHONE (A/C, No, Ext): (956) 565-2481 FAX (A/C, No): (956) 565-2733 E-MAIL ADDRESS: carmen@mcafeeagency.com
INSURED Trinity MEP Engineering LLC 3533 Moreland Dr Ste A Weslaco TX 78596	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Hartford Underwriters Ins. Co. — 30104 INSURER B: Trumbull Insurance Company INSURER C: Certain Underwriters at Lloyd's London INSURER D: INSURER E: INSURER F:

COVERAGES — CERTIFICATE NUMBER: 2024-2025 — REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y		65 SBA BD8J13	02/08/2024	02/08/2025	EACH OCCURRENCE $ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) $ 1,000,000 MED EXP (Any one person) $ 10,000 PERSONAL & ADV INJURY $ 1,000,000 GENERAL AGGREGATE $ 2,000,000 PRODUCTS - COMP/OP AGG $ 2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			65 SBA BD8J13	02/08/2024	02/08/2025	COMBINED SINGLE LIMIT (Ea accident) $ 1,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			65 SBA BD8J13	02/08/2024	02/08/2025	EACH OCCURRENCE $ 1,000,000 AGGREGATE $ 1,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		65 WEC BD8J28	02/08/2024	02/08/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT $ 1,000,000 E.L. DISEASE - EA EMPLOYEE $ 1,000,000 E.L. DISEASE - POLICY LIMIT $ 1,000,000
C	Professional Liability			PSM0038577417	02/08/2024	02/08/2025	General Aggregate $1,000,000 Errors & Omissions $1,000,000 Breach of Contract $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is included as Additional Insured as required by written contract.

CERTIFICATE HOLDER	CANCELLATION
City of Edinburg 415 W University Dr Edinburg TX 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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6. Professional Services Agreement

The Professional Services Agreement has been read. If awarded the services contract for this RFQ, Trinity MEP Engineering will meet the prerequisite insurance requirements, and the firm.

7. FIRM CONTACT INFORMATION

LEONARDO MUNOZ, P.E., R.M.E.

CEO AND PRESIDENT

Trinity MEP Engineering, LLC

3533 Moreland Dr. Ste. A

Weslaco, TX 58596

T: (956) 953–0500

F: (956) 35l–5550

Texas Registered Engineering

Firm – F10362

www.trinitymep.com



Contact 1: Leonardo Muñoz, P.E. leo@trinitymep.com

Contact 2: Fidencio Alvarado fidencio@trinitymep.com
Lead Project Manager/ Electrical Designer

www.uigtexas.com

260 S. Texas Blvd.
Ste. 403
Weslaco, TX 78596
Phone: (956) 405-3337





RFQ# 2026-7 PROFESSIONAL ENGINEERING SERVICES

STATMENT OF QUALIFICATIONS

Prepared for:

City of Edinburg

Date: 07/14/2026

City of Edinburg Engineering Department
415 W. University Drive
Edinburg, TX 78539
RFQ# 2026-7

urban infrastructure group, inc.

www.uigtexas.com I 956.405-3337 I info@uigtexas.com
260 S. Texas Blvd. Ste. 403, Weslaco, TX

Transmittal Letter

July 14, 2026

City of Edinburg - Engineering Department
RFQ# 2026-07 Professional Engineering Services

Dear Engineering Department:

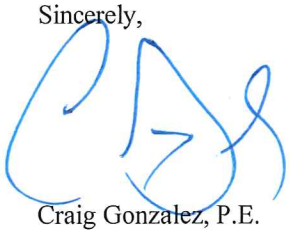
Urban Infrastructure Group, Inc. (UIG) is pleased to submit our Statement of Qualifications for the RFQ# 2026-07 Professional Engineering Services for the City of Edinburg. Urban Infrastructure Group, Inc. is a Rio Grande Valley based engineering and environmental consulting firm established in 2010 and registered with the Texas Board of Professional Engineers under Firm Registration Number F-13094. UIG operates as an S Corporation with our principal office located at 260 S. Texas Blvd., Suite 403, Weslaco, Texas 78596.

Our firm provides comprehensive engineering services including civil, environmental, and structural engineering; drainage systems; water and wastewater systems; land development; project management; CAD design; and TCEQ permitting. We work closely with county and municipal agencies, school districts, utility providers, and private developers to improve failing infrastructure while responsibly planning for future growth. We have served as the City of Sullivan City consulting engineer and we are currently on the City of Weslaco Water and Wastewater Engineers rotation list.

UIG is led by Principal and President Craig Gonzalez, P.E., and is supported by a staff of ten professionals committed to delivering practical, cost-effective, and high-quality engineering solutions. Our experience and collaborative approach allow us to successfully support projects from planning and design through construction.

We appreciate the opportunity to submit our Statement of Qualifications and would welcome the opportunity to discuss how Urban Infrastructure Group, Inc. can assist the City of Edinburg. Please feel free to contact us at (956) 405-3337 should you require any additional information.

Sincerely,



Craig Gonzalez, P.E.
President
Urban Infrastructure Group, Inc.
260 S. Texas Blvd., Suite 403
Weslaco, TX 78596
(956) 405-3337

FIRM OVERVIEW AND QUALIFICATIONS



Firm Name: Urban Infrastructure Group Inc.

Address & Phone Number: 260 S. Texas Blvd. Ste. 403 Weslaco, TX 78596 / (956) 405-3337

Texas Board of Professional Engineers Firm Registration Number: 13094

Submittal is for: ☑ Parent Company □ Branch Office

Year Firm Established: 2010

Former Firm Name(s): N/A

Type of Ownership: S Corporation

Name of Principals and Titles:

Principal Name: Craig Gonzalez, P.E. **Title:** President

Office Location: Weslaco, TX **Employees**: 12

Disciplines: Civil, Environmental & Structural Engineering, Drainage Systems, Water & Wastewater Systems, Land Development, Project Management, CAD Design, TCEQ Permitting.

Urban Infrastructure Group, Inc. (UIG) is a Texas based engineering and environmental consulting firm focused on meeting the goals of improving failing infrastructure and planning future development. We work with county and municipal planners, school districts, utility providers, as well as residential and commercial developers for the design and construction of infrastructure and building projects.

www.uigte as.com l 17.309.7764 l info@uigte as.com
4275 Little Road Ste. 205-5 Arlington, T 76016

Project Approach

UIG approaches each project with a comprehensive method to understand today s needs while looking ahead to the challenges in the years to come. We provide engineering consulting services from planning and permitting through design and construction. During the course of a project we insure the project remains in compliance with all local, State, and Federal regulations.

UIG is a firm structured to assist its clients with a holistic view of every project such that each project is influential and impressionable. The collective body of work from our staff demonstrates that the UIG team can deliver a complete, positive, and successful project for all County endeavors.

Project management services are critical to any project schedule and budget. Delays in schedule for any reason cost the client more than any other factor in the project. UIG incorporates the latest technologies and can leverage its expertise to provide the full scope of professional services required for municipal projects.

In addition to the latest tools our engineers and designers are knowledgeable of industry standards such as AWWA, ASTM, ANSI, NSF, NFPA, as well as, local, State and federal codes. Safety is our highest priority.

UIG also offers building and landscape design services with an emphasis on green and sustainable construction methods and materials. At UIG we believe that buildings and landscapes should be designed to be regionally appropriate aesthetically and produce a solution that maximizes energy efficiency based on the site and local climate.

UIG uses the latest technology and best management practices (BMP s) to provide sustainable engineering solutions. New infrastructure is not sustainable if it has a negative environmental impact. We continually research and stay up to date with current regulations, applications, and design of Low Impact Development (LID) measures.

UIG is committed to providing high quality and responsive services. UIG works to fully understand project needs and then expertly manages projects to meet the client s expectations. UIG understands that for successful projects, engineering and design services must be provided with sound technology, on a timely schedule, as well as in a cost effective manner. On any project, UIG approaches project issues in a very systematic way. UIG believes that effective project understanding and approach are based on three key principles:

- Understanding the client s goals, and mutually agreeing on specific methods and processes to accomplish them.
- Team coordination and communication among all team members, regulating entities and sub-consultants.
- Accountability resting on the assumption that the client is an integral part, and the most important part of the project team.

www.uigtexas.com I 817.309.7764 I info@uigtexas.com
4275 Little Road Ste. 205-5 Arlington, TX 76016

UIG Key Personnel/Project Team

Staffing and Firm Availability

UIG is available to commence services immediately after successfully negotiating a contract. UIG is prepared to increase our staff numbers to accomodate City Projects. Mr. Craig A. Gonzalez, P.E. will be leading our team of Civil Engineers. The following matrix details the assigned staff for City projects.

STAFF	PROJECT TIME
Craig A. Gonzalez, P.E. - Principal-In-Charge	10%
Jose Garcia, P.E. - Project Manager	50%
Hugo Venegas, EIT, MSCE - Assistant Eng. III	30%
Cameron Kimball - Assistant Eng. III	10%
Additional Personnel	As needed

Affirmative Action Program

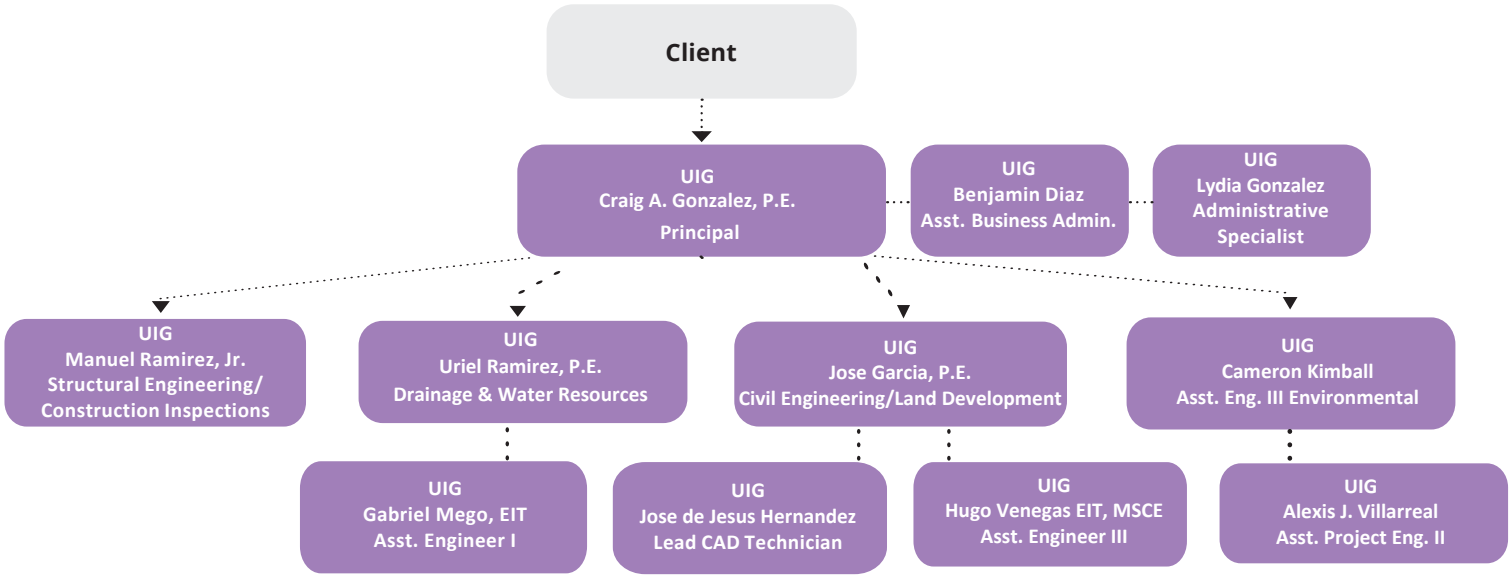
UIG follows a strict policy to provide equal employment opportunity to all qualified persons without regard to their race, color, religion, age, sex, national origin, physical or mental hadicap, or because he or she is a disabled veteran. The firm shall assure qualified applicants are recruited and hired, and employees at all levels are not discriminated against because of race, color, religion, age, sex, national origin, physical or mental handicap; or because he or she is a disabled veteran.

Equal opportunity and equal consideration will be afforded to all appllicants and employees in personnel actions, which include recruiting and hiring, selection for training, promotions, fixing rates of pay or other compensation, benefits, transfers and layoff termination. UIG complies with Affirmative Action and U.S. Equal Employment Opportunity Commission (EEOC) laws.

www.uigtexas.com I 956.405-3337 I info@uigtexas.com
260 S. Texas Blvd. Ste. 403, Weslaco, TX

Organizational Chart

UIG Personnel



Scope of Services

UIG provides an array of design and engineering consulting services in house. Our engineers and designers are accustomed to working on projects that require specialized solutions. We begin our services with an attentive ear to understand the client's vision and unique aspects of their project to develop a comprehensive scope of services.

General Civil & Public Infrastructure Engineering

UIG provides general civil and public infrastructure engineering services to municipalities, utility providers and other government agencies. Public sector engineering services provided by UIG include:

- General Consulting
- Capital Improvement Plans
- Storm Water Detention Facilities
- Parking Lot Design
- Plans and Specifications
- Feasibility Studies
- Multi-Family Site Plans
- Commercial Site Plans
- Park & Recreation facility engineering
- Asset Management
- Grant Application Assistance
- Storm Sewer system / Drainage Design
- Bidding Assistance
- Construction Cost Estimating
- Subdivision Plats
- Stormwater Quality BMP's
- SWPPP Plans
- Sidewalk and Hike & Bike Trail Design

Water & Wastewater Environmental

- Water Distribution Systems
- Wastewater Treatment Facilities
- Wastewater Collection Systems Water Distribution Design & Modeling Water Conservation Planning
- TCEQ Wastewater Permits
- Capital Improvement Plans
- Lift Station Design and Rehabilitation
- Water Reuse Systems
- Leak Detection Studies

Transportation & Environmental Engineering

UIG provides environmental services for commercial, industrial and agricultural facilities. Environmental services provided by UIG include:

- Environmental Site Assessments
- Master Drainage Studies Erosion Modeling
- Erosion Management
- Street & Roadway Design Route and Design Studies Right of Way Maps and Data
- FEMA Letters of Map Change
- Hydrology and Hydraulic Studies
- Conservation Plans
- Site Suitability Evaluations
- Traffic Control Plans
- Signing, Markings and Signalization
- Environmental Site Assessments (Phase 1 ESA, NEPA Docs)

UIG also provides consulting services in support of TCEQ permitting, Army Corps of Engineers permitting, TWDB and EPA regulations.

UIG Related Project Experience:

Our Lady of Mercy Catholic Church (Mercedes, Te as) Parking Lot Improvements
Assisted the Diocese of Brownsville for a new parking at Our Lady of Mercy Catholic Church. Attended meetings with Father Olivier and committee to plan the proposed parking lot. Performed civil engineering services to prepare site plan, drainage calculations and the drainage plan, SWPPP plan, paving and grading plan, accessibility plan and parking plan.

City of Weslaco Agostadero Drainage Project InfoWorks Drainage Study and Benefit Cost Analysis
Assisted the Weslaco grant manager and consulting engineer with the TDEM grant application. Performed a drainage evaluation to support the TDEM grant application for the design and construction of the City of Weslaco Agostadero Project 3, Phase 2 drainage improvements. The Agostaderos Drainage Project includes three (3) proposed 6 reinforced concrete bo (RCB) storm drain segments along Agostaderos Street and will be discharged into the new regional detention facility at Pablo Pena Park. The City of Weslaco e periences fre uent flooding during heavy rainfall events within Risk Area 3 primarily due to inade uate conveyance capacity in the e isting drainage system. This analysis was performed using InfoWorks Integrated Catchment Modelling (ICM) software by AutoDesk and focused on the hydraulic impacts of the e isting drainage infrastructure and proposed modifications under a 50-year design storm, and prepared a Benefit Cost Analysis (BCA) for the proposed Agostaderos Drainage Improvements. Evaluated the changes to the 50-year floodplain calculated in the InfoWorks model with Phase 2 partial improvements and determined the effectiveness to reduce the 50-year flood elevation. Successfully used the FEMA development cost analysis calculator to determine the cost benefit of the Phase 2 improvements was above a 1.0 ratio. The results showed that the project is favorable for funding by TDEM.

CIC services for New World Screw Worm Dispersal Facility USDA Moore Air Base Edinburg, Te as
Performed independent full-time 3rd party Construction Inspection Contractor (CIC) services for the New World Screw Worm Dispersal Facility at the U.S. Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS), Plant Protection Quarantine (PPQ), Moore Air Base, Edinburg, Te as. Project was a federal high priority project to be the first facility to combat the danger of the new world screw worm that has emerged in Me ico. UIG performed daily site inspections 7 days a week, 12 hours a day over 4 months. Daily inspections documented construction conformance to the plans and specifications and the latest edition of the International Building Code, national codes and standards, and local building codes. Prepared daily reports and distributed to USDA review team. Daily reports and construction progress was made available to the USDA review team by Field Wire. Uploaded aerial drone videos and pictures to Field Wire. Attended progress meetings with local and national USDA representatives to provide project status updates on construction schedule, conflicts, RFI and change orders. Assisted in communicating construction issues between contractor and USDA review team.

North Park Place Phase II Subdivision Weslaco, Te as
Civil Engineering services to prepare the subdivision plat for a 10-acre tract with 36 single-family residential lots located within the Weslaco city limits. UIG prepared the subdivision infrastructure plans which included the street plan and profiles, drainage plan, grading plan, horizontal control plan, SWPP plan, water distribution plan, sanitary sewer plan, street signage and lighting plan.

University Apartments Weslaco, Te as
Performed Civil and Structural engineering services for the new apartment building located at S. Illinois and E 5th Street in Weslaco. University Apartments is a 2-Buidling, 2-story, 40-unit apartments in downtown Weslaco built primarily to serve UTRG students attending the UTRG Center for Innovation and Commercialization Weslaco campus.

Citrus 674 Subdivision Weslaco, Te as
Civil Engineering services to prepare the subdivision plat for an .46-acre tract with 35 single-family residential lots located within the Weslaco city limits. UIG prepared the subdivision infrastructure plans which included the street plan and profiles, drainage plan, grading plan, horizontal control plan, SWPP plan, water distribution plan, sanitary sewer plan, street signage and lighting plan.

CIC services for Underground Utilities and Stormwater Improvements Project USDA Moore Air Base Edinburg, Te as
Performed independent full-time 3rd party Construction Inspection Contractor (CIC) services for the Underground Utilities and Stormwater Improvements Project at the U.S. Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS), Plant Protection Quarantine (PPQ), Moore Air Base, Edinburg, Te as. Performed daily site inspections to ensure that the construction of the project complied with the approved construction documents and the latest edition of the International Building Code, national codes and standards, and local building codes. Prepared daily reports and distributed

to USDA review team. Daily reports and construction progress was made available to the USDA review team by Field Wire. Uploaded aerial drone videos and pictures to Field Wire. Attended progress meetings with local and national USDA representatives to provide project status updates on construction schedule, conflicts, RFI and change orders. Assisted in communicating construction issues between contractor and USDA review team.

Sullivan City Hidalgo County Urban Program, El Faro Road Drainage Improvements

Designed drainage improvements to install new drainage system within the e isting El Faro Road. The improvements were a city infrastructure project funded through the Hidalgo County Urban County Program. Assisted the City with design, bidding and construction phase services. Coordinated with Urban County to ensure project me the re uirements for funding. This system was designed to reduce flooding in an area that is inundated during heavy rainfall and holds water for a prolonged period after significant rainfall events. New drainage system included 379 LF of 1 pipe, 451 LF of 24 pipe and 1,91 LF of 36 pipe. Coordinated with T DOT to connect drainage to US Highway 3 roadside ditch.

Hidalgo County Drainage District No. 1 - Mile 13.5 and FM 1015 Rural Drainage Development Project (near Weslaco, Te as)

Designed drainage improvements, prepared construction plans and technical specifications to reduce flooding in areas which have been fre uently inundated by recent rainfall events. The project consists of installing new drainage pipes in e isting Los Olivarez subdivision, and new drainage ditches along Mile 13.5 North Road. In addition, the improvements include a 36 bore under FM 1015, and a new drainage connection between the Mile 13.5 North Road ditch and the HCID No. 9 4E Drain using two 36 HP pipes. Assisted HCDD1 with ac uiring new drainage easements. Prepared HEC-RAS model of the HCID No. 9 4E Drainage Ditch. Performed construction administration services and construction inspections for conformance with the plans and specifications.

Heather Glen Subdivision (New Braunfels, Te as) - New Lift Station Design

Heather Glen is a new residential development in New Braunfels, Te as. Design new duple lift station in accordance with TCEQ Chapter 217. The new lift station will serve a projected total of 62 single family houses and 560 multi-family units. The lift station consists of (2) 10 hp above ground centrifugal pumps, a 10 diameter by 27.5 deep wet well, valve vault, pump controls, SCADA system and backup diesel powered pump.

Meadows at Nolte Farms (Seguin, Te as) New Lift Station Design

Designed new triple lift station in accordance with TCEQ Chapter 217 and the City of Seguin re uirements. The new lift station is being constructed for the Meadows at Nolte Farms subdivision but will function as a regional lift station for the City of Seguin. The design included three (3) 23 horsepower submersible pumps with a 10 diameter by 25 deep concrete wet well. The City of Seguin set the parameters and oversaw the design of the lift station. Prepared the final engineering report showing compliance with TCEQ Chapter 217 re uirements.

Trinity Baptist Church Faith in Action Building Addition McAllen, Te as

Project management services for the proposed multi-building addition at Trinity Baptist Church in McAllen. The project includes a new16,16 SF multi-purpose building and a new 6,456 SF classroom wing. Prepared civil and structural construction documents. Civil and project management services include coordinating project team for all professional disciplines, coordination with all local jurisdictions, performing the site analysis, prepared drainage calculations and the drainage plan, SWPPP plan, paving plan, grading plan, utility plan, accessibility plan and parking plan. UIG prepared renderings for church to advertise to raise donations for the project. Once design documents are completed UIG will assist in bidding the project and will perform construction administration services.



Twin Oaks Subdivision Los Fresnos Brownsville, Te as

Civil Engineering services to prepare the subdivision plat for a 14.9-acre tract located within the city limits of Los Fresnos and Brownsville. This is a uni ue situation to have a property located within two city limits. The subdivision includes 4 commercial lots and 46 single-family residential lots. UIG prepared the subdivision infrastructure plans which includes two 140 bores

under an irrigation canal and drainage ditch. The bores are for the proposed sanitary sewer line and proposed water lines. The plans also include the street plan and profile, drainage plan, grading plan, horizontal control plan, SWPP plan, water distribution plan, sanitary sewer plan, street signage and lighting plan.

Bellingham Park Apartments Austin, Te as
Prepared the Civil site plan for the 12 building, 2 0-unit, 265,000 SF apartment comple in Austin, Te as. Prepared the apartment infrastructure plans which included the parking plan, sewer line plan and profiles, drainage plan, stormwater uality BMP s, grading plan, horizontal control plan, SWPP plan, water distribution plan. Directed and oversaw the site civil permitting process through the City of Austin development services department which included an environmental review. Addressed comments from all development service departments and successfully obtained site development permit Performed construction phase services reviewed submittals, responded to RFI s, performed onsite progress inspections and prepared construction concurrence letters.

Crownridge Business Park San Antonio, Te as
Prepared the Civil Site Plan and Structural Plan for a new 2-story, 1 ,690 SF business park in the La Cantera area on Camp Bullis Road. The building construction is a steel beam structure with CMU block walls and COMSLAB roof system. UIG is performing project management services to coordinate all professional disciplines to obtain the construction permit. We prepared construction plans for asphalt and concrete paving, grading, drainage structures, utility improvements, and accessibility plan. It was a challenge to meet ADA re uirements because the wooded site has slopes between 6- and the San Antonio tree ordinance re uires to so save trees 4 in diameter. We prepared a HEC-RAS model to show the limits of the 100-year floodplain in the adjacent creek. Prepared Storm Water Pollution Prevention Plan and directed implementation of plan. The project also re uired the property to be re-plated. We prepared the subdivision re-plat and processed it through the City of San Antonio planning department.

Terrafina Apartments Phase 1 2 Brownsville, Te as
Prepared the Civil Site Plan and Structural Plans for the 2 Phase, 14 Building apartment comple in Brownsville, Te as. Prepared windstorm design for each 2-story, 7,090 SF apartment building. We prepared construction plans for asphalt and concrete paving, grading, drainage structures, utility improvements, and the accessibility plan. Prepared Storm Water Pollution Prevention Plan and directed implementation of plan. Project is currently under construction and windstorm inspections will be ongoing such that we can certify each new building.

Matt s Cash Carry Rebuild Brookhaven Event Center Subdivision Plat Site Structural Improvements (Pharr, Te as)
Prepared the Subdivision Plat, Site Plan and Structural Plans for the Matt s Cash Carry rebuild project in Pharr, Te as. After the original store burned down we assisted Matt s Cash Carry in the design and planning of rebuilding the store. The proposed rebuild includes appro imately 0,436 SF of retail space, 42,564 SF of warehouse space and a 10,250 SF event center. We prepared construction plans for asphalt and concrete paving, grading, drainage structures with an underground detention system and amenity ponds and utility improvements, and accessibility plan. Prepared Storm Water Pollution Prevention Plan and directed implementation of plan.

Wylie Sprayers Progresso, Te as New Commercial Development
Prepared the Subdivision Plat, Site Plan and Structural Plans for the new Wylie Sprayers store. New development includes appro imately 11,020 SF of retail and office space and 106,429 SF of warehouse space. Site improvements included appro imately 117,449 SF of new concrete paving, utility improvements, grading, drainage and detention improvements. Prepared construction plans and technical specifications.

S. First Apartments Raymondville, Te as
Prepared the Civil Site Plan and Structural Plans for new building apartment comple in Raymondville, Te as. Prepared windstorm design for each 1-story, triple , 2,763 SF apartment building. Project is currently in permit phase. Windstorm inspections will be ongoing such that we can certify each new building.

Brownsville ISD Del Castillo Elementary Reroof Inspections
Performed inspections for TDI certification for the Del Castillo Elementary reroof project on Buildings A, B, C, D, E, F, G & H.

Pharr-San uan-Alamo ISD - Southwest High School Softball Field Improvements (Pharr, Te as)
Prepared construction plans and technical specifications for the installation of new artificial turf at the e isting Southwest

High School softball field. Improvements included drainage improvements as the outfield would remain wet for many days after a rainfall event. Designed subsurface drainage system in the infield and outfield that connected to the e isting drainage system. Performed construction administration services and construction inspections for conformance with the plans and specifications. Reviewed construction submittals, responded to contractor RFI s, processed pay re uests, and prepared and processed change orders.

Pharr-San uan-Alamo ISD - Pathways to Independence Project (Pharr, Te as)
Prepared site plan to convert e isting residential home into new outreach facility for PS A ISD. Improvements included new concrete driveway and parking lot, handicap accessible paths, and crushed granite walking trails. Prepared site plan for approval by the City of Pharr. Performed construction phase services. Reviewed construction submittals, responded to contractor RFI s, processed pay re uests, and prepared and processed change orders.

PS A ISD Elvis Ballew Campus foundation repair and remodel.
Performed construction management services for the Elvis Ballew Campus remodel and foundation repair. Project included the remodel of classrooms and administrative offices along with the raising of the foundation that had sunken down. The foundation was lifted by polyurethane foam and supported by cylindrical pilings. The remodel also included installation of a new playground and sidewalk canopy.

ista Rita Blanca Apartments Phase II (Dalhart, Te as)
Grant Funding Assistance Site Plan. ista Rita Blanca Apartments is low-income housing for migrant workers in the Te as Panhandle. Prepared a site plan and technical specifications for 10 building e pansion. Met with City of Dalhart officials concerning proposed access, water and wastewater utilities, drainage and detention. Assisted Guadalupe Economic Development Corporation in the preparation of a loan application submitted to USDA Rural Development and an application for Federal Ta Credits. Services will also include construction administration and construction inspections.

Matt s Cash Carry - Plat Site Improvements (Palmview, Te as)
Prepared the Plat and Site Plan for a new Matt s Cash Carry in Palmview, Te as. The proposed store is on a 4.4-acre tract with a building area of appro imately 34,775 s uare feet. The design included over 100,000 SF of asphalt, grading, drainage structures with three (3) detention ponds and 1,950 LF of drainage piping, utility improvements, and an accessibility plan. Prepared Storm Water Pollution Prevention Plan and directed implementation of plan. Performed construction phase services. Reviewed construction submittals, responded to contractor RFI s, processed pay re uests, and prepared and processed change orders.

Southwest Key Program - Site Improvements (Conroe, Te as)
The Southwest Key Program in Conroe, Te as is an immigration facility for minors. The e pansion of the facility was performed using Federal immigration funding. Prepared Site Plan in accordance with City of Conroe Re uirements. The e pansion included 4 new dormitories and 2 office buildings. Design included building pads, grading, landscaping plan, drainage structures and new detention pond.

Hidalgo County MUD No. 1 - Raw Waterline E tension (Palmview, Te as)
Prepared construction plans and technical specifications for 700 LF e tension of e isting 15 raw water supply line. E tension included a bore under e isting irrigation canal.

New Macedonian Christian Academy Phase 1 (Alamo, Te as)
Performed civil design services for the New Macedonian Christian Academy, Alamo Campus. The proposed Phase 1 facility included a 16,000 SF gymnasium/performing arts center and a 7,000 SF high school building. Designed the driveway, parking lot, site grading, drainage system, detention facility, on-site septic facility, and the flood irrigation for proposed soccer fields. The site has limited usable space with FEMA floodplain, an e isting gas transmission line, and an e isting drainage easement. Assisted client in laying out the school site with the limited usable space in accordance with their mission goals, while meeting all local, state and federal re uirements. Prepared Stormwater Pollution Prevention Plan in accordance with the Te as Pollution Discharge Elimination System (TPDES).

URBAN INFRASTRUCTURE GROUP, INC.

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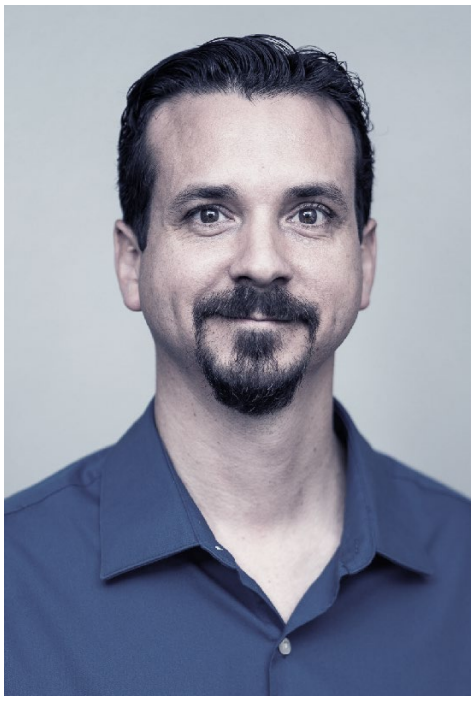
4275 Little Road Ste. 205-5 Arlington, T 76016



Craig A. Gonzalez, P.E.

Position: Principal
Experience: 25 years
Education: Bachelor of Science - Civil Engineering, University of Texas at Austin, 2001
Licenses: Licensed Professional Engineer, Texas License No. 99628
Certified Floodplain Manager Certification No. 3277-17N
Certified TDI Windstorm Inspector
Professional Affiliations:
Guest Lecturer at The University of Texas-Rio Grande Valley ('18-'19) American Society of Civil Engineers (ASCE)
Haestad HEC-RAS Floodplain Modeling & Navigating FEMA Approval ('03)

Areas of Expertise

Project Management
Land Development
Wastewater Engineering
Drainage Systems
Municipal Infrastructure

Experience Summary

Mr. Gonzalez is the principal of Urban Infrastructure Group, Inc. in Donna, Texas. He has been leading UIG in the Rio Grande Valley since January 2012. Prior to starting UIG Mr. Gonzalez was a Project Manager and Design Engineer at CMA Engineering, Inc. in Austin, Texas.

Mr. Gonzalez has 24 years of experience in the design and project management of civil engineering projects. His diverse project experience includes feasibility studies, residential and commercial subdivisions, commercial site plans, project scheduling, cost estimates, construction plans and technical specifications, permitting, Low Impact Development (LID) design, construction administration and inspections.

Mr. Gonzalez has worked on a variety of projects including residential and commercial land development, structural/windstorm design and TDI certification, master drainage studies, FEMA Letters of Map Change, floodplain modeling, and water and wastewater systems. He has served as a guest lecturer for Water Resources Engineering at UTRGV. He has been involved in all phases of projects from planning through construction.

Mr. Gonzalez has managed staff and other sub-consulting engineers to produce technical specifications, construction plans and contract documents that meet the client's goals and government regulations. He is a proven construction administrator experienced in cost analysis, contractor scheduling, reviewing contractor submittals, shop drawings, pay requests, and negotiating change orders between client and contractor.

Craig A. Gonzalez, PE.

Related Project E perience at CMA Engineering, Inc. 2001 - 2012

Hays County WCID No. 1 Phase 2 500,000 GPD Wastewater Treatment Plant E pansion

Project manager for the construction of a 500,000 GPD MBR wastewater treatment plant e pansion and 5.25-million-gallon prestressed concrete effluent holding tank. Construction of this facility included e cavation of a 1 0-foot diameter hole at 20 feet deep for partial burial of the prestressed concrete tank. Improvements to the site included the construction of an access road with stormwater uality BMP s, the installation of yard piping with valves, and the installation of chemical storage and process e uipment. Managed a full-time inspector, coordinated sub-consulting engineers, led construction meetings, reviewed contractor shop drawings, RFI s and pay applications. Negotiated contract change orders between client and contractor, and oversaw compliance with state and local regulations. Prepared the civil site plan for the project and assisted in the design of the facility e pansion.

City of Pasadena, Te as 1 Waterline Loop Completion Project

Project Description: A capital improvement project for the City of Pasadena, Te as. Developed a preliminary engineering report to study potential routes for the proposed 1 waterline loop completion project. Worked with City engineering staff and reviewed the City s Master Water Plan to understand the City s water needs. Performed site visits with City of Pasadena field staff and evaluated e isting infrastructure to gain a full understanding of viable routes. Coordinated with the Harris County Roadway Department, Harris County Flood Control District and the Army Corps of Engineers. Analyzed si (6) different routes and provided budget costs for each route. Presented recommendation to the City of Pasadena. Prepared construction drawings in accordance with the Te as Commission on Environmental Quality Chapter 290 rules and City of Pasadena specifications. The project included open cut trenches and directional bores for installation of the 6,500 LF 1 water line in e isting right-of-way.

Belterra Subdivision (Hays County, Te as)

Belterra Subdivision is a 1600-acre Master Planned residential community. The civil design included streets, drainage structures, stormwater uality BMP s and detention ponds, water distribution lines and a wastewater collection system with lift stations. Developed grading plans in AutoCAD for the water uality and detention ponds. Developed the Master Drainage Plan for the development. Prepared drainage plan that consisted of developing and evaluating pre- and post-development drainage conditions for the 100-year storm event. Generated reports showing drawings and calculations to present each plan. Designed regional detention facilities to reduce the peak post development runoff flow rates to pre-development peak flowrates. Prepared several FEMA MT-1 applications to remove lots throughout the subdivision from the FEMA Special Flood Hazard Area (SFHA). The FEMA MT-1 applications re uested lots be removed from the SFHA by Letter of Map Amendment (LOMA) and by Letter of Map Revision Fill (LOMR-F). The work involved preparing floodplain analyses in accordance with FEMA re uirements.

Section 6A Belterra Subdivision FEMA MT-1 App. for Letters of Map Change (Hays County, Te as)

Prepared two FEMA MT-1 applications to remove nine lots from the FEMA Special Flood Hazard Area (SFHA). Eight lots were removed by Letter of Map Amendment (LOMA) and the ninth lot was removed by Letter of Map Revision Fill (LOMR-F). The project involved preparing a floodplain analysis in accordance with FEMA re uirements. Peak flowrates for the 100-year storm event were developed using HEC-HMS. The model included 130 acres of the developed subdivision. A hydraulic analysis was performed to delineate the 100-year floodplain.

URBAN INFRASTRUCTURE GROUP, INC.

Jose L. Garcia, P.E.
Project Manager



Education

Bachelors of Science
University of Texas RGV, 2020
- Civil Engineering

Associate of Science
South Texas College, 2017
- Mathematics

Certifications

Professional Engineer License, 2026
Passed PE Exam, 2025
Engineer in Training, 2022
Professional Engineer, Texas License No. 160906

Years of Experience

1 Year Construction
2 Years Geo-technical Engineer
2 Years Civil Eng. Asst. PM

Since 2020 Mr. Garcia has had substantial experience in construction, geotechnical engineering and civil engineering design. Mr. Garcia worked as a field engineer for Noble Texas Builders where he performed construction inspections, reviewed subcontractor's submittals and shop drawings for compliance with plans and specifications for ground up commercial and institutuional construction projeects. Mr. Garcia had to prepare bid estimates, quantity take-offs, and prepared daily reports of construction activities for Nobel Texas Builders. In addition, Mr. Garcia workd as a Geotechnical Engineer for Kleinfelder in Irving, Texas. He was responsible for managing boring excavations and field testing, classifying and loging soil and rock samples, coordinating with PMs and leading bore team in the field. Here at UIG Mr. Garcia has performed CIC services for USDA APHIS PPQ at Moore Air Base in Edinburg, Texas. At Moore Air Base he performed daily site inspections, reports, maintained submittal log, RFI log, deficiency log, testing log etc. Mr. Garcia attended construction meetings and assisted with presenting project status updates. He has been responsible for engineering design, technical team production and meeting project schedules.

Related Project Experience:

- USDA APHIS PPQ MAB – CIC New World Screw Worm Distribution Facility
- USDA APHIS PPQ MAB (Edinburg, TX) – CIC Underground Utilities & Drainage Project
- Trinity Baptist Church (McAllen, TX) - multi building campus addition
- Crownridge Business Park, (San Antonio, TX) – 2-Story 18,690 SF office building project
- City of Weslaco, TX Agostadero Drainage Project – Drainage Study and Benefit Cost Analysis for grant funding
- Terrafina Apartments (Brownsville, TX) – 2-Phase, 14 building apartment complex

URBAN INFRASTRUCTURE GROUP, INC.



Manuel Ramirez Jr.

(Graduate Engineer - Structural Engineering/Sr. Construction Inspector)

Education

Bachelors of Science
University of Texas
Pan American, 2001

- Mechanical Engineering

Additional Education

RES Net/RATOR Inspector/Energy Star V3 2012

Texas Windstorm Process between Texas Department of Insurance and Texas Board of Professional Engineers

USP –Designing with USP Ties

TREC 120 Hr. Real Estate Inspector course

Simpson Strong Tie –Designing with Strong Ties

Engineering for Gulf Coast Hurricanes

Years of Experience

7 years CIC at USDA MAB

14 years as Graduate Engineer for Casa Engineering, LLC structural engineers

3 years of Construction Management

Affiliations

Member of (ASME) American Society of Mechanical Engineers

Member of (AWS) American Welding Society

For the past 8 years Mr. Ramirez has performed Construction Inspection Contractor (CIC) services for USDA APHIS PPQ at Moore Air Base in Edinburg, Texas. He has more than 24 years of experience in design and construction of structural systems. His past experience includes planning, structural design of reinforced concrete foundations, retaining walls and structures, and design of wood and steel structures for various sizes of projects from start to finish and ensuring the quality of the finished project. In addition, Manny has worked as a project manager for ground up construction for commercial, institutional, religious and residential projects.

Mr. Ramirez has not only the technical knowledge to ensure quality from start to finish but also the training to help ensure that workplace accidents are avoided. He has put these skills to work as a graduate engineer and project manager for Casa Engineering LLC.

Selected Project Experience:

- USDA APHIS PPQ MAB – CIC New World Screw Worm Distribution Facility
- USDA APHIS PPQ MAB – CIC Wastewater Treatment Plant Expansion
- USDA APHIS PPQ MAB – CIC Water Treatment Plant & Raw Water System
- USDA APHIS PPQ MAB – CIC Underground Utilities & Drainage Project
- USDA APHIS PPQ MAB – CIC Ground Water Tank No. 2
- PSJA ISD – Stadium Canopy Repair construction inspections for UIG.

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Additional Selected Project Experience

- PSJA ISD – Elvis Balew Campus foundation repair and building remodel. Performed construction management and inspections for UIG.
- IDEA Public Schools – Building G – 20,000 sf Addition for NM Contracting. Managed the construction and inspections of Building G.
- Construction management of new 30,000 sf Worship Center for Centro Cristiano De Restauracion Familiar
- Construction management services to renovate Pen Aluminum industrial facility in Harlingen, Texas, UIG
- City of McAllen - East Redbud Ave at N. “K” Center Ave Drainage Improvements
- City of McAllen: HVAC Cooling Tower Modifications at McAllen International Airport. Minsa Corporation wastewater treatment facility (Muleshoe, Texas) designed reinforced concrete foundation for 24’ high by 21.5’ diameter bolted steel holding tank, for UIG.
- Heather Glen Subdivision Lift Station (New Braunfels, Texas) designed 10’ diameter by 27.5’ deep concrete wet well and 10’x10’x10’deep valve vault, for UIG.
- Creekside Hills Subdivision Lift Station (Copperas Cove, Texas) designed 12’ diameter by 26’ deep concrete wet well.
- Meadows at Nolte Farms Lift Station (Seguin, Texas) designed 10’ diameter by 25’ deep concrete wet well, for UIG.
- Brownsville ISD – Del Castillo Elementary Reroof Inspections for TDI certification Buildings A, B, C, D, E, F, G & H for UIG.
- La Villa ISD High School Sports Complex Repairs and Construction
- City of Brownsville Various Roof Repair Inspections under Casa Engineering LLC.
- City of Harlingen Various Roof Repair Inspections under Casa Engineering LLC.

URBAN INFRASTRUCTURE GROUP, INC.



H. Hugo Venegas, EIT
MSCE Asst. Engineer III

Education

Master of Science
University of Texas RGV 2023
- Civil Engineering Construction

Bachelors of Science
University of Texas RGV, 2020
- Civil Engineering

Certifications
Engineer in Training, 2023

Additional Education
OSHA Training

Years of Experience

1 Year Industrical Construction

4 Years as an EIT/Asst. PM

Since 2020 Mr. Venegas has had substantial experience in industrial construction and civil engineering design. From 2020 – 2021 Mr. Venegas worked as an Industrial Construction Technician for Metal Fabrication & Insulation. In addition, Mr. Venegas received a Master of Science in Civil Engineering Construction. He was has served on the UIG team providing CIC services for the New Word Screw Worm Distribution Facity (NWSDF) at USDA APHIS PPQ Moore Air Base. For NWSDF he performed daily site inspections, reports, maintained submittal log, RFI log, deficiency log, testing log etc. Mr. Venegas attended construction meetings and assisted with presenting project status updates. He has also been working as an assistant project manager in the design & construction of civil infrastructure projects. Mr. Venegas has worked to prepare construction documents and to prepare technical specifications. He has also performed construction inspections for compliance with drawings and specifications. He has been responsible for the engineering design, technical team production and meeting project schedules.

Relevant Industrial Construction Experience:

UIG CIC Experience

- USDA APHIS PPQ MAB – CIC New World Screw Worm Distribution Facility

Prior Work

- Installed and maintained insulation systems for industrial facilities, including refineries, plants, and construction sites.
- Constructed, modified, and dismantled scaffolding systems to support insulation, painting, and maintenance activities.
- Supervised a crew of three workers, assigning tasks, monitoring progress, and ensuring compliance with safety standards.
- Conducted daily safety meetings and hazard assessments; enforced PPE requirements and OSHA safety procedures, including lockout/tagout near energized equipment.
- Assisted in metal fabrication and installation, painting, and other multi-trade support tasks within tanks and elevated platforms.
- Operated forklifts and handled material staging, deliveries, and site organization to maintain workflow efficiency.
- Coordinated with other trades on project sequencing and ensured housekeeping standards were upheld across the worksite.

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Cameron Kimball Asst. Engineer III

Education
Bachelors of Science
University of Texas at Austin,
2023 -Environmental Engineering

Years of Experience

2 Years Civil Eng. Asst. Engineer

Mr. Kimball joined the UIG team in June 2024. He is a graduate of the University of Texas College of Environmental Engineering. Since joining the UIG team Mr. Kimball has worked on commercial site plans, wastewater permits, storm water pollution prevention plans, feasibility studies and HEC-RAS modeling. He has shown a strong ability to learn and grow professionally at a fast pace. He has been responsible for engineering design, technical research, preparation of site civil drawings and hydraulic modeling. Mr. Kimball excels as an Assistant Engineer II in organization, communication and coordination of the project technical team.

Related Project Experience:

- HEC-RAS Floodplain Analysis and Report - Bear Creek (Grand Prairie, TX)
- HEC-RAS Floodplain Analysis and Report - Village Creek (Kennedale, TX)
- AMT S. Beltline Rd. Transportation & Logistics Terminal Facility (Grand Prairie, TX)
- 24 Acre Feasibility Study for Industrial Park (Kennedale, TX)
- Great Oaks Ranch Subdivision (La Feria, TX) – Contruction Plans & Tech. Specificaitons.
- Trinity Baptist Church (McAllen, TX) – multi building campus addition
- Loving County 75,000 GPD Wastewater Permit Application
- Hidalgo County MUD No. 1 0.95 MGD Wastewater Permit Renewal
- City of Weslaco, TX Agostadero Drainage Project – Drainage Study and Benefit Cost Analysis for grant funding.

URBAN INFRASTRUCTURE GROUP, INC.

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4275 Little Road Ste. 205-5 Arlington, T 76016

Statement of Acknowledgment and Agreement

Urban Infrastructure Group Inc. acknowledges that it has read and reviewed the Professional Services Agreement, including all terms, conditions, and requirements contained therein. Urban Infrastructure Group Inc. further certifies that it will obtain and maintain all insurance coverages required under the Agreement and will provide acceptable evidence of such coverage as required.

Urban Infrastructure Group Inc. agrees to comply with all provisions of the Professional Services Agreement and affirms its willingness to enter into and be bound by the City of Edinburg, TX.

07-14-2026

Contact Information

Name: Craig Gonzalez, P.E.
Title: President/CEO
Address: 260 S. Texas Blvd. Ste. 403, Weslaco, TX 78596
Office Number: (956) 405-3337
Direct Number: (956) 534-4842
Email: cgonzalez@uigtexas.com

Name: Jose Luis Garcia, P.E.
Title: Project Manager
Address: 260 S. Texas Blvd. Ste. 403, Weslaco, TX 78596
Office Number: (956) 405-3337
Direct Number: (956) 300-8288
Email: jgarcia@uigtexas.com

07-14-2026

REFERENCES

Peter Hermida, P.E., City Engineer - City of Weslaco
Phone: (956) 369-1345 email: phermida@weslacot .gov
Project: TDEM Grant Assistance - Agostadero Drainage Project
Scope of work: Performed analysis using InfoWorks Interated Catchment Modelling (ICM) software by AutoDesk and focused on the hydraulic impacts of the drainage infrastructure and proposed modifications under a 50-year design storm, and prepared a Benefit Cost Analysis (BCA) for the proposed Agostaderos Drainage Improvements.

Raul Sesin, PE., General Manager Hidalgo County Drainage District No. 1
Phone: (956) 292-70 0 Email: raul.sesin@hcdd1.org
Project: Precinct 1 Mile 13 1/2 Rd. and FM 1015 Drainage Improvements.

Gabriel Lopez , Supervisory Facility Operations Specialist U.S.D.A., APHIS-PPQ
Phone: (956) 464-7950 email: gabriel.lopez@usda.gov
Project: New World Screw Worm Distribution Facility
Scope of Work: CIC Inspections

Submitted BY

Signature: _____ 07-14-2026

Name(typed): Craig Gonzalez, P.E.

Title: President

Client#: 834601 URBANINF

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: LaFonda Smith
USI Insurance Services, LLC 9811 Katy Freeway, Suite 500 Houston, TX 77024 713 490-4600	PHONE (A/C, No, Ext): 713 490-4600 FAX (A/C, No): 713-490-4700 E-MAIL ADDRESS: LaFonda.Smith@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Texas Mutual Insurance Company	22945
INSURER B : CUMIS Insurance Society, Inc.	10847
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Urban Infrastructure Group, Inc.
P. O. Box 729
Donna, TX 78537

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0002019535	08/16/2025	08/16/2026	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
B	Professional Liab Claims Made Pol.			PRB250143401 Full Prior Retro	05/15/2026	05/15/2027	$1,000,000 per claim $1,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Workers Compensation and Prof. Liability. policy(s) provide a Blanket Waiver of Subrogation when required by written contract, except as prohibited by law.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

James E. Zimmerman

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Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Urban Infrastructure Group, Inc.

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

Registration Number
F-13094

Expiration Date
11/30/2026

CITY OF EDINBURG

STATEMENT OF QUALIFICATIONS

RFQ 2026-7
REQUEST FOR QUALIFICATIONS - PROFESSIONAL ENGINEERING SERVICES

DUE DATE: JULY 14 2026
DUE TIME: 3:00 PM

VALDEZ ENGINEERING

85 NE LOOP 410, SUITE 215
SAN ANTONIO, TX 78216
210.236.7940



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ITEM 01 | TRANSMITTAL LETTER

1.1 Transmittal Letter

Notes

ITEM 01 - TRANSMITTAL LETTER

July 14, 2026

City of Edinburg
Engineering Department
415 W. University Drive
Edinburg, Texas 78539

Re: RFQ No. RFQ 2026-7 – General Engineering Services Rotation List

Dear Members of the Selection Committee:

On behalf of Valdez Engineering, we respectfully submit this Statement of Qualifications and express our interest in serving the City of Edinburg through its General Engineering Services Rotation List, and are committed to providing responsive, practical, high-quality engineering services for assignments issued under the contract.

Our team offers experience supporting municipalities with water, wastewater, drainage, roadway, utility, and related civil infrastructure projects. Rotation-list assignments require a consultant who can respond promptly, develop clear scopes and fee proposals, coordinate effectively with City staff, and provide consistent technical and project management support from authorization through completion. Valdez Engineering is prepared to provide the personnel, resources, and hands-on leadership necessary to deliver individual work authorizations of varying size and complexity.

While our primary office is located in San Antonio, our team maintains an active presence in the Rio Grande Valley. Jaime Hernandez, our Senior Inspector, is from Roma and frequently works remotely from the area to support field activities and project coordination, including our ongoing and completed work in Rio Grande City. This regional presence, combined with our established experience serving South Texas municipalities, allows us to respond promptly and provide consistent, hands-on support for assignments issued under this Rotation List.

The primary person responsible for this RFQ and the City's point of contact for all correspondence is:

Enrique S. Valdez, P.E., Principal and Project Manager
Valdez Engineering · 85 NE Loop 410, Suite 215 · San Antonio, Texas 78216
Telephone: 210.236.7940 · Cell: 210.865.5828 · Fax: N/A · Email: evaldez@vtgec.com

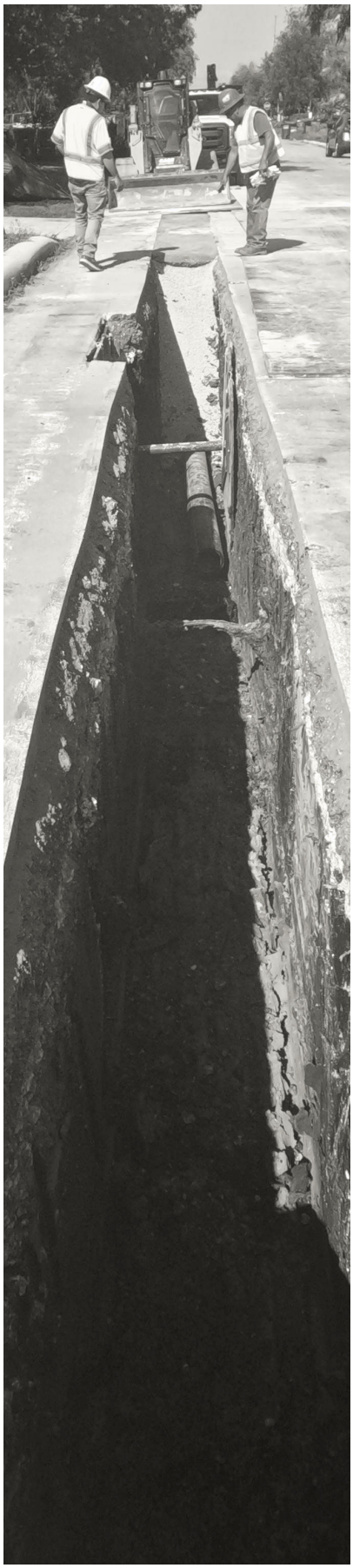
Valdez Engineering acknowledges that no addenda were issued for this RFQ.

The undersigned is an officer of Valdez Engineering authorized to bind the firm contractually. We appreciate the City's consideration and welcome the opportunity to support Edinburg's ongoing infrastructure needs through this Rotation List.

Respectfully submitted,

Enrique Valdez, PE
Principal/Project Manager

TBPE Firm No. F-17657



ITEM 02 | FIRM QUALIFICATION AND EXPERIENCE

2.1 Firm Profile

2.2 Project Sheets

Notes

ITEM 02 - FIRM QUALIFICATION AND EXPERIENCE

2.1 FIRM PROFILE

Valdez Engineering is a Texas civil engineering consulting firm based in San Antonio. Established in 2022, the firm provides planning, design, bidding, and construction-phase services for public infrastructure projects throughout South and Central Texas. The firm's work is centered on municipal streets, drainage, water distribution, wastewater collection, pump stations, site improvements, sidewalks, shared-use paths, and related civil infrastructure.

Valdez Engineering was formed to provide governmental clients with direct access to experienced engineering staff and practical technical support throughout the full project lifecycle. The firm works with municipalities, public utilities, counties, and other governmental entities on projects ranging from targeted infrastructure evaluations and development reviews to complete design and construction administration assignments. This public-sector focus gives the team familiarity with municipal standards, public procurement requirements, interagency coordination, regulatory review, public right-of-way constraints, and the documentation expected for publicly funded projects.

The firm's services begin with field investigation, existing-condition review, and definition of project needs. VE then develops alternatives, preliminary layouts, engineering reports, construction plans, specifications, quantities, and cost estimates. During bidding and construction, the team provides addenda support, bid review assistance, submittal and RFI review, field coordination, change evaluation, progress meeting participation, and record drawing preparation. This continuity allows the same team that develops the design to remain involved when questions arise during procurement and construction.

2.1.a DIRECT PRINCIPAL INVOLVEMENT

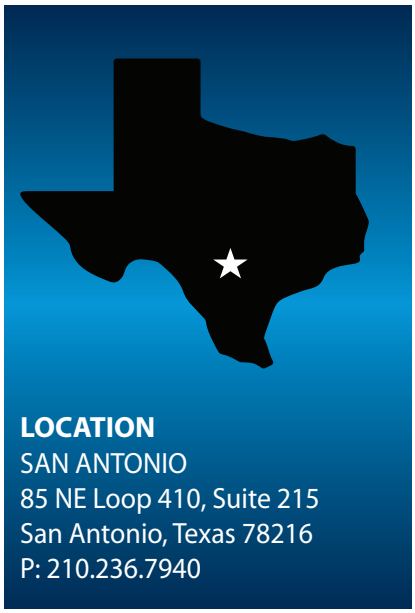
Enrique S. Valdez, P.E., will serve as Project Manager and primary point of accountability for this contract. With nearly two decades of experience, he has led municipal water, wastewater, street, drainage, site, and construction-phase assignments for cities, utilities, counties, and other governmental clients throughout Texas.

As firm principal, Mr. Valdez remains directly involved in scoping, staffing, technical decisions, client coordination, quality review, and schedule management. This gives City staff direct access to the individual responsible for assigning resources, resolving issues, and maintaining continuity throughout each assignment.

VE's engineering and production staff support him with field investigations, design, construction documents, cost estimating, CAD, bidding, and construction administration. Staff are assigned based on each task's technical requirements, schedule, and continuity needs, allowing the same core team to remain involved through construction support.

2.1.b OFFICE PROVIDING SERVICES

The San Antonio office houses the firm's project management, civil design, cost estimating, and CAD resources. Work assigned under this contract will be directed from this office by Enrique S. Valdez, P.E., with support from the firm's engineering and production staff. Specialty services will be incorporated through established teaming partners based on the requirements of each assignment.



The office location provides direct access to South Texas and the Rio Grande Valley through established transportation routes and allows VE personnel to travel to Edinburg for project meetings, field reviews, stakeholder coordination, and construction support. The firm already performs work for public-sector clients across South Texas and has recent municipal review experience in the Rio Grande Valley. This regional activity gives the team familiarity with the climate, soils, drainage conditions, utility constraints, development patterns, construction practices, and agency coordination common to communities in this part of Texas.

2.1.c CORE SERVICE CAPABILITIES

Valdez Engineering's core services align with the types of assignments identified in the City's RFQ, including street infrastructure, utility improvements, water and wastewater systems, drainage, civil engineering, field investigation, alternatives analysis, preparation of plans and specifications, cost estimating, agency coordination, and general engineering support.

The firm's principal service areas include:

- **Municipal Streets and Pavement Improvements**. VE provides roadway reconstruction, mill-and-overlay design, grading, drainage, curb and gutter, sidewalks, curb ramps, driveway approaches, signing, pavement markings, traffic control coordination, and pavement restoration associated with utility projects. The firm's recent work includes City of San Antonio bond and capital improvement projects involving full-depth street reconstruction, pedestrian improvements, utility coordination, and construction in developed urban corridors.

- **Water and Wastewater Infrastructure.** The team has experience with water distribution and transmission improvements, gravity sewer systems, force mains, lift stations, utility rehabilitation, manholes, service connections, utility conflict resolution, and pavement restoration. VE's work includes projects that require field verification, regulatory coordination, hydraulic evaluation, alignment development, preparation of plans and specifications, bidding support, and construction-phase services.
- **Drainage and Site Improvements.** VE evaluates grading, surface drainage, stormwater conveyance, pedestrian facilities, driveway connections, and site constraints as part of roadway, utility, and shared-use path projects. The firm coordinates drainage improvements with existing streets, adjacent properties, utilities, accessibility requirements, and applicable floodplain or stormwater criteria.
- **Development and Plan Review.** VE provides technical review of subdivision plats and construction plans on behalf of municipal clients. Reviews address water, wastewater, paving, grading, drainage, access, fire protection, utility configuration, constructability, and compliance with City standards and applicable regulations. The team documents comments in organized review logs and tracks revisions through subsequent review cycles.
- **Construction-Phase Services.** VE supports clients after design through submittal and RFI review, design clarification, field coordination, progress meetings, change evaluation, pay application support, site observations, and record drawing preparation. The firm's active construction assignments include wastewater, waterline, street, pedestrian, drainage, and site-related improvements.

2.1.d MEETING SCHEDULES AND DEADLINES

At the start of each assignment, VE will confirm the scope, deliverables, review milestones, field needs, outside coordination, required decisions, and final completion date. The level of scheduling detail will match the assignment, ranging from a concise milestone list for smaller tasks to a detailed design and coordination schedule for larger projects.

The project manager will track near-term activities, unresolved decisions, outside dependencies, and staffing needs through regular internal coordination and look-ahead planning. When an issue may affect a milestone, VE will promptly communicate the impact, available options, and action required from the City.

- **Confirm the assignment at authorization.** VE will begin each task by confirming the scope, deliverables, available information, review periods, required meetings, field needs, outside coordination, decision dates, and final completion deadline. This establishes a shared understanding of the work before resources are committed.
- **Match staffing to the schedule:** The project manager will assign engineering, production, estimating, and specialty support based on the technical needs and timing of the task. Staffing will be adjusted as the assignment moves through investigation, design, review, bidding, or construction.
- **Identify and manage schedule risks early:** Potential constraints such as survey access, utility records, SUE, easements, permitting, environmental review, utility relocations, outside-agency coordination, and owner decisions will be identified during scoping and early design. When a risk may affect a milestone, VE will communicate the issue, likely impact, available options, and required action before it becomes a late-stage delay.
- **Coordinate multidisciplinary and outside dependencies:** VE will track information and actions required from utility owners, specialty consultants, regulators, property owners, and other public agencies. For multidisciplinary assignments, the project manager will confirm that each discipline is working from current base information and that changes are reflected across the full design.
- **Integrate quality control and regulatory review into the schedule:** Quality reviews will be planned as part of project delivery rather than added immediately before submittal. Reviews will address design criteria, calculations, plan consistency, quantities, specifications, estimates, constructability, utility conflicts, and prior comment resolution. Applicable City criteria and regulatory requirements will be identified early and incorporated throughout the work.
- **Maintain responsive bidding and construction support:** VE will provide timely submittal reviews, RFI responses, design clarifications, field coordination, and change evaluations. Response priorities will be based on their effect on active work, contractor sequencing, public access, and related City projects.
- **Document decisions and track commitments:** Key decisions, unresolved issues, responsible parties, and due dates will be recorded through meeting notes, action lists, comment logs, or decision logs. This provides the City and project team with a clear record of current status and required follow-up.
- **Apply experience from comparable municipal programs:** On SAWS Street Maintenance Program Package 7, VE coordinated field verification, survey, SUE, wastewater design, waterline interfaces, and construction responses under a schedule driven by planned roadway improvements. That same approach will be applied to Edinburg assignments tied to paving, development, grants, utility upgrades, or active construction.

VE's approach is intended to keep smaller assignments efficient while providing the structure needed for larger capital projects. Each task will have a defined schedule, assigned responsibilities, visible risks, documented decisions, and direct project manager involvement from authorization through completion.

ITEM 02 - FIRM QUALIFICATION AND EXPERIENCE

PROJECT #1



Project #1 Name:	COSA West College Link		
Description	Valdez Engineering served as prime consultant for the design, bidding, and construction-phase services for the West College Link project, which included approximately 3,200 linear feet of 12-foot-wide shared-use path extending from Culebra Road to Mayberry Avenue and connecting St. Mary's University, Memorial High School, and the Zarzamora Creek Trail corridor. The project also included sidewalks and accessible routes, drainage improvements, lighting, landscaping, pedestrian amenities, street and driveway interfaces, utility adjustments, and associated site improvements. The assignment required coordination across multiple engineering and design disciplines. VE led the integration of civil, drainage, electrical, structural, landscape, traffic, utility, and accessibility-related components into a coordinated set of plans, specifications, quantities, and cost estimates. The team also coordinated with specialty consultants, City departments, utility agencies, property owners, and other stakeholders throughout design and construction. Utility coordination was a major component of the project. VE developed detailed strip maps, reviewed existing and proposed utility information, coordinated joint-bid relocation work for CPS Energy gas and electric facilities, and worked with SAWS to address water and wastewater conflicts. The team incorporated utility adjustments into the construction documents and tracked coordination items that could affect phasing, constructability, and schedule. Regulatory compliance and innovative design were also central to the project. VE coordinated the work with City of San Antonio criteria, ADA and Texas Accessibility Standards, drainage and floodplain requirements, environmental and tree-preservation considerations, utility standards, permitting requirements, and public right-of-way constraints. The project included the City's first implementation of a Soil Cell system within the public right-of-way, creating a suspended pavement system that supports healthy tree growth while maintaining pedestrian access, pavement performance, drainage, and utility clearances. This required close coordination among civil, drainage, landscape, structural, electrical, and utility design components. During construction, VE provided submittal and RFI review, design clarification, field coordination, progress meeting participation, change evaluation, and record drawing support. The project is substantially complete.		
Project Date:	Substantial Completion in May 2026.		
Client:	City of San Antonio Public Works Department	Project Manager:	Enrique S. Valdez, PE
Project Representative:	Mariano Martino, P.E. City of San Antonio, Public Works Department 210-207-2778 Mariano.Martino@sanantonio.gov	Service Offerings:	Project Management, Multidisciplinary Design Coordination, Shared-Use Path and Sidewalk Design, Grading and Drainage Design, ADA/TAS Compliance, Utility Coordination, Permitting and Regulatory Compliance, PS&E Preparation, Bid-Phase Services, and Construction-Phase Services

Why This Project Is Relevant
This project shows VE's ability to manage a complex assignment involving multiple disciplines, outside agencies, specialty consultants, and overlapping review requirements without losing control of the overall design. That experience is directly applicable to Edinburg's on-call work, where assignments may require several technical specialties, coordination across City departments, and clear accountability from a single prime consultant.

ITEM 02 - FIRM QUALIFICATION AND EXPERIENCE

PROJECT #2



Project #2 Name:	COSA Hays Street Bridge Connections and East Side Streets		
Description	Valdez Engineering is providing roadway and civil engineering services as a subconsultant for the City of San Antonio's Hays Street Bridge Connections and East Side Streets project. The bond-funded project improves pedestrian and multimodal connectivity between the East Side, the Hays Street Bridge, and the San Antonio River Walk through shared-use path improvements, accessible pedestrian facilities, and neighborhood street reconstruction. VE is responsible for the design of the Burleson Street and North 10th Street segments, including approximately 1,624 linear feet of full-depth roadway reconstruction and 493 linear feet of mill-and-overlay improvements. The work also includes new sidewalks and driveway approaches throughout the project limits, ADA-compliant curb ramps and pedestrian connections, grading, drainage, signing and pavement markings, utility adjustments, traffic control considerations, and associated restoration. VE prepared the design through the 40%, 70%, 95%, and final PS&E phases, including alignments, plan and profile sheets, cross sections, details, and quantities. Utility coordination was a key component of the assignment. VE reviewed existing utility information, coordinated with the City, prime consultant, and utility owners, evaluated conflicts affecting roadway, sidewalk, driveway, and drainage improvements, and incorporated required adjustments into the construction documents. This coordination helped align VE's street design with the broader shared-use path and bridge-connection improvements and reduced the potential for utility conflicts during construction. Regulatory and standards compliance were incorporated throughout the design. VE developed the improvements in accordance with City of San Antonio roadway and drainage criteria, ADA and Texas Accessibility Standards, stormwater requirements, traffic control standards, utility criteria, and public right-of-way requirements. The design also accounted for existing residential and commercial access, driveway tie-ins, pedestrian circulation, and constrained construction conditions within the developed urban corridor. The project is currently in the bid phase, with construction anticipated to begin in the following months.		
Project Date:	Design completed in April 2026. Bid Phase ongoing.		
Client:	City of San Antonio Public Works Department	Project Manager:	Enrique S. Valdez, PE
Project Representative:	Mariano Martino, P.E. City of San Antonio, Public Works Department 210-207-2778 Mariano.Martino@sanantonio.gov	Service Offerings:	Roadway Reconstruction Design, Mill-and-Overlay Design, Sidewalk and Driveway Improvements, ADA/TAS Compliance, Grading and Drainage Design, Utility Coordination, PS&E Preparation, Regulatory Compliance, Bid-Phase Services, and Construction-Phase Support.

Why This Project Is Relevant
This project demonstrates VE's ability to perform effectively as part of a larger consultant team while maintaining responsibility for its own design scope, schedule, quality, and coordination obligations. That experience is relevant to Edinburg assignments requiring VE to integrate its work with other consultants, utility providers, adjacent projects, or City-led improvements while maintaining consistent standards and deliverables.

ITEM 02 - FIRM QUALIFICATION AND EXPERIENCE

PROJECT #3



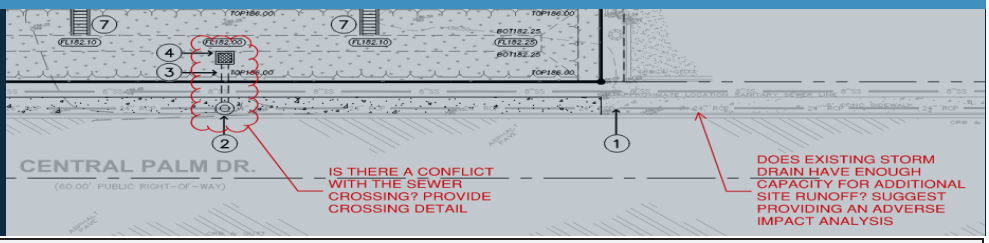
Project #3 Name:	2027 SAWS Street Maintenance Program Package VII		
Description	Valdez Engineering is providing wastewater design and construction-phase services as a subconsultant for SAWS' 2027 Street Maintenance Program Package 7. The project includes approximately 2,200 linear feet of new 8-inch gravity sewer, service laterals, manholes, and two manhole rehabilitation locations along North Brazos Street and West Laurel Street. The improvements were developed to address aging infrastructure and resolve utility needs before the City of San Antonio advances planned street maintenance work within the same corridors. The assignment required an accelerated schedule so the wastewater improvements could be designed, bid, and constructed ahead of the roadway work. VE prepared plans, details, quantities, and specifications and coordinated with the prime consultant, SAWS, City staff, field operations personnel, surveyors, and SUE providers. Site visits and field verification were used to confirm service connections, manhole elevations, shallow utility crossings, and construction limits. Utility conflict resolution was a central component of the project. VE evaluated topography, manhole inverts, service connections, and available utility information to establish practical sewer alignments and grades within constrained street corridors. The team coordinated with the prime consultant responsible for the waterline design to maintain required separation, address shallow conflicts, and integrate both systems into a coordinated bid package. Field-verified information was incorporated into the plans to reduce construction conflicts and avoid delays to the street maintenance work. The design was developed in accordance with SAWS criteria, City of San Antonio requirements, applicable TCEQ standards, utility separation requirements, and pavement restoration criteria. VE maintained responsive communication throughout design and continues to provide timely submittal reviews, RFI responses, field coordination, and design clarifications during construction. The project is currently under construction. Completing the wastewater improvements ahead of the planned street work helps protect the City's pavement investment and reduce the risk of future utility cuts.		
Project Date:	Design completed in August 2025. Construction Ongoing.		
Client:	San Antonio Water System/Lochner (Prime Consultant)	Project Manager:	Enrique S. Valdez, PE
Project Representative:	Chris Boentges, PE Senior Engineer Lochner 210-491-2391 cboentges@hwlochner.com	Service Offerings:	Wastewater Collection System Design, Utility Conflict Evaluation and Resolution, SUE and Field Verification Coordination, Gravity Sewer and Manhole Design, Plan and Specification Preparation, Regulatory Compliance, Multidisciplinary Coordination, Accelerated Schedule Delivery, Bid-Phase Services, and Construction-Phase Support.

Why This Project Is Relevant

This project highlights VE's ability to work within a schedule controlled by a separate City capital program and to respond quickly when utility decisions affect downstream roadway work. The team had to resolve utility issues, coordinate field information, and provide timely design and construction responses so the wastewater improvements would not delay the planned street work, directly supporting the RFQ's emphasis on schedules and deadlines.

ITEM 02 - FIRM QUALIFICATION AND EXPERIENCE

PROJECT #4



Project #4 Name:	Subdivision Plan Reviews for the City of Rio Grande City		
Description	As a trusted advisor, Valdez Engineering provided technical plat and construction plan review services for the City of Rio Grande City, supporting the City's development review process for multiple commercial subdivision projects. Acting in the role of the City's technical reviewer, Valdez Engineering evaluated subdivision plats, boundary layouts, and supporting construction plans to verify compliance with City standards and development requirements prior to plat approval. Construction plan reviews included proposed water and wastewater utilities, paving, grading, drainage, and landscape improvements. Reviews were performed in accordance with the City's subdivision regulations while also evaluating compliance with applicable TCEQ regulations, the International Fire Code, and other governing criteria. Technical evaluations included verification of water and sanitary sewer system design, utility separation requirements, pipe sizing, fire hydrant spacing and coverage, drainage capacity, and overall conformance with municipal design standards. Where proposed utility configurations presented unique constructability challenges, Valdez Engineering evaluated the feasibility of the proposed design and, when warranted, supplemented its constructability review with input from local contractors familiar with municipal utility construction practices. Potential conflicts were documented and communicated to the design engineer for resolution while maintaining compliance with City standards and TCEQ regulations. Valdez Engineering routinely utilizes comment response forms during plan development and review for municipal projects to document design revisions, track engineering decisions, and maintain a clear record of comment resolution throughout each review cycle. As the City's technical reviewer, this same process was used to organize review comments, plan markups, applicable code references, and required revisions. The resulting comment logs provided design engineers with a clear, traceable record of review comments and responses, streamlining subsequent review cycles, improving communication between the City and design consultants, and promoting consistent, thorough, and well-documented technical reviews.		
Project Date:	2026. Ongoing.		
Client:	City of Rio Grande City	Project Manager:	Enrique S. Valdez, PE
Project Representative:	Frank Coronel City Planner City of Rio Grande City 956-488-8728 fcoronel@cityofrgc.com	Service Offerings:	Subdivision Plat Review, Construction Plan Review, Municipal Development Review Support, Water and Wastewater Utility Review, Paving and Grading Review, Drainage Review, Fire Protection and Access Review, Regulatory Compliance Evaluation, Constructability Review, Comment Log Development, and Review Coordination

Why This Project Is Relevant

This assignment demonstrates VE's ability to provide responsive, recurring technical support for smaller municipal tasks that still require sound engineering judgment and consistent documentation. The work required uniform application of City standards, organized review comments, and timely follow-up across multiple review cycles. Rio Grande City's location in the Rio Grande Valley also gives VE direct experience with development conditions, infrastructure needs, and municipal review practices within the same region as Edinburg, making the assignment especially relevant to the City's anticipated development review and general civil engineering support needs.



ITEM 03 | TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

3.1 Organizational Chart

3.2 Key Personnel Resumes

Notes

ITEM 03 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE

TEAM ORGANIZATION

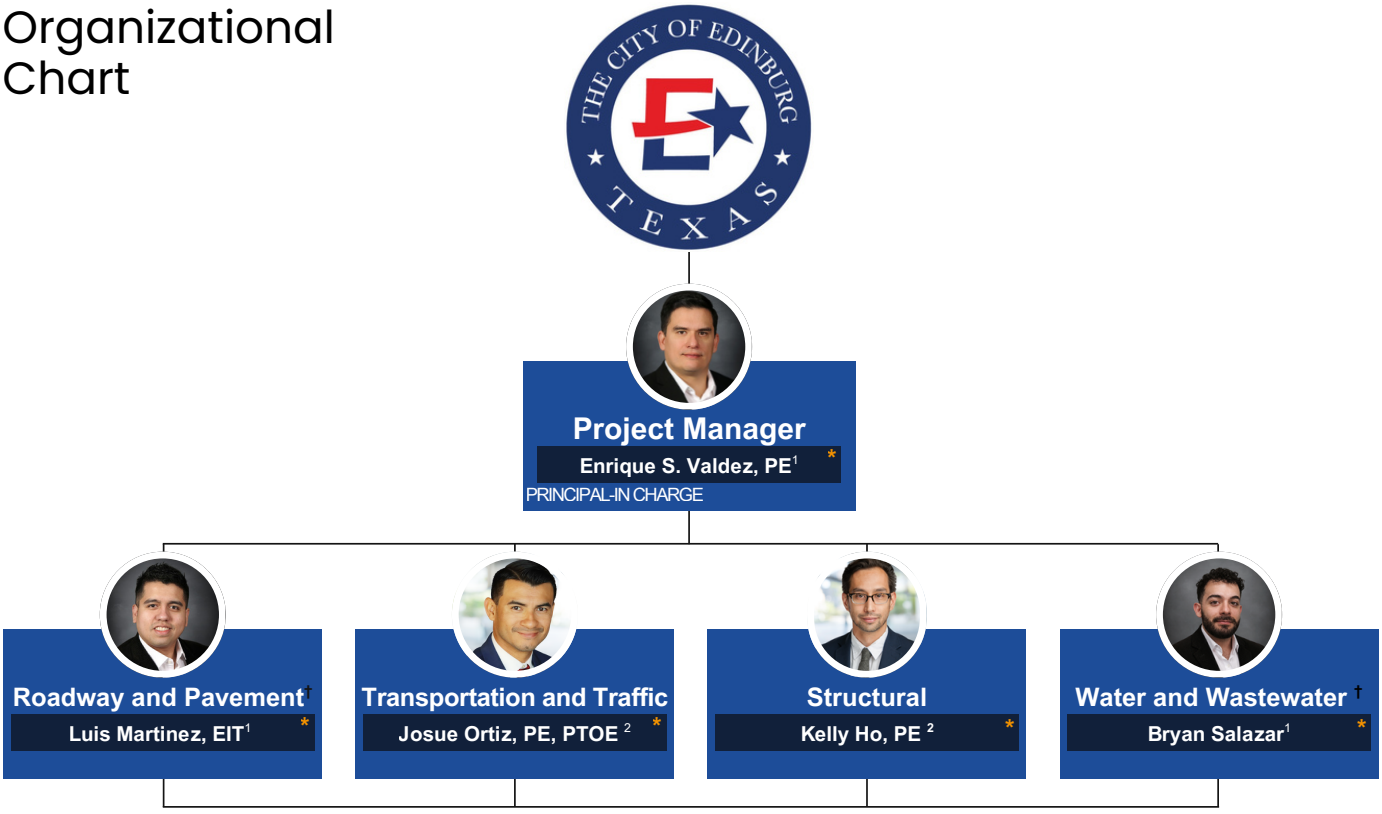
Valdez Engineering has organized the proposed team around the principal services anticipated under this contract, with clear responsibility and direct accountability to the City of Edinburg. Enrique S. Valdez, PE, will serve as Project Manager and Principal-in-Charge, directing scope, schedule, quality, subconsultant coordination, and delivery. He will remain directly involved and serve as the City's primary point of contact.

Luis Martinez, EIT, will lead street and roadway assignments, including existing-condition evaluations, pavement and roadway design, drainage coordination, accessibility, plan development, and construction support. Bryan Salazar will lead utility assignments involving water, wastewater, and related municipal infrastructure. Both will work under Mr. Valdez's direct supervision.

STV will provide transportation, traffic, and structural engineering services. Jouse Ortiz, PE, PTOE, will lead transportation and traffic assignments, while Kelly Ho, PE, will lead structural services. KCI will provide surveying and subsurface utility engineering through Cody Condron, RPLS, and Kyle Jones, PE. Jaime Galm, AWB, of Raba Kistner will provide environmental support.

Mr. Valdez and Mr. Martinez will support hydrology, hydraulics, and stormwater pollution prevention planning. Mr. Martinez and Mr. Salazar will support cost estimating, while Mr. Salazar will coordinate permitting and regulatory compliance. This structure allows Valdez Engineering to scale the team for assignments of varying size while maintaining a single point of accountability to the City.

Organizational Chart



SUPPORT SERVICES

SURVEY Cody Condron, RPLS[3]	**ENVIRONMENTAL** Jaimie Galm, AWB[4]	**PERMITTING AND REGULATORY COMPLIANCE** Bryan Salazar[1]	**INSPECTIONS** Jaime Hernandez[1]
SUBSURFACE UTILITY ENGINEERING (SUE) Kyle Jones, PE[3]	**COST ESTIMATES** Luis Martinez, EIT and Bryan Salazar[1]	**HYDROLOGY, HYDRAULICS, AND SW3P** Enrique S. Valdez, PE and Luis Martinez, EIT[1]	

LEGEND

1 Valdez Engineering
2 STV
3 KCI
4 Raba Kistner

* Key Team Member Resumes included in the following pages
† Under direct supervision of Enrique Valdez, PE

ITEM 03 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Enrique S. **Valdez, PE**

Project Manager

VALDEZ ENGINEERING

Enrique S. Valdez, P.E., serves as Principal and Project Manager at Valdez Engineering and brings nearly 20 years of experience delivering municipal infrastructure projects throughout South and Central Texas. His experience includes the planning, evaluation, design, permitting, bidding, and construction administration of water, wastewater, drainage, roadway, site, and other public infrastructure improvements. He has led assignments for municipalities, counties, public utilities, and other governmental clients, ranging from focused infrastructure evaluations and rehabilitation projects to larger multidisciplinary capital improvements.

Why Enrique?

Enrique's experience with the City of Laredo, Webb County, and other governmental clients gives him practical knowledge of South Texas infrastructure, agency coordination, permitting requirements, utility conflicts, construction constraints, and cost considerations. He also brings experience coordinating multidisciplinary assignments and identifying civil and utility issues that may affect other areas of the design.

Licenses, Certifications and Associations

Professional Engineer
Texas #111750

Underground Construction Technology Association

Education

Bachelor of Science, Civil Engineering, University of Texas at San Antonio, 2006

Years of Experience

Total: 20 With VE: 4

City of Residence:

San Antonio, TX.

Relevant Experience

12" Force Main Rehabilitation, City of Laredo, Laredo, TX.

Mr. Valdez served as Project Manager for the trenchless rehabilitation of approximately 5,800 LF of existing 12-inch force main using a Primus Kevlar liner system for the City of Laredo Utilities Department. The work included approximately 2,000 LF along East Del Mar Boulevard and approximately 3,800 LF through a private golf course and residential area. Mr. Valdez managed the 30%, 60%, 90%, and 100% design submittals and led utility coordination with TxDOT and multiple utility companies. His work included sewer design, OPCC development, traffic control planning, erosion control, stormwater pollution prevention, permitting coordination, bypass pumping coordination, right-of-entry coordination, and street repair requirements. During construction, Mr. Valdez provided on-site construction management services for the duration of the project.

West College Link, City of San Antonio Public Works, San Antonio, TX.

Mr. Valdez served as Project Manager for the design of approximately 3,200 LF of 12-foot-wide shared-use path improvements along Memorial Street for the City of San Antonio. The work included civil/site design, drainage improvements, accessibility, lighting, landscaping, nearly 100 new trees, structural, permitting, cost estimating, and construction-phase support. Mr. Valdez managed the multidisciplinary design team and coordinated with City departments and project stakeholders. His work included design coordination, utility and site constraint evaluation, drainage and accessibility considerations, permitting coordination, OPCC development, constructability review, and coordination of improvements affecting adjacent streets and infrastructure.

Jones Maltsberger Road at Burning Trail Intersection, City of San Antonio, San Antonio, TX

Mr. Valdez served as Construction Lead for the intersection improvement project at Jones Maltsberger Road and Burning Trail, supporting final design and construction-phase services for the City of San Antonio. The project widened approximately 550 LF of Jones Maltsberger Road to provide a dedicated center-turn lane and included roadway plans and profiles, traffic control, pavement markings, drainage improvements, traffic signal modifications, and utility adjustments. During construction, he coordinated with City inspectors, utility owners, and the contractor to address field conditions, erosion and sediment control requirements, and conflicts affecting the roadway and drainage improvements.

Sombreretillo 12" Force Main, City of Laredo Utilities, Laredo, TX.

Mr. Valdez serves as Project Manager for this City of Laredo Utilities Department project involving hydraulic modeling, lift station evaluation and improvements, and approximately 9,000 LF of new 12-inch PVC force main. The work includes evaluation of existing pumps, wet-well configuration, yard and process piping, force main alignment, air release valves, plug valves, gravity sewer improvements, and pavement restoration. Mr. Valdez led field investigations, hydraulic analysis, alignment evaluation, preparation of construction documents and cost estimates, permitting coordination, and coordination with City staff and regulatory agencies. The project is currently under construction.

ITEM 03 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Luis **Martinez Alonso, EIT**

Project Engineer

VALDEZ ENGINEERING

Mr. Martinez Alonso serves as Project Engineer at Valdez Engineering for the design and construction of roadway, pedestrian, drainage, and utility improvements for municipal clients. His experience includes roadway reconstruction, shared-use paths, sidewalks, accessibility improvements, traffic control, pavement restoration, drainage coordination, and water and wastewater infrastructure within public rights-of-way. He works through field conditions, utility conflicts, constructability constraints, and agency requirements that may affect roadway geometry, phasing, cost, or schedule.

Why Luis?

Luis brings a practical field-to-design perspective to roadway improvements. He uses field observations, utility information, and constructability input to identify conflicts and develop workable solutions before they affect construction. His coordination with public agencies, utility owners, prime consultants, and contractors helps keep roadway design decisions aligned with existing conditions and project requirements.

Licenses, Certifications and Associations

Engineer in Training
Texas #79749

Education

Bachelor of Science, Civil Engineering, University of Texas at San Antonio, 2022

Years of Experience

Total: 3 With VE: 3

City of Residence:

San Antonio, TX.

Relevant Experience

West College Link, City of San Antonio Public Works, San Antonio, TX

Mr. Martinez Alonso serves as Design Lead and Project Engineer for approximately 3,200 LF of 12-foot-wide shared-use path improvements along Memorial Street. His work includes grading, drainage evaluation, accessibility improvements, street and driveway crossings, pavement restoration, signing, pedestrian lighting, utility coordination, and preparation of plans, quantities, and cost estimates. He evaluated roadway, drainage, utility, right-of-way, and adjacent property constraints affecting the alignment and developed design transitions near the creek crossing, bridge wingwall, adjacent streets, driveways, and existing infrastructure. He also supported floodplain permitting, drainage documentation, constructability review, bid-phase responses, and construction coordination as the project progressed through final design and construction.

Hays Street Bridge Connections and East Side Streets Project, COSA PWD, San Antonio, TX

Mr. Martinez Alonso serves as Design Lead for approximately 1,624 LF of full-depth roadway reconstruction and 493 LF of mill and overlay. The project includes new sidewalks, reconstructed driveways, accessibility improvements, pavement markings, traffic control, drainage considerations, and utility coordination. He leads development of roadway plans, profiles, grading, details, quantities, and construction documents while coordinating with the prime consultant, City staff, utility owners, and other design disciplines. His work includes field verification of pavement, curb, driveway, sidewalk, drainage, and utility conditions; evaluation of roadway grades and accessible routes; coordination of utility conflicts; and incorporation of agency comments through final design. The project is currently in the bid phase.

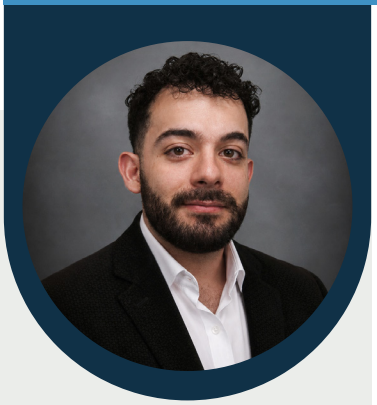
2027 SMP Package VII, SAWS, San Antonio, TX

Mr. Martinez Alonso serves as Project Engineer for the replacement of approximately 2,200 LF of existing 8-inch vitrified clay pipe with new 8-inch PVC gravity sewer along North Brazos Street and West Laurel Street. The work is coordinated with planned City roadway and sidewalk improvements, requiring close coordination of sewer design, existing utilities, pavement restoration, access, and construction sequencing. His responsibilities include plan and profile development, review of survey and SUE information, field verification, utility conflict evaluation, service lateral reconnections, pavement restoration limits, quantities, and construction document preparation. During construction, he participates in site visits, coordination meetings, submittal and RFI review, and resolution of field conditions affecting sewer installation and roadway restoration.

Sombreretillo 12" Force Main, City of Laredo Utilities, Laredo, TX.

Mr. Martinez Alonso serves as Design Lead and Project Engineer for approximately 9,800 LF of new 12-inch force main and associated lift station improvements. His responsibilities include alignment development within public rights-of-way, evaluation of street crossings, pavement restoration, traffic control coordination, utility conflict review, and preparation of plans, profiles, details, quantities, and cost estimates. He conducted field investigations, coordinated survey and utility information, and evaluated construction constraints affecting roadway crossings, bore limits, excavation areas, access, and restoration requirements. During bidding and construction, he has reviewed submittals, RFIs, pay applications, and contractor requests affecting pavement restoration, traffic access, utility conflicts, sequencing, and design revisions.

ITEM 03 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Bryan **Salazar**

Project Engineer

VALDEZ ENGINEERING

Mr. Salazar serves as Project Engineer at Valdez Engineering for municipal water and wastewater infrastructure projects. His recent experience includes SAWS sanitary sewer replacement and water main replacement assignments under the SMP and WMR programs. His work includes utility design development, preparation and review of plans and specifications, construction phasing, bypass requirements, pavement restoration, utility coordination, quantities, and bid items. He applies municipal standards, TCEQ requirements, and other applicable regulatory criteria throughout design and also contributes to cost estimating as projects advance, helping maintain consistency between the proposed improvements, construction requirements, and bid documents.

Why Bryan?

Bryan understands how utility design decisions affect construction quantities, bid items, phasing, restoration, and overall project cost. His experience helps the team identify scope gaps and cost drivers early, maintain consistency across the plans and bid documents, and develop water and wastewater improvements that are practical to construct and budget.

Education

Bachelor of Science, Civil Engineering, University of Texas at San Antonio, 2023

Years of Experience

Total: 4 With VE: 2

City of Residence:

San Antonio, TX.

Relevant Experience

2025 Water Main Replacement CIP Package 2 – E. Vestal Pl., SAWS, San Antonio, TX

Mr. Salazar served as Project Engineer for the replacement of approximately 1,435 LF of existing 8-inch waterline with new HDPE waterline along East Vestal Place. He developed the waterline alignment and construction plans, reviewed available utility records, and coordinated field verification with Lochner, SAWS, and D&C Construction crews. His work included evaluating active and abandoned utilities, water and sewer separation requirements, service reconnections, roadway conditions, access, and pavement restoration. He incorporated field findings and agency coordination into the design and assisted with quantities and cost review as the construction documents advanced.

2027 SMP Package VII, SAWS, San Antonio, TX

Mr. Salazar serves as Project Engineer for the replacement of approximately 2,200 LF of existing 8-inch vitrified clay pipe with new 8-inch PVC gravity sewer along North Brazos Street and West Laurel Street. His work includes review of sewer plans and profiles, manhole and service lateral improvements, utility coordination, construction sequencing, pavement restoration, quantities, and bid items. The sewer improvements are coordinated with a planned City roadway and sidewalk project, requiring close attention to restoration limits, access, and timing. He also contributes to constructability and cost reviews to maintain consistency among the design documents, quantities, and anticipated construction requirements.

2025 Water Main Replacement CIP Package 4 – Zabra Dr, SAWS, San Antonio, TX

Mr. Salazar served as Project Engineer for the replacement of approximately 593 LF of existing 8-inch waterline along Zabra Drive. He developed the waterline layout and construction plans and coordinated with Lochner, SAWS, and D&C Construction crews to confirm existing conditions and resolve design constraints. His work included evaluating an existing manhole near the proposed alignment, utility crossings, water and sewer separation, service connections, fire hydrant coverage, pavement conditions, and restoration requirements. He incorporated field observations and coordination comments into the design and provided supporting quantities and cost information during project development.

2025 Toutant Beauregard 16-Inch Water Main Replacement, SAWS, San Antonio, TX

Mr. Salazar serves as Project Engineer for this SAWS water main replacement project as a subconsultant to Lochner. Valdez Engineering is designing approximately 2,000 LF of new 16-inch DI waterline as part of a larger project replacing approximately 6,000 LF of existing 16-inch PVC waterline. His responsibilities include waterline layout development, review of survey and utility information, field verification, preparation of construction plans and quantities, and coordination with Lochner, SAWS, and D&C Construction crews. Due to existing limestone conditions, the waterline is being replaced generally in place to avoid additional excavation and construction costs. The design also maintains water service and coordinates with Bexar County's planned intersection improvements.

ITEM 03 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Josue **Ortiz, PE, PTOE**

Transportation / Traffic Engineering

Josue has more than 19 years of experience in traffic engineering, specializing in traffic operations and traffic studies. His work includes traffic data collection, operational analysis, traffic impact studies, signal timings, and corridor performance evaluations for various local and state agencies. He has designed traffic signals, intelligent transportation systems (ITS), traffic control plans, signing and pavement markings, illumination, and bicycle and pedestrian facilities for numerous local and state agencies. Additional experience includes traffic control plans, construction phase support, quality control, and technical reports to support engineering decisions.

Licenses, Certifications and Associations

Professional Engineer: TX #111616

Professional Traffic Operations Engineer #3435

Institute of Traffic Engineers (ITE)

ITE South Texas Section

American Public Works Association (APWA)

Education

Bachelor of Science, Civil Engineer, University of Texas at San Antonio, 2007

Years of Experience

Total: 19+ With STV: 3

City of Residence:

San Antonio, TX.

Relevant Experience

IH 10/IH 410 East Interchange Improvements, TxDOT San Antonio District

Lead Engineer. Josue serves as the lead engineer for the IH 10/IH 410 interchange improvements project in San Antonio, Texas. CONSOR led lighting and traffic signal design for this interchange improvement project. The project includes modification of the existing traffic signal at the IH 10/Houston Street interchange, including pole and equipment summaries, conduit and conductor schedules, and signing and striping for the modified tight diamond interchange. Lighting design efforts included continuous conventional lighting (LED fixtures) for roughly two miles of IH 10 and 2.5 miles of IH 410, new high mast lighting (LED fixtures) for the IH 10/IH 410 system interchange, and removal of conventional lighting in this area. Underpass lighting for five structures within the project limits was also provided, and eight new electrical service locations were established. Lighting design activities included civil and electrical design and preparation of complete bid documents, including layout sheets, circuit diagrams, electrical service summary sheets, a summary of quantities, and TxDOT signal and lighting details. Close coordination with the prime consultant was critical to ensure the design and detailing consistency, implementation of drainage, illumination and signing appurtenances, and aesthetic treatments.

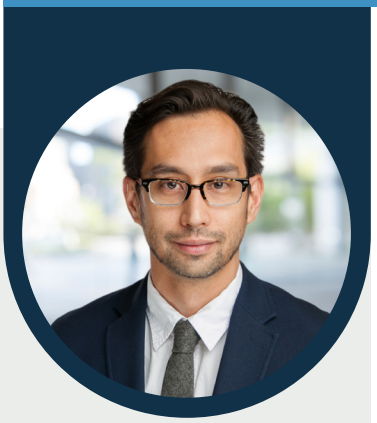
WW White Rd Safety Study and Signal Timing Evaluation, City of San Antonio, Texas / QAQC

As part of an On-Call work authorization, STV was tasked to provide safety review of WW White Road from Hunnicut Dr to Creekmoor Rd. The study corridor consisted of six lanes and included 7 signalized intersections. Josue provided oversight and review of the traffic data analyzed by the STV team. Two types of safety assessments; sliding window analysis to find safety hotspots, and systematic analysis to identify unsafe movements which indicated intersection related contributing factors including mid-block crossings, inadequate geometry, and signal timing issues. We evaluated lane use changes and signal phasing modifications to improve pedestrian safety along the corridor, including split phasing, exclusive left turn phases, all pedestrian phases, leading pedestrian intervals, and increased crossing times for school children. STV recommended and designed changes for intersections at Houston Street, Rice Road, and Lavender Lane, as well as performed observations after implementation to confirm proper phasing and compare associated impacts with the Synchro model. As part of this study, additional safety countermeasures were recommended.

FM 1976, TxDOT San Antonio District

Project Engineer. Josue was the project engineer who was responsible for designing the widening of FM 1976 along a five-mile corridor in Bexar County. The study included signal redesign along with ADA-compliant sidewalks, ramps, and pedestrian push buttons. The design included temporary signals, permanent (span wire and mast arm) signals, some of which were designed per TxDOT standards and some per City standards, signing and pavement markings, traffic control plans during construction, drainage, roadway design, and utility coordination. The work involved coordination between TxDOT and the Cities of San Antonio, Converse, and Universal City.

ITEM 03 - TEAM MEMBER QUALIFICATIONS AND EXPERIENCE



Kelly **Ho, PE**

Structural Engineering

Kelly is a professional engineer and senior project manager with 20 years of structural engineering experience for highway and roadway projects for major public transportation agencies, including Texas Department of Transportation (TxDOT) and Oklahoma Department of Transportation (ODOT). His design expertise extends to prestressed concrete and reinforced concrete and structural steel, and he has experience in the inspection and load rating of existing structures. Kelly is familiar with AASHTO load and resistance factor design (LRFD) standards as well as regulations of various local and state agencies.

Licenses, Certifications and Associations

Professional Engineer: Texas (#112947

Education

Bachelor of Science, Civil Engineering; University of Texas at Austin (2006)

Years of Experience

Total: 20 With STV: 20

City of Residence:

Austin, TX.

Relevant Experience

Bexar County Public Works Department Talley Road Phase II, Bexar County, TX

Produces bridge designs for the Bexar County Public Works Department Talley Road Phase II project that will widen 2.3 miles of the road between Wiseman Boulevard and Tamaron Pass from two lanes to a 4-lane divided roadway with continuous center turn lanes. The $22.8 million project also includes median and active transportation improvements and is being developed within a limited ROW requiring the use of TxDOT standard type F and C curbs behind the sidewalk. All five proposed drainage crossings and roadway profiles were upgraded to provide 100-year [flood?] protection, and drainage was converted from a roadside ditch to an underground system to outfall at one of the five cross culverts within the project limits. Kelly is designing 2 prestressed concrete beam bridges of 150-feet and 250 feet in length, which include abutment and interior bent cap and drilled shaft foundations along with calculated bridge geometry for bearing seat elevations and bridge quantities. To maintain traffic flow during construction, the phased construction joint is being designed to be placed in the bridge deck and substructure elements to provide space for reinforcing bars to be lapped with subsequent phase lapping bars. Also, he designed custom cast-in-place culvert wingwalls.

Bexar County Public Works Department Talley Road Phase I, Bexar County, TX

Produced bridge designs for the Bexar County Public Works Department Talley Road Phase I project that widened 2.3 miles of the existing road between Potranco Road and Wiseman Boulevard from 2 lanes to a 4-lane divided roadway with a raised median. The $22.3 project also includes raised roadway profile adjusted with hydraulic team coordination at three culvert crossings and the Medio Creek Bridge to provide protection from a 100-year flood event. Kelly produced designs for the multi-phased 3-span, 240-foot-long bridge that included prestressed concrete beam, abutment and interior bent cap, lateral capacity check for columns, drilled shaft foundation, and calculated bridge geometry for bearing seat elevations and bridge quantities. To maintain traffic flow during construction, he placed the phased construction joint in the bridge deck and substructure elements to provide space for reinforcing bars to be lapped with subsequent phase lapping bars. Using TxDOT standard design parameters, he designed cast-in-place spread footing walls.

TxDOT Yoakum District Off-System Bridge Replacement Projects, South East, TX

Designed 16 bridges for a 6-year engineering services contract for the development of plans, specifications, and estimates (PS&E) of 51 off-system bridge replacements within TxDOT Yoakum District in Southeast Texas. The firm evaluated various standard bridge types, including prestressed slab beam and prestressed box beams, to provide a shallow superstructure depth allowing minimal raise in roadway profile to mitigate ROW acquisition as well as provide temporary construction easements for sufficient opening for meets-or-exceeds hydraulic conditions. Kelly oversaw design subconsultants and evaluated constructability at bridge sites, including limitations for beam transport. As deputy project manager, he coordinated design tasks, reviewed plans and construction timelines, and prepared PS&E documents, including Form 1002, state gate checklist, and general notes for all submittal milestones.



ITEM 04 | REFERENCES

4.1 References

Notes

ITEM 04 - REFERENCES

- **Mariano Martino, P.E. | Senior Engineer**
  City of San Antonio | Public Works Department
  Phone: 210-207-2778 | Email: Mariano.Martino@sanantonio.gov
  Project: West College Link — Valdez Engineering served as prime consultant for the design, bidding, and construction-phase services for approximately 3,200 LF of shared-use path improvements along Memorial Street between Culebra Road and Mayberry Avenue. Mr. Martino served as the City's project engineer.

- J**ulio Colunga | General Manager**
  American Water | Military Services Group
  Phone: 210-247-8554 | Email: julio.colunga@amwater.com
  Project: American Water FSH 21-Inch Sewer Replacement and Realignment — Valdez Engineering designed approximately 1,182 LF of 21-inch sanitary sewer and six manholes within a constrained utility corridor. Mr. Colunga served as American Water's owner representative.

- **David C. Garcia, P.E. | Manager – Engineering**
  San Antonio Water System
  Phone: 210-233-3288 | Email: David.Garcia2@saws.org
  Project: Taco Palenque – 151 & Potranco, City of San Antonio, Bexar County, Texas — Valdez Engineering provided civil site design for flatwork, drainage, water, wastewater, and permitting. Mr. Garcia served as the SAWS representative for counter permit requirements, water and wastewater service coordination, meter easements, and related utility approvals.



ITEM 05 | INSURANCE

5.1 Insurance

Notes

ITEM 05 - INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/7/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Ins Center 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	**CONTACT NAME:** ACEC Certificates **PHONE (A/C, No, Ext):** 770-552-4225 **FAX (A/C, No):** **E-MAIL ADDRESS:** ACECcertificates@greyling.com
INSURED VTGENG VTG Engineering Consulting LLC DBA Valdez Engineering 14006 Fairway Oaks San Antonio TX 78217	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Hartford Accident and Indemnity Company — 22357 **INSURER B :** Hiscox Insurance Company Inc. — 10200 **INSURER C :** Property & Casualty Ins Co of Hartford — 34690 **INSURER D :** Nutmeg Insurance Company — 39608 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1754376815 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:			20SBWBH8JLC	7/26/2025	7/26/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 2,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			20UEGEM7720	7/26/2025	7/26/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	X **UMBRELLA LIAB** / X OCCUR **EXCESS LIAB** / CLAIMS-MADE DED / X RETENTION $ 10,000			20SBWBH8JLC	7/26/2025	7/26/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		20WEGBH8JAZ	7/26/2025	7/26/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Professional Liability			P1002230517	4/23/2026	4/23/2027	Per Claim Aggregate	$3,000,000 $3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder and/or following are hereby included as Additional Insureds on the General Liability policy and coverage is provided on a Primary, Non-Contributory basis including a Waiver of Subrogation if required by written contract:
Should any of the above described policies be cancelled by the issuing insurer before the expiration date thereof, we will endeavor to provide 30 days' written notice (except 10 days for nonpayment of premium) to the Certificate Holder.

CERTIFICATE HOLDER

City of Edinburg
415 W. University Drive
Edinburg TX 78541

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Gregg Bachtel

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Note: Valdez Engineering has had no insurance claims filed against the firm within the past five years.



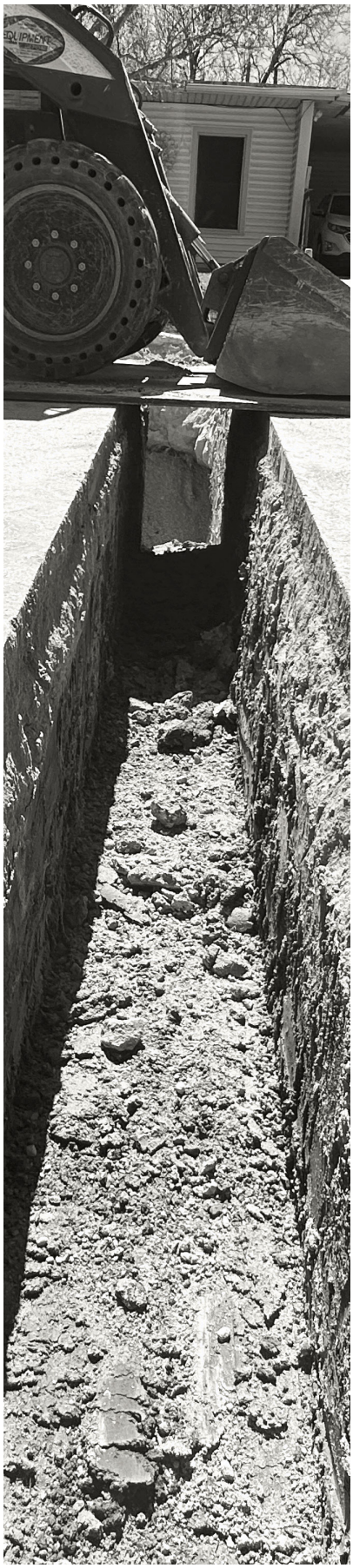
ITEM 06 | PROFESSIONAL SERVICES AGREEMENT ACKNOWLEDGEMENT

6.1 Professional Services Agreement Acknowledgement

Notes

ITEM 06 - PROFESSIONAL SERVICES AGREEMENT ACKNOWLEDGEMENT

Valdez Engineering has reviewed the City of Edinburg's Professional Services Agreement and understands the terms and conditions applicable to services performed under this contract. The firm confirms that it will meet the prerequisite insurance requirements identified by the City and, if selected, agrees to enter into the Professional Services Agreement.



ITEM 07 | CONTACT INFORMATION

7.1 Contact Information

Notes

ITEM 07 - CONTACT INFORMATION

- **Enrique S. Valdez, P.E. | Principal / Project Manager**
  Valdez Engineering
  85 NE Loop 410, Suite 215 | San Antonio, Texas 78216
  Office: 210-236-7940 | Mobile: 210-865-5828
  Email: evaldez@vtgec.com

- **Luis Martinez Alonso, EIT | Project Engineer**
  Valdez Engineering
  85 NE Loop 410, Suite 215 | San Antonio, Texas 78216
  Office: 210-236-7940 | Mobile: 210-769-4519
  Email: lmartinez@vtgec.com

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.G.
2026-2028 Project Management Services Rotation

1. **Agenda Item:**
Consider Awarding RFQ No. 2026-8, Project Management Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s), as Projects Arise. [Mardoqueo Hinojosa, P.E., CFM, City Engineer]

2. **Description:**
On occasion, the City of Edinburg may require Project Management Services on larger scale City projects. The qualified firm(s) selected should be experienced in Project Management for various disciplines. It is expected that the qualified firm(s) selected will have a sufficient level of innovation and appraisal expertise to carry out the projects without constraints to produce documents in a timely manner. The firm must be prepared to assure the City of Edinburg that key personnel indicated in their qualification statement will maintain their role in each project and that their present workload is such that each project will be completed on or before the due date.

On Tuesday, July 14, 2026, requests for qualifications for RFQ No. 2026-8, Project Management Services were received and opened. A total of thirteen (13) Request for Qualifications were received and reviewed by staff. All of the submittals received met the criteria set out in the Request for Qualifications. The Rotation Pool is for potential projects between October 2026 through September 2028. The following qualified firms listed in alphabetical order have submitted Statements of Qualifications in response to this RFQ:

1. B2Z Engineering, LLC*
2. Broaddus & Associates
3. Brownstone Consultants*
4. DPTV Tango, LLC
5. Dugger Grafe Swanson, Inc. dba Valbridge Property Advisors
6. Freese and Nichols, Inc.
7. LDG Enterprises, LLC (GDJ Engineering)
8. Millennium Engineers Group, Inc.
9. NM Contracting, LLC
10. Rio Delta Engineering
11. SAMES, Inc.*
12. SDI Engineering, LLC
13. Trimad Consultants, LLC

* On 2024-2026 rotation

Limiting the selection of firms between 3 and 5 will insure each firm will obtain a project as it arises. The current rotation has 7 firms and not all have received a project.

3. **Staff's Recommendation:**
Staff recommends Awarding RFQ No. 2026-8, Project Management Services to Qualified Firm(s) and Authorize the City Manager or Designated Appointee to Enter Into a Professional Services Contract with Such Firm(s), as Projects Arise.

Reviewed by:
Tomas Reyna, Assistant City Manager

Prepared by:
Mardoqueo Hinojosa, City Engineer

Attachments:

A. RFQ 2026-8 - Project Management Services
B. Agreement (Draft)
C. B2Z Engineering
D. Broaddus & Associates
E. Brownstone Consultants
F. DPTV Tango, LLC
G. Dugger, Grafe, Swanson, Inc. dba Valbridge Property Advisors
H. Freese and Nichols
I. GDJ Engineering
J. Millennium Engineers Group, Inc.
K. NM Contracting
L. Rio Delta Engineering
M. SAMES, Inc.
N. SDI Engineering, LLC
O. Trimad Consultants, LLC

Solicitation Created

CLOSED
Solicitation Created

Project Management Services

Engineering

Project ID: RFQ 2026-8

All dates & times in Central Time

Edit Preview

1. Introduction

1.1. Summary

The City of Edinburg's Engineering Department is currently seeking to retain a rotation list of qualified consulting firms to provide project management services. The term of the contract will be two (2) years from 10/01/2026 – 9/30/2028. The work will be assigned on an as-needed basis for a variety of capital improvement projects and city programs and projects. The work may be discrete, short term assignments or may be part of larger capital or planning efforts. This document outlines the requirements, selection process and documentation necessary to submit to this Request for Qualifications (RFQ).

The selected firm(s) will report to, and operate under, the direction of City of Edinburg's Department of Engineering staff. Must have a Texas Licensed Professionals with superior background, training, and qualifications meeting all requirements of this RFQ, Registered or licensed in the State of Texas.

All qualified firms or persons shall have current licenses as required under the State of Texas for the provisions of services requested for the City of Edinburg. The City of Edinburg is interested in entering into continuing contracts with one or more qualified construction management firms to provide Citywide Construction Management Services. The specified services shall consist of providing Construction Management Services throughout the City, as required and directed by the City of Edinburg staff, on its various new construction, remodeling, renovation, life safety, maintenance and repair projects.

1.2. Contact Information

Project Contact:
Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539
Email: mhinojosa@cityofedinburg.com
Phone: (956) 388-8211

Procurement Contact:
Lorena Fuentes
Purchasing Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Engineering

Department Head:
Mardoqueo Hinojosa
Engineering Director

2. Scope of Work

2.1. Scope of Work

2.1. Scope of Services for Project Manager

The scope of construction management services will be identified on a project-by-project basis and will vary depending on project needs. A project scope may include, but is not limited to, alterations and additions to existing facilities, renovations, site improvements, new construction, facility demolition, utility upgrades and improvements, electrical system upgrades, mechanical system upgrades, and plumbing system upgrades. All services shall be performed pursuant to applicable law, rule, or regulation and pursuant to applicable policy of the City of Edinburg.

The City of Edinburg reserves the right to add or delete, at any time, any or all tasks or services.

1. The firm(s) selected under this continuing contract will be responsible for assigned projects.
2. The City reserves the sole right to select more or less than three Construction Managers as it deems necessary.
3. This will be a multiple award contract for an initial period of two years. The total term of the agreement (including all renewals) shall not exceed the final completion of a project started by firm.
4. Selected firms will be required to adhere to guidelines and code as set forth by International Building Code, Unified Development Code and City's Engineering Design Standards for assigned projects (unless otherwise instructed by City Staff).

A. General – A wide range of services may be required including, but not limited to:

i. Perform assigned duties and responsibilities upon issuance of Job Task Order or notice to proceed in accordance with the scope provided in such work order or notice or upon direction of the City's designee.
ii. Work will consist of trades necessary to complete work as detailed in the construction documents, specifications and/or as directed by the City's Project Manager.
iii. All work must comply with current codes in effect at the time of work and with all OSHA requirements. Appropriate safety and security of the construction site and related area, including staging area(s) and roadway(s) is required, and will be provided by the CM at no additional cost to the City.
iv. Provide recommendations regarding construction feasibility, labor availability, material usage, time requirements and update completion date based on project plans, specifications, verbal instruction(s) or combination thereof.
v. Prepare cost estimates for alternative designs and material recommendations to improve project budget and its management.
vi. Prepare Guaranteed Maximum Price (GMP) to include any construction, material, labor, self-performed work and management cost, detailing each area of the proposal.
vii. Provide Value Engineering Services and make recommendations to assure compliance with GMP.
viii. Prepare/coordinate construction schedule for the Construction Team.
ix. Update schedules, activity sequences, and duration milestone dates as needed.
x. Always provide site supervision during the requested services.

B. Pre-Construction Phase

a. Assist the City and the City's Professional Consultants during the scope development, preliminary design, and design development phases in evaluation of options for the project.
b. Establish the master project schedule identifying all different phases and all milestone items.
c. Develop a project budget and itemized Guarantee Maximum Price (GMP) upon negotiations with the City. The GMP shall include the substantial completion date of the project.
d. Review and familiarize itself with all reports, surveys, drawings, tests and results concerning the condition of existing facilities, systems, structures, and sites.
e. Work with and coordinate activities with any other contractors that the City contracts work with for the project.
f. Review all applicable documents to ensure constructability and to minimize change orders.
g. Review the project design to identify long-lead procurement items and equipment/materials which are eligible to be purchased by the City as direct material purchases.
h. Coordinate with the City's Professional Consultants to finalize construction documents and develop bid packages.

C. Procurement (Bids and Awards)

i. Schedule and conduct pre-bid conferences with the interested subcontractors, material suppliers, and equipment suppliers.
ii. Assess conditions in the construction market to identify factors that will or may affect costs and time for completing the project.
iii. Identify and solicit multiple bid packages that together will represent the entirety of the scope of work for the project.
iv. Compile bid specifications and packages, utilizing City's bid procedures, obtaining bids for any and all construction, sub-contractor, material suppliers, including direct material purchases.
v. Solicit, advertise, accept, review, and, based on approvals by the City, award bids to qualified subcontractors based on the bid packages identified.

D. Construction Phase

a. Schedule and plan construction meetings, take and issue meeting minutes, and attendance sheets as directed by the City's Project Manager.
b. Coordinate with the Professional Consultants and IDA to schedule and conduct Pre-Construction meetings with subcontractors.
c. Plan and recommend timing for the release of drawings and specifications to enable phasing of construction project.
d. Maintain and update the master project schedule, detailed construction schedules, submittal schedules, inspection schedules, and occupancy schedules.
e. Provide materials to job site in a timely manner and assure their safe keeping, meeting the terms of the contract, adhering to project scheduling, and direct material purchase program.
f. Develop, implement cost controls, and provide financial accounting services for documentation of projects.
g. Coordinate on-site construction management services including, but not limited to:
i. progress job site meetings
ii. maintain daily on-site project log and schedule report
iii. oversee quality assurance testing and inspection programs
iv. monitor construction management staff and subcontractor work performance for deficiencies
v. maintain record copy of all contract documents
vi. coordinate requests for information (RFI) submittals
h. review adequacy of and oversee and ensure compliance with construction management staff and subcontractor safety programs and policies.

D. Close-Out Phase

i. Assemble and deliver sufficient hard copies and electronic copies on USB/Flash Drive of closeout documents, parts and operational manuals, and repair and parts manual.
ii. Coordinate project close-out, start-up and transition to operation

iii. Coordinate completion of As-Built documents with City's Building Official and Project Manager.

iv. Complete or coordinate completion of punch-list items generated by the City's Professional Consultant and the City's representatives during their inspections.

v. Coordinate with the City's Professional Consultant to provide complete Project records including Project Manual and CAD drawings corrected to show all construction changes, additions, and deletions compared to the Construction Document.

vi. Coordinate with the City's Building Official to prepare the Certificate of Final Inspection.

vii. Coordinate and conduct Building Warranty Inspections

viii. Warrantee all workmanship and material for one (1) year following substantial completion.

ix. Ensure coordination and implementation of equipment training for City staff.

x. Provide USB/Flash Drive for all project photos.

xi. Project video record of any training provided to City's staff.

2.2. Submittal Requirements

The RFQ must be submitted according to the instructions outlined herein. Each response should include, at a minimum, the following items not excluding the selection process criteria:

Transmittal letter – Indicate interest and commitment to perform services for the City of Edinburg, include contact information (physical address, telephone, fax, cell phone, and email address) for the primary person responsible for your RFQ who will be the point of contact for the City on all correspondence and communications pertaining to the RFQ. State whether any addendums to this RFQ have been received by your firm and whether consideration of their content has been included in your RFQ. The letter must be signed by an officer of the firm who is authorized to bind the firm to contract and shall contain a statement to this effect;

Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.

Professional Services Agreement – Provide a statement that the Professional Services Agreement has been read, that the firm will meet the prerequisite insurance requirements, and the firm, if selected, agrees to enter in to such agreement.

Contact Information – Each firm must submit the firms two (2) different contact information (Name, Title, Address, Phone Number, Mobile Number, and Email Address).

Presentation – Each firm must submit six (6), one (1) original and five (5) bound copies of the RFQ. In addition, a USB with a PDF file of response must be provided.

2.3. General Requirements

All qualified firms or persons shall have current licenses as required under the State of Texas for the provisions of services requested for the City of Edinburg. The City of Edinburg is interested in entering into continuing contracts with one or more qualified construction management firms to provide citywide construction management services. The specified services shall consist of providing construction management services throughout the City, as required and directed by the City of Edinburg staff, on its various new construction, remodeling, renovation, life safety, maintenance and repair projects.

"Construction Management Services" means those services whereby the construction manager is selected to provide consulting services during the design phase; and management and contractual responsibility for the total construction project under a negotiated fee and guaranteed maximum price construction contracting method. A fee is negotiated for profit, overhead, and direct management costs. Trade contracts are

awarded by the construction manager based on competitive bids received in response to invitations to bid issued by the construction manager. A guaranteed maximum price is provided by the construction manager, and the total price paid to the construction manager is either the fee plus the actual cost or the guaranteed maximum price, whichever is less.

“Continuing Contract for Construction Management Services” means a contract with a construction manager for work during a defined time period on construction projects described by type, which may or may not be identified at the time of entering into the contract, and under which the estimated construction cost of each individual project or study activity costs do not exceed the amount permitted by law for work of a specified nature as outlined herein or in the contract.

Electronic submittal only of the response no larger than 30 pages must be submitted no later than specified date and time (cover and index sheets excluded from 30 page count).

3. Evaluation Criteria

1. 1. Overall Qualification of Team

Discuss the firm’s experience and history in performing project management services in a timely manner, particularly for other governmental agencies in the past Two (2) years. Discuss the firm’s uniqueness to best perform these services for the City. Identify the office location that will be providing the services and the approach to handling part-time staffing needs for smaller assignments.

Submit resumes summarizing qualifications and experience of project manager, key staff and any support staff likely to be assigned to the work, as well as licensed to practice Engineering or Architecture in the state of Texas.

Scoring Method:
Points Based
Weight (Points):
40 (*40% of Total*)

2. 2. Previous Experience with City

Describe any previous projects with the City of Edinburg that relate to this RFQ.

Scoring Method:
Points Based
Weight (Points):
10 (*10% of Total*)

3. 3. Ability to meet Schedules and Deadlines

Describe firm's unique approach to getting projects completed within the originally established schedules and ways to keeping projects on time.

Scoring Method:
Points Based
Weight (Points):
30 (*30% of Total*)

4. 4. Stability and References

Provide at least three references (names and current phone numbers) from recent work and List all past projects with the City of Edinburg for each proposed team member. Include a brief description of the projects associated with the reference, and the role of the individual. Include a recommendation letter from the reference.

Scoring Method:
Points Based
Weight (Points):
15 (*15% of Total*)

5. 5. Presentation

Presentation of RFQ

Scoring Method:
Points Based
Weight (Points):
5 (*5% of Total*)

STATE OF TEXAS	**§**	**AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL SERVICES PURSUANT RFQ NO. XXXX-XXX**
COUNTY OF HIDALGO	**§**	
CITY OF EDINBURG	**§**	

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **PROJECT MANAGEMENT CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit ”B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

Section XXI
Notice of Governing Law for State and Federal Grant Projects

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY:_____
XXXXXXXXXX
President / Owner
XXX Address
City, State Zip Code
Phone: (xxx) xxx-xxxx
Email: xxxx@xxxxxx.com

Attachments: Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal
Exhibit "B" Insurance

EXHIBIT "A" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX





THE CITY OF EDINBURG
TEXAS

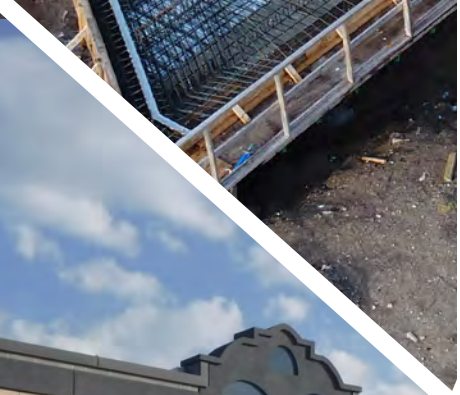
Statement of Qualifications

for

PROJECT MANAGEMENT SERVICES

RFQ #2026-8

Submittal Due:
July 14, 2026 at 3:00PM







B2Z ENGINEERING
900 S. Stewart Rd. Suite 4 • Mission, TX 78572
(956) 585-3773

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(Acknowledged and uploaded individually on OpenGov Portal)

- Certificate of Liability Insurance (COI)
- Conflict of Interest Disclosure
- General Questionnaire
- Litigation Disclosure Form
- HB 89 Verification Form
- SB 13 Verification Form
- SB 19 Verification Form
- Non-Collusion Affidavit
- Conflict of Interest Questionnaire

Tab I – Transmittal Letter

July 14, 2026

Mr. Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: Statement of Qualifications for Project Management Services
Request for Qualification (RFQ) 2026-8

Dear Mr. Hinojosa,

B2Z Engineering, LLC (B2Z) is pleased to submit our Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ 2026-8) for Project Management Services. We appreciate the opportunity to continue serving the City and are excited to present our qualifications to provide comprehensive project management services in support of the City's capital improvement program.

For more than 17 years, B2Z has successfully provided project management, construction management, construction engineering and inspection, contract administration, procurement support, and owner representation services for municipalities, counties, drainage districts, and state agencies throughout Texas. Our team has successfully managed projects from initial planning and design through procurement, construction, and final closeout, consistently delivering projects that meet our clients' expectations for quality, schedule, and budget.

B2Z is an **MBE, WBE, WOSB,** and **SBE** certified engineering consulting firm with a proven record of delivering responsive, client-focused project management services. Our experienced professionals understand the complexities associated with public infrastructure and vertical construction projects and possess extensive experience coordinating architects, engineers, contractors, regulatory agencies, and project stakeholders throughout every phase of project delivery.

Services under this contract will be provided by an experienced team of local professionals led by **Mr. J. Noe Saldivar, PE, CFM**, who will serve as **Senior Project Manager**. He will be supported by a multidisciplinary team of construction managers, construction engineers, project managers, construction superintendents, inspectors, and project controls specialists with extensive experience managing public infrastructure and facility improvement projects throughout South Texas. Mr. Saldivar will manage this contract from B2Z's headquarters located at **900 S. Stewart Road, Suite 4, Mission, Texas 78572**. He may be reached at **(956) 403-9787** or **NoeS@B2ZEng.com**

Mrs. Aisha Gonzalez, President of B2Z Engineering, LLC, is authorized to bind the firm contractually. The firm's principal office is located at 900 S. Stewart Road, Suite 12, Mission, Texas 78572, telephone (956) 585-3773.

B2Z acknowledges that no addenda were issued for this Request for Qualifications.

We appreciate your consideration and the opportunity to continue building upon our successful partnership with the City of Edinburg. We look forward to continuing to provide responsive, dependable, and high-quality project management services that contribute to the successful delivery of the City's capital improvement projects.

Thank you for your consideration.

Respectfully,

Aisha Gonzalez
President

Tab II – Firm Qualification and Experience

Firm Qualification and Experience



Office Providing Services

900 S. Stewart Road, Suites 2, 4, & 14
Mission, TX 78572

Contact Person

Mr. J. Noe Saldivar, P.E., CFM
NoeS@B2ZEng.com
(956) 585-3773

Firm Introduction

B2Z Engineering, LLC (B2Z) is a Limited Liability Corporation (LLC) and is a **premier engineering consulting firm established in 2009** and licensed through the State of Texas as a Professional Engineering Firm (TBPE #F-11187). B2Z is **100% LOCALLY OWNED AND OPERATED** and has been headquartered in the Rio Grande Valley since 2009. We are a **Woman-Owned Minority Business** with engineering offices and materials testing laboratories in Mission, Seguin, Houston, and Austin. B2Z has a uniquely qualified group of **LOCAL TALENT** with extensive experience and knowledge in the fields of:

- **Civil Engineering**
- **Project Management**
- **Construction Management**
- **Pre-Construction/Construction Phases**
- **Procurement (Bids and Awards)**
- **Close-Out Phase**
- **Construction Engineering and Inspection**
- **Contract Administration**

Services under this contract will be performed out of our Mission office. Additional support, if needed, will be provided from our regional offices in Seguin, Houston, and Austin. B2Z's Mission Engineering & Laboratory Offices employ over 50 professional and technical personnel. Services performed out of this office include, but are not limited to civil engineering, bridge/roadway design, drainage design, construction/project management, construction engineering & inspection, geotechnical engineering & testing, and construction materials testing.

B2Z Certifications & Accreditations

- Disadvantaged Business Enterprise (DBE)
- Minority Business Enterprise (MBE)
- Women's Business Enterprise (WBE)
- Historically Underutilized Business (HUB)
- Small Business Administration (SBA) 8(a)
- Woman Owned Small Business (WOSB)
- Economically Disadvantaged Woman Owned Small Business (EDWOSB)
- Hispanic American Business Enterprise (HABE)
- Small Business Enterprise (SBE)
- Small Disadvantaged Business (SDB)
- Administratively Qualified with Texas Department of Transportation
- AASHTO Accredited Laboratory
- USACE Certified Laboratory
- TxDOT Certified Laboratory
- A2LA Accredited Laboratory







AASHTO ACCREDITED

Texas Department of Transportation

A2LA ACCREDITED

B2Z is very familiar with the management, coordination, and supervision of a wide variety of projects, including the construction of all types of public, commercial, and industrial structures, as well as roadways, drainage systems, and bridges. B2Z works primarily in the public sector, and our projects routinely have the following characteristics:

- Complex - planning for great complexity ranging from phased construction for continuous operation to programmatic challenges.
- Agile - thinking through future requirements and flexible planning for facility longevity.
- Delivery challenges - managing schedule, cost, risks and opportunities associated with multiple delivery methods
- Compliant - knowing local, state and federal regulatory requirements for compliance.
- Efficient - establishing energy efficient goals and systems for low operating costs.
- Collaborative - supporting processes for project team efficiency and collaborative working environments.

B2Z's team of project managers, administrative staff, and field personnel have worked on various types of projects, including, but not limited to, Urban County Community Resource Centers (CRCs), publicly funded vertical construction projects, county/TxDOT(state)/ and FHWA (federally) funded roadway improvement projects, and publicly funded drainage improvement projects.

B2Z's approach to risk management focuses heavily on prevention. While other firms help you handle problems – we aim to prevent them. Design and construction projects always present unique challenges, but through a collaborative approach, problems can normally be solved by using these proven techniques:

1. **Exceptional expertise that knows the market and can deliver the requested services** – With over 100 years of construction experience in the Rio Grande Valley, we understand the issues that are unique to our region. In addition, our local proximity is a benefit in terms of hands-on response time to attend meetings and address field issues as they arise.
2. **Proven Results Approach** – **B2Z's** approach to Construction Management has been used successfully on both large and small projects. Through the utilization of our approach, we consistently deliver client satisfaction focusing on the four major project elements; ***quality, scope, budget and schedule***.
3. **Proactive Process** – **B2Z's** services are focused on a pro-active management process throughout the life cycle of the project. We will develop risk-management strategies specific to your project that proactively align the four major project elements.
4. **Overall Team Experience** – Our team has a deep understanding of politically sensitive projects, along with the ability to facilitate resolution within a large group of stakeholders. Because much of our work occurs within a political environment and within the public eye, we are comfortable with the facilitation of the public process.

Statement of Interest

The B2Z business model is to develop trusted relationships by being responsive, providing top-notch customer service, and delivering reliable effective solutions to our clients in a way that minimizes construction costs and expedites construction timelines.

The team assembled for this pursuit is adequately staffed and has the capability to perform the services required. Our team was constructed with the simple goal of being able to provide the City of Edinburg with the highest level of service and necessary resources to ensure the successful completion of all assigned projects. The B2Z team offers extensive first-hand employment experience with local, state, and federal entities, and is fully cognizant of all applicable federal, state & local codes, regulations & standards relating to transportation infrastructure projects that may be assigned by the City of Edinburg.

Through the years, our team of professionals has earned a reputation for taking a prominent role in the design and construction of public and private projects. **Whether we are working on a large or small project, we give each task the same attention to technical excellence and quality control while maintaining responsiveness.**

B2Z's staff is pre-certified in a multitude of categories and has years of experience in working on the design and plan production of highway and bridge structures, in accordance with the latest AASHTO and LRFD design manuals and TxDOT requirements. The following table shows B2Z's current TxDOT pre-certifications:

B2Z Engineering, LLC - Areas of Certification (TxDOT Pre-Certs.)			
1.1.1	POLICY PLANNING	**11.6.1**	CONSTRUCTION SCHEDULE SUPPORT-GENERAL
1.2.1	SYSTEMS PLANNING	**11.8.1**	CONSTRUCT SCHEDULE SUPPORT-SCHED BRIDGE & INTERCHANGE PROJ
1.3.1	SUBAREA/CORRIDOR PLANNING	**11.9.1**	RAILROAD COORDINATION MANAGEMENT DURING CONSTRUCTION
1.4.1	LAND PLANNING/ENGINEERING	**11.10.1**	CONSTRUCTION RECORD KEEPER
1.6.1	MAJOR INVESTMENT STUDIES	**12.1.1**	ASPHALTIC CONCRETE PRODUCTION
1.8.1	PUBLIC INVOLVEMENT	**12.1.2**	PORTLAND CEMENT CONCRETE
1.9.1	GEOGRAPHIC INFORMATION SYSTEM (GIS) AND DATA ANALYSIS	**12.1.3**	MATERIALS ENGINEERING
3.2.1	ROUTE STUDIES & SCHEMATIC DESIGN	**12.1.4**	ASPHALTIC CONCRETE PLACEMENT
4.2.1	ROADWAY DESIGN	**12.1.5**	PORTLAND CEMENT CONCRETE PLACEMENT
4.4.1	FREEWAY INTERCHANGES	**12.1.6**	EMBANKMENT/SUBGRADE/BACKFILL/BASE PRODUCTION
4.5.1	CONSTRUCTABILITY REVIEW	**12.1.7**	EMBANKMENT/SUBGRADE/BACKFILL/BASE PLACEMENT
5.2.1	BRIDGE DESIGN	**12.2.1**	CONCRETE PLANT INSPECTION AND TESTING
5.3.1	MULTI-LEVEL INTERCHANGE DESIGN	**12.2.5**	HOT MIX ASPHALT (HMA) PLANT INSPECTION AND TESTING
5.5.1	BRIDGE & NON-BRIDGE CLASS CULVERT AND INLET DESIGN	**12.4.1**	PAVEMENT DESIGN SERVICES
7.1.1	TRAFFIC ENGINEERING STUDIES	**12.5.1**	PAVEMENT EVALUATION
8.1.1	SIGNING, PAVEMENT MARKING & CHANNELIZATION	**14.1.1**	SOIL EXPLORATION
9.4.1	BIKEWAY DESIGN	**14.2.1**	GEOTECHNICAL TESTING
10.1.1	HYDROLOGIC STUDIES	**14.3.1**	TRANSPORTATION FOUNDATION STUDIES
10.2.1	ROADWAY HYDRAULIC DESIGN	**14.4.1**	BUILDING FOUNDATION STUDIES
10.5.1	BRIDGE SCOUR EVALUATIONS AND ANALYSIS	**14.5.1**	EVALUATION & DESIGN OF GEOTECHNICAL RELATED STRUCTURES
11.1.1	ROADWAY CONSTRUCTION MANAGEMENT AND INSPECTION	**18.3.1**	UTILITY ADJUSTMENT COORDINATION
11.2.1	BRIDGE CONSTRUCTION MANAGEMENT AND INSPECTION	**18.6.1**	UTILITY MANAGEMENT & COORDINATION OVERSIGHT
11.3.1	CONSTRUCTION SUPERINTENDENT	**22.3.1**	OWNER VERIFICATION – LABORATORY MANAGER
11.4.1	ENVIRONMENTAL INSPECTIONS	**23.8.1**	CLAIMS ANALYSIS AND MANAGEMENT
11.5.1	CONSTRUCTION SCHEDULING PROJECT MANAGER	**23.13.1**	PROJECT OFFICE OPERATIONS

Our Services

The Scope of Services, as presented in the RFQ, has been read, reviewed, and analyzed to ensure that our company can provide quality deliverables for the services outlined. As an advocate and representative of the City of Edinburg, B2Z is confident in our ability to accomplish the objectives set forth in this RFQ and manage the project development process.

Pre-Design Phase Services

B2Z will work with City of Edinburg representatives to develop a Construction/Project Management Plan, which will define and document all project requirements in narrative form. This document will serve to outline the scope of work of each of the team members and the plans and strategies for fulfilling those requirements. Developing the Project Management Plan (PMP) is imperative during the pre-design phase to define the project requirements, guidelines, methods and procedures. Our goal is to accomplish the following items identified as part of the PMP:



- Identify project stakeholders, key staff and the project team and their respective roles
- Review Schematic Plans if available
- Review current budget and develop Master Project Budget
- Develop Master Schedule with short- and long-term milestones
- Review Master Planning and Development Documents
- Identify risks or potential icebergs and develop recovery plans
- Define the project's guiding principles
- Define design imperatives (guiding principles) for both qualitative and quantitative expectations
- Identify gaps within the program, budget, schedule and quality expectations
- Develop RFQ/RFP's for Architect selection, if not already completed.
- Explore project phasing and sequencing
- Discuss all owner needs such as FF&E and additional consultants to establish an overall program budget
- Identify communication pathways and needs
- Establish quality assurance expectations
- Establish project control procedures
- Clarify methods of claims avoidance and how to foster a collaborative team approach
- Issue the PMP

Design Phase Services

Management of Design Phase. B2Z will provide services for the design phase and support the development of scopes of construction work to be included in the design review and delivery of construction documents. Activities will include the following:

- Oversight of Architect & Design Team
- Early detection of issues is a major key to potential cost and time savings on any project. The opportunity to capture these savings is greatest during the planning and design phases and diminishes rapidly as the project progresses Milestones
- Design Management for Budget Adherence
- Cost control with periodic cost estimates
- Design schedule adherence
- Key stakeholder approvals and acceptance
- Quality reviews
- Constructability reviews
- Evaluation of alternative construction methods
- Value engineering

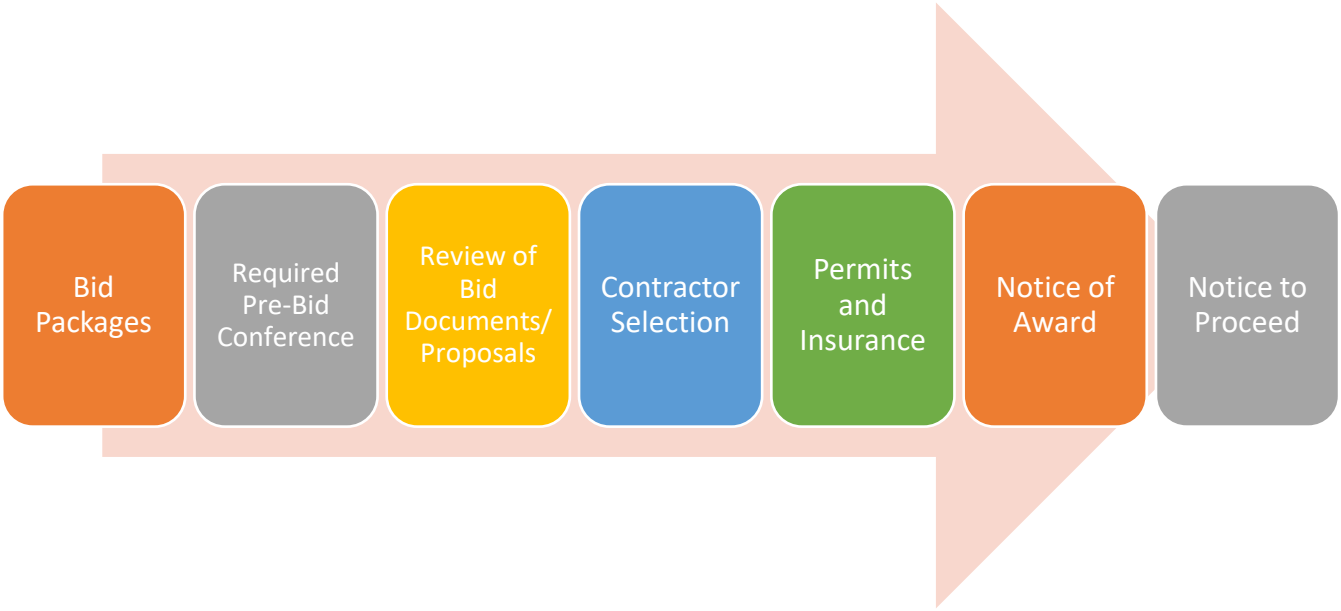
Task Sequencing

Time is one of the four major constraints that determine project success. The master project critical path schedule is vital in communicating the tasks that must be completed, resources needed to complete those tasks, and in what timeframe. B2Z will develop a Gantt chart or similar task sequencing model with a level of detail necessary to establish the overall sequence of project elements and timing for completion of those elements and the overall project. The master critical path schedule will include the following:

- ➔ Design Milestones
- ➔ Procurement Milestones
- ➔ Permitting and Regulatory Process
- ➔ Construction
- ➔ Close-out
- ➔ Commissioning (if applicable)
- ➔ Ongoing schedule review

Contractor Bid Solicitation and Selection

B2Z will work in conjunction with the City of Edinburg and project architects/engineers to solicit, review, and select the contractor through the agreed-upon delivery method. This will include assistance in the development and execution of:



Construction Phase Services

Acting as a liaison for the city, B2Z will operate as the City of Edinburg's representative in overseeing the day-to-day construction activities in the field. B2Z will ensure that all contractors and consultants fulfill their requirements and contractual obligations as per their respective contracts. Construction Management becomes a crucial role once the Contractor has been selected and procured. Oversight of the Contractor and consultants in all aspects of project control (quality, budget, schedule, & scope) is vital for successful project delivery.

Construction Management

- Quality Assurance (QA)/Quality Control (QC)
- Permit Coordination
- On-site Construction Administration
- Document Control
- Monitor Schedule
- Monitor Activities
- Change Order Management & Processing
- Procedure for processing Contractor Payments
- Contractor Payment Review
- Shop Drawing Management
- Maintenance of the as-built documents
- Safety & Health Program
- Operations planning & Management review

Field Inspection Services

B2Z will provide on-site field representation to ensure compliance with the schedule, budget, quality, and contractual requirements. On-site field representation during the construction phase will allow us to conduct, prepare, and present the following:

Daily Field Reports

B2Z will ensure the contractor prepares a daily log of all project activity to include:

- ☐ Weather
- ☐ Contractor(s) manpower
- ☐ Contractor(s) equipment
- ☐ Material/equipment deliveries
- ☐ General description of work performed and location
- ☐ Issues and areas of concern or critical to job progress

Monthly Progress Reports

B2Z will prepare a monthly report outlining the activities of the preceding month. The report will include, but not limited to, the following information as required by City of Edinburg:

- ☐ Updated project information
- ☐ Updated budget information
- ☐ Updated schedule information
- ☐ Progress photos

Progress Photos

B2Z will take and maintain a progress photo catalog on behalf of the City of Edinburg. Each month, a file for progress photos will be cataloged and included in the Monthly Progress report. At the completion of the project, all photos will be transferred to the City of Edinburg via the City's preferred method (i.e., USB, electronic link, etc.).

Project Progress Meetings

B2Z will organize, conduct, and document bi-weekly progress meetings involving the project architect/engineers, the contractor's principal personnel, and, as required, the City of Edinburg staff. Topics covered will include:

- Quality Assurance (QA)/ Quality Control (QC)
- On-site Construction Administration
- Document Control
- Schedule Adherence
- Budget Adherence
- Change orders
- Contractor Payment Review
- Shop Drawings
- Maintenance of the As-Built documents
- Safety & Health

Project Controls

By incorporating third-party project management software and the latest project control systems, vital information can be provided in a timely manner so that important decisions can be made by key stakeholders. These systems assist in creating a transparent environment where all stakeholders will have access to project information. B2Z will coordinate with the appropriate persons to manage the processing of schedules, design deliverables, and distribution, invoices, contracts, change orders, amendments, and other controls to develop systems that result in the delivery of work and services on time and on budget. Some of the key benefits of a successful project control system are:

- Transparency
- Reporting to Key Stakeholder's
- Record keeping of all inspection logs, test reports, pay requests, daily reports, change orders, submittals, RFI's, invoices, contracts,
- Expediting Contractor and Consultant Pay Requests

Project Close-out Phase Services

Project close-out is a critical project phase that, when performed properly, will create significant benefits for the City of Edinburg. B2Z will manage and assist the City during this phase to ensure a successful transition from project close-out to building occupancy and, finally, building operations. Key elements of project close-out include:



Meeting Timeline Requirements & Staffing



We have staff available to begin work immediately for any size project (part-time or full-time). On all B2Z projects, we are cognizant that maintaining a predictable project schedule is paramount to successful project delivery. The B2Z team prides itself on meeting, and often exceeding the schedules developed by our clients and project owners. We have developed a system for project schedule monitoring that has proven itself on over $1B worth of construction contracts. As a function of our proven system, we develop a schedule early in the process to ensure that we have the appropriate staffing levels assigned to the critical path components. This schedule is developed in conjunction with both the client and any other project stakeholders with consideration of the major project milestones and anticipated project hurdles. **B2Z has committed the services of experienced personnel who know and understand the tasks required to perform municipal projects.** This will undoubtedly allow us to keep ahead of schedule and add additional resources as appropriate. A few examples of our previous successes in this arena are as follows:

- After B2Z assisted in the procurement of a Construction Manager at Risk (CMAR) for the Hidalgo County Drainage District No. 1's new Administration Building, B2Z fast-tracked the project to comply with the Owner's accelerated project and construction schedule. B2Z worked closely with the Contractor, design team, and other project stakeholders to ensure compliance with the schedule without a reduction in project quality. B2Z was able to successfully deliver the certificate of occupancy (C of O) of the Administration Building sixty-four days ahead of schedule and coordinated FF&E move-in for the Hidalgo County Drainage District in just under two weeks**.**
- Due to fast-track negotiations with the Texas Department of Transportation Waco District, B2Z was able to exceed our project schedule on a Cat 6a Bridge Replacement project that was programmed for letting in FY2022 and position the project to receive funding in FY2019. We worked with the FHWA and TxDOT to facilitate concurrent reviews and expedited our response time for all comments they had. This accelerated schedule was based on the fact that the structure was considered structurally deficient, and as such, we (and the Client) felt it prudent to replace it as early as possible to ensure the safety of the traveling public.
- Due to the impending expiration of project funds, B2Z met an aggressive accelerated 6-month design schedule for approach roadway work and 3 independent bridge replacement projects for TxDOT in Killeen, TX. Since project funding was set to expire if these deadlines were not met, we developed a Plan of Action (POA), which included additional staffing and around-the-clock work to complete the PS&E. We ultimately finished the project 2 weeks ahead of schedule to the satisfaction of the Client.

B2Z Projects

B2Z has performed similar services for local governmental entities throughout Hidalgo County and the Rio Grande Valley. Furthermore, the B2Z team commits to learning the City of Edinburg's workflow processes for Project Management Services to seamlessly integrate into the City of Edinburg's established work protocols.

While we have not had the opportunity to provide Project Management Services directly to the City of Edinburg, our firm does have an established working relationship with the City. B2Z is currently contracted to provide On-Call Professional Engineering Services and On-Call Geotechnical and Construction Material Testing Services. B2Z has completed numerous projects within the region that are similar in scope to the one proposed. Below is a sampling of some of our most recent projects with similar scopes of work to those outlined in the City's RFQ.

Hidalgo County Health Department Testing/Bio-Safety Laboratory

Client: Hidalgo County (Mr. Eduardo Olivarez – Chief Administrative Officer – Ph. (956) 383-6221)



Description/Scope: B2Z was contracted to perform preliminary design and provide project/construction management, geotechnical engineering, and material testing services. The proposed 10,413 square feet, $4.08M facility consists of a clinic, administration, and two Bio-Safety Laboratory. Three (3) borings at a depth of 20 feet were drilled at approximate locations of the proposed building structure. Laboratory testing included Atterberg limits, gradation (-200), moisture content, sieve analysis, hydrometer, and sulfate content. B2Z provided structural evaluations of the borings, shear strength models, and soil profiles. Shallow foundation analysis and recommendations were provided, as well as construction recommendations.

County Services Facility - P4 New Justice Center – Hidalgo County Precinct No. 4

Client: Hidalgo County Precinct 4 (Commissioner Ellie Torres – Ph. (956) 383-3112)



Description/Scope: B2Z was contracted by Hidalgo County Precinct No. 4 to oversee and manage the design, procurement, and construction of a new 12,500 square foot administrative facility that will house the Hidalgo County Precinct 4 Constable and the Hidalgo County Precinct 4 Justices of the Peace, places 1 and 2. The scope of services for B2Z include but are not limited to; conceptual design assistance and preliminary design values, preliminary project estimates, conduct meetings, coordination and support for project development, preparation of bid documents, construction contract and administration, construction inspection and on-site representation, contractor payment application approval.

All-Star Park – Hidalgo County Precinct No. 4

Client: Hidalgo County Precinct 4 (Commissioner Ellie Torres – Ph. (956) 383-3112)



Description/Scope: B2Z was contracted to oversee and manage the design, procurement, and construction of the additions to the All-Star Park project, formerly known as Sunflower Park. The additional park amenities will include a lit concrete walking trail, an all-inclusive (ADA accessible) playground, softball/baseball field, soccer field, basketball court, a new storage shed, and a splash pad for kids of various age ranges. This park is a partnership between Hidalgo County Precinct No. 4 and the Texas Parks and Wildlife Department.

New Mechanic Shop – Hidalgo County Precinct No. 4

Client: Hidalgo County Precinct 4 (Commissioner Ellie Torres – Ph. (956) 383-3112)



Description/Scope: B2Z was contracted by Hidalgo County Precinct No. 4 as Construction Manager (CM) to oversee the construction of a new 11,500 square foot operation's facility. The B2Z team was tasked with management of design team, procurement of the CMAR, construction contract administration, CMT coordination and review, change order management, project scheduling, permitting assistance, daily site inspections, assist Hidalgo County with FF&E coordination, quality control, Biweekly Owner, Architect, Contactor meetings. The scope of services included but were not limited to; conceptual design assistance and preliminary design values, preliminary project estimates, conduct meetings, coordination and support for project development, preparation of bid documents, construction contract and administration, construction inspection and on-site representation, contractor payment application approval.

Hidalgo County Drainage District No. 1 - Administration Building

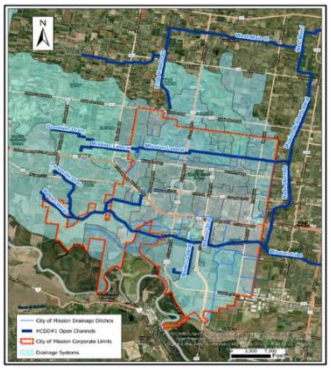
Client: Hidalgo County Drainage District No. 1 (Mr. Raul Sesin, P.E., CFM – Ph. (956) 292-7080)



Description/Scope: B2Z was contracted by Hidalgo County Drainage District No. 1 to manage the design and construction of their new administration facility. The scope of services included conceptual design assistance, management and oversight of project team (design, contractor, consultants), preliminary cost estimates, CMAR procurement (solicitation, bid document preparation, contractor selection), value engineering reports and recommendations, meetings and coordination, construction contract administration, & daily reports.

City of Mission: City-Wide Drainage Projects Design Management

Client: City of Mission (Juan Pablo 'JP' Terraza, P.E. – Ph. (956)585-3275)



Description/Scope: B2Z Engineering is currently serving the City of Mission as the City's Project Manager for the design & construction management of 7 city-wide drainage projects. This program is currently in the design phase. The B2Z team is providing design management and oversight of seven design engineers of records that were retained by the City to upgrade the drainage systems around the City. In this phase, B2Z is tasked with ensuring each project is being designed in a manner that meets constructability and specification standards, as well as enforcing schedule adherence by each engineer of record. B2Z is also providing the City with Construction Management & Inspection Services and Construction Materials Testing for the 7 drainage projects once contractors have been secured to commence construction.

Elsa Skate Park Project – Hidalgo County Urban County Program

Client: Hidalgo County Urban County Program Ph. (956) 787-8127



Description/Scope: B2Z was contracted to design and provide construction management services for a new skate park in the City of Elsa. The project included a concrete pad site with various ramps, rails, and other skateboard and roller skate amenities. B2Z prepared the bid packets and oversaw the construction of the highly anticipated recreational facility improvement project. The above-ground skate park is the first of its kind in the

Delta area, providing state-of-the-art durable ramps and rails designed to withstand the extreme elements of the Rio Grande Valley.

Precinct 1 Tax Office Substation

Client: Hidalgo County Precinct No. 1 (Commissioner David Fuentes – Ph. (956) 968-8733)



Description/Scope: B2Z was contracted by Hidalgo County Precinct No. 1 as Project Manager (PM) to oversee the design and construction of their new 5,300 square foot facility. The project is ground-up new construction and will be delivered using the Construction Manager at Risk (CMAR) delivery method. The B2Z team was tasked with management of the Architect/Engineer, procurement of the Construction Manager at Risk (CMAR), construction contract administration, change order management, value-engineering, project scheduling, permitting, daily site inspections, quality control and building turnover.

Hidalgo County Pct 2 - Community Resource Center Youth Facility

Client: Hidalgo County Precinct 2 (Commissioner Eduardo Cantu. – Ph. (956) 566-1974)



Description/Scope: B2Z was contracted by Hidalgo County Precinct 2 to project manage the design and construction of a Community Resource Center (CRC) in San Juan, TX. The scope of services included but were not limited to; conceptual design assistance and preliminary design values, preliminary project estimates, conduct meetings, coordination and support for project development, preparation of bid documents, construction contract and administration, construction inspection and on-site representation, contractor payment application approval.

Hidalgo County Pct 2 - County-Wide Shop

Client: Hidalgo County Precinct 2 (Commissioner Eduardo Cantu. – Ph. (956) 566-1974)



Description/Scope: B2Z was contracted by Hidalgo County Precinct No. 2 to manage the construction of the County Wide Mechanic Shop Facility located on the campus of the Precinct 2 Operations Facility. The scope of services included management and oversight of project team and project stakeholders, bid assistance, bid tabulation and contractor recommendation, meetings and coordination, construction contract administration, and daily reporting, including photos.

Tab III – Team Member Qualifications and Experience

Team Member Qualifications and Experience

B2Z and its team members hold themselves to the highest level of both personal and professional integrity and only undertake tasks in which they can perform competently and expertly. This ethical standard has resulted in B2Z not being party to a lawsuit since its inception in 2009, nor has a claim been made against its errors and omissions insurance policy. Furthermore, all B2Z personnel follow the National Society of Professional Engineer's (NSPE) code of ethics six fundamental canons.

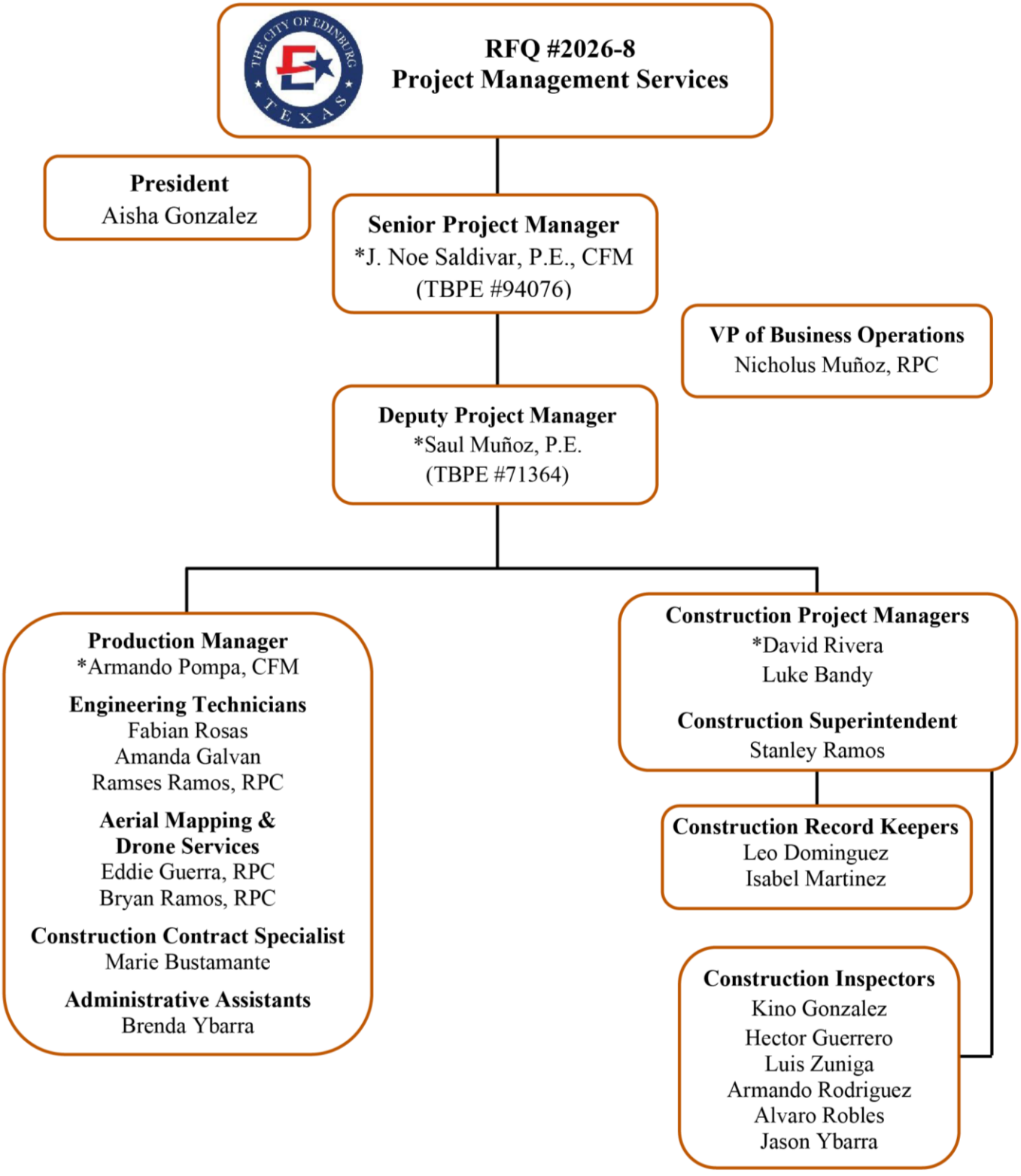
NSPE® NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

- Hold paramount the safety, health, and welfare of the public.
- Perform services only in areas of competence.
- Issue public statements only in an objective and truthful manner.
- Act for each employer or client as faithful agents or trustees.
- Avoid deceptive acts.
- Conduct themselves honorably, responsibly, ethically, and lawfully so as to enhance the honor reputation, and usefulness of the profession.

B2Z's staff is comprised of highly skilled individuals possessing **extensive knowledge and expertise** in civil engineering, structural/bridge engineering, pavement/roadway design, drainage analysis and design, geotechnical engineering, and construction engineering (please refer to page 16 for an illustration of our organization chart).

Mr. J. Noe Saldivar, P.E., CFM will serve as B2Z's **Senior Project Manager**, bringing *over 28 years* of progressive experience in project management. **Mr. Saul Muñoz, P.E.,** will serve as the **Deputy Project Manager/Construction Engineer.** He brings *over 42 years* of experience – with 25 years at TxDOT managing PS&E design, road/bridge construction, contract administration, project letting, project management, and final project acceptance. **Mr. Armando Pompa, CFM** is B2Z's **Production Manager,** bringing *over 20 years* of experience in the infrastructure industry. He oversees the civil infrastructure department by assisting the project engineering team with plan production and design input. Mr. Pompa also oversees the GIS department with over 10 years of experience as a GIS analyst. **Mr. David Rivera** is B2Z's **Senior Construction Project Manager**. He brings *over 32 years* of experience in project/construction management and understands the nuances associated with project development through project close-out phases. **Mr. Stanley Ramos** is B2Z's **Construction Superintendent,** and he brings *over 39 years* of experience in the field of construction engineering. **Mr. Leonel Dominguez** is B2Z's **Senior Construction Record Keeper,** bringing *over 39 years* of experience in construction inspection and contract management. *Resumes with biographic summaries and project experience are provided on the following pages of this submittal.*

B2Z's Organizational Chart



*** Indicates Key Personnel**



Jose Noe Saldivar, PE, CFM

Title
Senior Project Manager

Years of Experience
28

Years with Firm
4

Education
BS, Civil Engineering
Instituto Tecnologico de Cd. Victoria, 1997

Training/Certifications
Professional Engineer: Texas/94076

Certified Floodplain Manager CFM/3340-17N

Areas of Expertise
- Hydraulic Design
- Hydrologic Studies
- FEMA Requirements, Coordination & Funding
- Bridge Design
- Roadway Design
- Project Management

TxDOT Pre-certifications
4.2.1 – Roadway Design
8.1.1 – Signing, Pavement Marking, and Channelization
10.1.1 – Hydrologic Studies
10.2.1 – Roadway Hydraulic Design

Summary

Mr. Saldivar has over 28 years of progressive experience in transportation and drainage planning and design. He has served as a Project Manager and a Surveying Manager for various engineering firms. He is experienced in route studies and planning, preparation of plans specifications, and estimates (PS&E), utility relocation, geometrics, signage and pavement markings and hydraulics. He has participated on numerous engineering assignments associated with the development of roadways, storm drainage systems, traffic control planning, bridge layout, and various other civil engineering applications. His experience includes design and development and hydraulic report/data sheet development. He is proficient in software such as Windstorm, Culvert, HEC-RAS, TR 55, HY8, Geopak and AutoCAD. Mr. Saldivar has prepared numerous drainage studies and reports including determining proposed improvement impacts, drainage areas, discharges, FEMA floodway requirements, culvert/ bridge locations and sizes, design frequency flow, tailwater and headwater elevations for design and anticipated overtopping of the bridges. He has performed scour analysis and prepared numerous SW3Ps to minimize sediment transport into drainage facilities. Mr. Saldivar's representative project experience includes:

Relevant Project Experience

2018 Drainage Bond Program, Hidalgo County, TX
As Project Manager, Mr. Saldivar was responsible for managing seventeen (17) consultants with countywide projects that would positively affect more than 69,000 structures in Hidalgo County, helping to protect more than $5.5 billion in assessed property value. The 2018 Drainage Bond Program consists of 37 projects of which ten (10) projects required coordination with USIBWC to secure environmental clearance for amended or new licenses for structures outfalling into the USIBWC Floodway. Mr. Saldivar was responsible for reviewing and approving all H&H deliverables.

US 277 / Maverick County, TxDOT-Laredo District
As Project Engineer, Mr. Saldivar was responsible for storm sewer design which proved to be more feasible since the basin size was limited and due to shallow groundwater in the area. The storm system outfalls into Canyon Grande Creek; therefore, the creek was analyzed to find appropriate tail water elevations for culvert drainage areas and regional regression equation for Canyon Grande Creek.

North I Road, Pharr, TX
As Project Engineer, Mr. Saldivar was responsible for storm sewer design, illumination, signing and pavement markings. He analyzed to find appropriate tailwater elevations for the storm drain system. Hydrology services included the rational method for small, paved drainage area. SW3P sheets were completed.

North San Juan Drainage Lateral, San Juan, TX
Performed survey and assisted in performing a hydraulic study and drainage ditch design along with drainage structure for the upsizing the irrigation district owned drainage ditch in north San Juan, Texas from 495, north to its outfall north of Canton Road.

Additional Project Information Available Upon Request



Saul R. Muñoz, PE

Title
Construction Engineer

Years of Experience
42 (25 with TxDOT)

Years with Firm
7

Education
Bachelor of Science in Natural Gas Engineering

Certifications/Training
Professional Engineer: TBPE #71364

Local Government Project Procedures Certified (LGPP)

Management Certification (FHWA)

Texas Concrete Pipe Association

Areas of Expertise
- Construction Engineering
- Construction Management
- Construction Inspection
- Constructability Review
- Project Close Out Process
- Local Government Projects Development
- Knowledge of Federal and State Highway Requirements
- Highway Construction & Design Engineering (Roadway & Bridge)
- Highway Plan Review & Preparation

Summary

Mr. Muñoz has over 42 years of experience in the field of Engineering. With over 25 years of TxDOT experience, Mr. Muñoz brings a wealth of knowledge in the areas of road/bridge design and construction, inspection and materials testing, project lettings, contract administration, change orders, construction payments, and project management. Throughout his career, Mr. Muñoz has gained extensive knowledge of working on large complex Interstate projects, State Farm to Market Highways to Off System Roads and Bridges. His experience includes working with highly experienced Contractors, Subcontractors, City Municipalities and Leaders, County Municipalities and Federal Entities including, but not limited to the Federal Highways and Administration, IBWC, and the USACE. Mr. Muñoz has managed over 100 projects specializing mainly in bridge and roadway construction. As District Construction Engineer in Pharr, Mr. Muñoz prepared several million-dollar change orders, negotiated costly utility disputes for extended performance, and settled construction claims as necessary. In the Dallas District, Mr. Muñoz was also responsible for plans, specifications, and estimates, geometric highway control, pavement thickness design, drainage area mapping, storm sewer design, and hydraulic & environmental reports.

Mr. Muñoz performed the following services on the relevant projects listed below:

- Construction site daily/weekly inspection and management
- Project plan and specification adherence
- Progress meetings
- Evaluate back-charges and change order entitlement
- Evaluate payment requests by contractor

Relevant Project & Area Experience

Mile 3 Road Project (Hidalgo County, TX)
$14M Construction Cost. The Mile 3 N Road Project consists of the reconstruction of the existing 2-lane roadway from Tom Gil Road to FM 492 (Goodwin Road) (3.41 miles) to a 4-lane divided urban roadway consisting of grading, curb and gutter, lime treated subgrade, flexible base, asphaltic concrete paving, storm sewer, culvert structures, sidewalks with ADA ramps, signing, pavement markings, traffic signals, and outfalls.

Dicker Road Project (Hidalgo County, TX)
$16.5M Construction Cost. This reconstruction project consists of expanding the existing 2 twelve-foot lanes rural roadway with shoulders and ditch drainage to a sixty-six-foot-wide divided urban roadway that will accommodate 4-lanes of traffic (two fourteen-foot shared travel lanes, two twelve-foot travel lanes, and one fourteen-foot left turn lane).

Regional Linear Park Project (Hidalgo County, TX)
$3.8M Construction Cost. The RLPP Section II was 2.64 miles of new location consisting of a ten-foot-wide asphalt trail that accommodated two-way shared-use traffic, as well as two prefabricated pedestrian bridges, and three pedestrian box culvert tunnel crossings under three major roadways. The trail was inclusive of pavement markings, signing, and continuous illumination.

US 281 Expressway, Road & Floodway Bridge - Six Segments$184M Construction Cost – Six Reconstruction Projects – 27 Miles. Managed Mainlane Construction, Frontage Roads, Bridges, Super Structures, Fly Over Structures, RE Walls, Storm Sewer Drainage, Large and Small Signing, Localized and High Mast Lighting, and Signalized Intersections.

Additional Project Information Available Upon Request



Armando Pompa, CFM

Title
Production Manager

Years of Experience
20

Years with Firm
6

Education
Bachelor of Business Administration: Information Technology & Networks

Certifications
Certified Floodplain Manager CFM/3642-19N

Areas of Expertise

- Emergency/Disaster Response Planning
- Hydrologic Mapping
- Data Research
- Drone pre-flight management & post flight processing
- Trimble Business Center
- Geo-referencing & Geo-processing
- Construction project management
- Schematics
- Conceptual Layouts/Mapping
- 3D Visualization/Rendering
- Bridge Detailing/Design
- Website Design/Creation
- Cartographic Design
- Metadata and Documentation
- Database Creation
- SQL & Python Scripting
- Utility Mapping

Summary

Mr. Pompa has over 20 years of experience in the infrastructure industry. He has participated in a wide range of projects, from road and drainage design to GIS analysis and drone surveying technology. Mr. Pompa is responsible for overseeing the civil infrastructure department by assisting the project engineering team with plan production and design input. Mr. Pompa also oversees the GIS department with over 10 years of experience as a GIS analyst. He is responsible for ensuring our clients are provided with the maps and analysis they need to effectively communicate with their constituents and provide GIS analytics to assist in community development and emergency preparedness. Mr. Pompa also oversees the Drone department which is instrumental to the industry by providing clients and in-house projects with the latest survey-grade orthomosaic imagery and existing land data, such as contours, DEMs, Hydro-statistical data and post-disaster photography and videography.

Relevant Project Experience

Recreational Trails Connectivity Project [Hidalgo County Precinct 2]
B2Z was contracted by Hidalgo County Precinct 2 to develop a Feasibility Study (WA#1) to determine how to connect two existing hike and bike trails in southern Hidalgo County. B2Z utilized drone technology to capture the latest existing property conditions while investigating properties along each alternative that contained special easements by Hidalgo County Drainage District #1 and USIBWC for access.

Hidalgo County Precinct No. 2 Stormwater Management Project
B2Z was contracted to provide a solution to Precinct 2's rural drainage problem, B2Z was tasked to design a stormwater system that provided a positive flow at all rural roads, ultimately discharging stormwater to a nearby drain ditch or detention pond. Mr. Pompa oversaw the data collection via sUAS (drone) aircraft and survey-grade data collection. B2Z processed the data collected to design and develop PS&S sheets for Precinct No. 2 staff's use.

City of Mission Geographic Information System (GIS) Services
Mr. Pompa, with the support of the GIS team, are the fiduciary agents for all data for the City of Mission. With two Senior GIS Analysts, having over 20 years of combined experience, including one GISP, B2Z is responsible for collecting, managing, and processing Mission's GIS data. Mr. Pompa oversaw the creation of the city's first ever online GIS web maps that provide their constituents with real-time planning solutions, preventing residents from having to make a trip to city hall to request city infrastructure data.

Hidalgo County Drainage District #1 Site Assessment Mapping
Mr. Pompa managed two teams to complete this project. He oversaw the drone team's task in collecting aerial imagery of all the colonia boundaries within Precinct No. 3. He also managed their effort in field data reconnaissance using survey data collection devices from Trimble and ESRI (ArcCollector and Survey 123). Mr. Pompa managed the GIS team to make sure they assimilated all the data that was collected by the drone and survey team and generated site assessment maps that identified the colonias legal boundary, easement, existing utilities, existing drainage, etc.

Moveable Bridge Inspection and Routine Maintenance Contracts (RMC)
Mr. Pompa, with the support of the Drone team, performed inspection on the Rio Hondo Lift Bridge within the TxDOT Pharr District and the Cow Bayou Swing Bridge within the Beaumont District. Utilizing drone videography and aerial imagery, Mr. Pompa collected and recorded existing bridge conditions further cataloging and categorizing the data for use within the conditions report.

Additional Project Information Available Upon Request



David Rivera

Title
Senior Construction Project Manager

Years of Experience
32

Years with Firm
8

Education
Bachelors in Business Administration – University of Texas Pan American

Areas of Expertise

- Construction Management
- Program Management
- Quality Assurance/Quality Control
- Laboratory Field Operations
- Bidding Procedures
- Report Development
- Project Planning
- Design Development
- Contractor Scheduling
- Construction Record Keeping and Reporting (Federal Monies)

Summary

Mr. Rivera is B2Z's Senior Inspector. He has over 32 years of experience and has worked on over 100 construction projects including new construction, remodeling, and finish outs. Mr. Rivera works to establish communication procedures, including the appropriate chain of command for all communications for projects and set up an appropriate tracking system for necessary approvals. He works to develop and periodically update CPM schedules and negotiate and prepare agreements, including bid packages and contract documents, for successful execution of work. Mr. Rivera oversees construction/installation activities, including coordination of crews, and contractors. Mr. Rivera performs inspection of construction work for conformance with contract/plan requirements and specifications.

Mr. Rivera performed the following services on the relevant projects listed below:

- Pre-Design - Site Investigations
- Management of Design Team
- Procurement assistance (CMAR / GMP / CSP)
- Held Pre-Construction Meetings / Progress Meetings (OAC)
- Daily Site Inspection and Project Coordination
- Field reports & progress photos
- CMT coordination & Review
- Construction Contract Administration
- Change Order Management & Negotiation
- Review/Approve Contractor Payment Applications
- Project Closeout / Building turnover

Relevant Project Experience

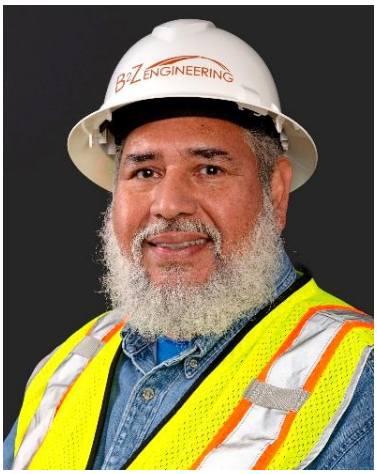
Hidalgo County Precinct No. 2 – Las Milpas Park Youth Facility / Pharr, TX
$1.69M Construction Cost. B2Z was contracted as the Construction/Project Manager (CM/PM) for the Las Milpas Park Youth Facility at Aquilis "Jaime" Garza Park to oversee the construction of two buildings: community resource center at approx. 6,000 sq ft and a gym at approx. 5,500 sq ft.

Hidalgo County Precinct 4 – New Mechanic Shop / Edinburg, TX
$1.8M Construction Cost. B2Z was contracted as Construction/Project Manager (CM/PM) to oversee the construction of a new 11,500 square foot operation facility.

Hidalgo County Precinct 1 – Tax Office Substation / Weslaco, TX
$1.2M Construction Cost. B2Z was contracted by Hidalgo County Precinct No. 1 as Project Manager (PM) to oversee the design and construction of their new 5,300 square foot facility. The project is ground-up new construction and will be delivered using the Construction Manager at Risk (CMAR) delivery method.

Hidalgo County Drainage District No. 1 – Administration Building / Edinburg, TX
$1.95M Construction Cost. B2Z was contracted to manage the design and construction of their new 10,000 square foot administration building. The project was ground-up new construction and was delivered $34,000 below the established guaranteed maximum price (GMP) and 31 days ahead of an already aggressive schedule.

Additional Project Information Available Upon Request



Stanley Ramos

Title
Deputy Project Manager

Years of Experience
39 (31 with TxDOT)

Years with Firm
7

Certifications/Training
Local Government Project Procedures (LGPP)

TxDOT Environmental Storm Water Pollution Prevention Plan (SW3P) Certified

TxDOT Construction SW3P Stage Gate Inspection Report Certified

TxDOT Section 404 Wetlands & Permit Application Certified

Areas of Expertise
- Local Government Projects Development
- Knowledge of Federal and State Highway Requirements
- Project Management
- Project Close Out
- Roadway & Bridge Construction Inspection
- Materials Engineering (Aggregate, Concrete & Asphalt)
- Soils & Subgrades
- Materials Testing

TxDOT Pre-Certifications
11.3.1 12.1.4
11.4.1 18.3.1
12.1.1

Summary

Mr. Ramos has over 39 years of experience in the field of Engineering. With over 31 years of TxDOT experience, Mr. Ramos brings a wealth of knowledge in the areas of construction management, inspection and materials testing. Throughout his career, Mr. Ramos has worked on construction projects involving interchanges, bridges, overpasses, flyovers as well as continuously reinforced concrete pavement. He has extensive experience in the inspection of highway, street and bridge construction as well as sampling and testing of construction materials. At the TxDOT Pharr Area Office, Mr. Ramos has instructed professional engineers, engineers-in-training and technical employees on TxDOT's sampling and testing procedures and frequencies for each type of construction operation.

Project & Area Experience

Project Name: Las Milpas Road Project, Hidalgo County, Texas
$4 M Construction, January 2023 to July 2024 (anticipated)
Client: Hidalgo County Precinct No. 2

Project Name: Mile 3 N Road Project, Hidalgo County, Texas
$14 M Construction, April 2021 to July 2024 (anticipated)
Client: Hidalgo County Precinct No. 3

Project Name: Dicker Road Project, Hidalgo County, Texas
$16.5 M Construction, August 2019 to November 2021 (anticipated)
Client: Hidalgo County Precinct No. 2

Project Name: Regional Linear Park Project, Hidalgo County, Texas
$3.8 M Construction, November 2018 to June 2021
Client: Hidalgo County Precinct No. 2

Project Name: Expressway US 83 in McAllen, Texas
$42 M Construction, September 1995 to November 1996
Role: Chief Inspector | Client: TxDOT

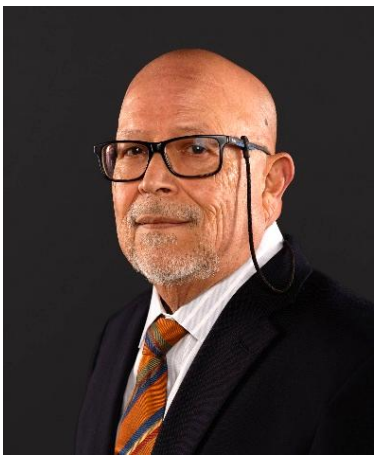
In the Area of Construction Inspection & Testing

As an Inspector, Mr. Ramos inspected, sampled, tested, measured, and calculated payment for both structural and non-structural concrete (i.e. drill shafts, footings, columns, caps, bents and bridge deck operations). These duties were also performed on continuously reinforced concrete pavement, structural excavation and shoring, installation and backfilling of reinforced concrete box culverts, precast inlets, manholes, junction boxes and reinforced concrete pipe, mechanically stabilized walls, sidewalks, rip-rap, asphaltic concrete pavement, traffic signal components, etc. 7-day and 28-day concrete strength tests performed to ensure minimum flexural strengths.

In the Area of Administration & Training

As a construction inspection instructor, Mr. Ramos traveled across the state training administration staff, construction inspection staff and maintenance staff for TxDOT. He conducted training for Introduction to Construction/Maintenance Inspection (CON 105) Bridge Construction Inspection (BRG 100) and Contract Administration (CON 118).

Additional Project Information Available Upon Request



Leonel Dominguez

Summary

Mr. Dominguez has over 39 years of experience in Construction Inspection and Contract Management. He brings a wealth of knowledge and experience in Contract Administration and Highway Road Construction Inspection. Mr. Dominguez oversaw and performed transportation engineering operations such as construction inspection and maintenance work in accordance with total maintenance on performance-based and/or bundled bid contracts. Mr. Dominguez also worked maintenance on highly advanced design, traffic engineering design and analysis, and surveying, including pavement data collection, bridge inspection, bridge structural analysis, construction records, and contract administration. He is experienced in reviewing plans, specifications, and estimates (PS&E), maintaining shop drawings, and performing traffic control inspections and planning. His experience extends into SiteManager, laboratory oversight of laboratory equipment calibration, and laboratory accreditation.

Title
Senior Construction Record Keeper

Years of Experience
39 (28 with TxDOT)

Years with Firm
7

Certifications/Training
Local Government Project Procedures Certified (LGPP)

Nuclear Testing Equipment Certification

Areas of Expertise
- Construction Record Keeping
- SiteManager
- Contract Management
- Construction Inspection
- Local Government Projects Development
- Knowledge of Federal and State Highway Requirements
- Maintenance
- Pavement Data Collection
- Bridge Inspection
- Bridge Structural Analysis
- Traffic Control Inspection and Planning

TxDOT Pre-Certifications:
11.10.1 – Construction Record Keeper

Area Experience

In the Area of Construction Management/Engineering /Inspection

As the chief inspector in the TxDOT San Benito Area Office, Mr. Dominguez was responsible for the inspector's day-to-day work activities, project activities, and project management. He is well-versed in the requirements of construction project inspection and can provide insight into potential pitfalls that can be attributed to construction scheduling issues and conflicts. He coordinated work with Contractor compliance with contract documents. Mr. Dominguez has direct knowledge and experience with TxDOT procedures, requirements, and Construction Administration checklists. He is currently providing these services on a locally let project for the Cities & County with TxDOT oversight. Mr. Dominguez is experienced in reviewing contractor Pay Applications, Monthly Estimates, DBE Monthly Reports, Prompt Payment Certification, Certified Payrolls (Prime and Sub-Contractors), Prevailing Wage Rate, Material on Hand (MOH), Storm Water Pollution Prevention Plan (SW3P), Change Orders, Project Audits, Commercially Useful Function (CUF), Work Reports (1257's), Traffic Control Devices, etc.

In the Area of Contract Administration

Mr. Dominguez was responsible for oversight of the San Benito Area Office construction inspection record and testing deficiencies. He ensured project records were in compliance with the Construction Contract Administration Handbook and Pharr District Contract Administration Procedures.

Relevant Project

Mile 3 Road Project / Hidalgo County, TX

$14M Construction Cost. The Mile 3 N Road Project consists of the reconstruction of the existing 2-lane roadway from Tom Gil Road to FM 492 (3.41 miles) to a 4-lane divided urban roadway consisting of grading, curb and gutter, lime treated subgrade, flexible base, asphaltic concrete paving, storm sewer, culvert structures, sidewalks with ADA ramps, signing, pavement markings, traffic signals, and outfalls.

Dicker Road Project / Hidalgo County, TX

$16.5M Construction Cost. This reconstruction project consists of expanding the existing 2 twelve-foot lane rural roadway with shoulders and ditch drainage to a sixty-six-foot-wide divided urban roadway that will accommodate 4-lanes of traffic (two fourteen-foot shared travel lanes, two twelve-foot travel lanes, and one fourteen-foot left turn lane). B2Z was contracted to provide inspection, material testing and construction management services.

Additional Project Information Available Upon Request

FIRM & PE LICENSES

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

B2Z ENGINEERING, LLC
dba B2Z Engineering

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

Registration Number	Expiration Date
F-11187	07/31/2027

PE•LS
Texas Board of Professional Engineers and Land Surveyors

Number: 94076
Status: ACTIVE
Expires: 7/31/2028

JOSE NOE SALDIVAR

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

PE•LS
Texas Board of Professional Engineers and Land Surveyors

Number: 71364
Status: ACTIVE
Expires: 12/31/2026

SAUL RENE MUNOZ

Texas Licensed Professional Engineer

Signature

Tab IV – References

References

Hidalgo County Precinct No. 2 (Reference Letter included on the following pages)
Honorable Commissioner Eduardo "Eddie" Cantu
(956) 787-1891

City of Mission (Reference Letter included on the following pages)
Mr. Abelardo Bocanegra Jr., P.E., CFM – City Engineer
(956) 580-8780

Hidalgo County Drainage District No. 1 (Reference Letter included on the following pages)
Mr. Raul Sesin, P.E., CFM, District Manager
(956) 292-7080

City of Edinburg
Mr. Mardoqueo Hinojosa, P.E., CFM – City Engineer
(956) 388-8211

Hidalgo County Precinct No. 1
Commissioner David Fuentes
(956) 968-8733

Hidalgo County Precinct No. 3
Honorable Commissioner Everardo "Ever" Villarreal
(956) 585-4509

Hidalgo County Precinct No. 4
Honorable Commissioner Ellie Torres
(956) 383-3112

EDUARDO "EDDIE" CANTU
COUNTY COMMISSIONER

COMMISSIONER
EDUARDO "EDDIE" CANTU

June 16, 2023

To whom it may concern,

Hidalgo County Precinct 2 has had the pleasure of working with B2Z Engineering (B2Z) for the last 8 years in different capacities. B2Z's attention to detail, communication, and professionalism has allowed my precinct to deliver our projects to my constituents ahead of schedule, and often times under budget. Whether B2Z is providing; Civil Engineering Design (PS&E), Construction / Project Management, or Material Testing, their quality of work and deliverables are superior.

In my precinct, two major projects that B2Z has recently been involved in are; Hidalgo County Pct. 2 Regional Linear Park Project, and the RGVMPO funded Dicker Road Expansion Project. Both projects included roles of Construction Engineering / Inspection and Construction Material Testing. The team at B2Z truly works as an extension of my full-time staff and it has been an absolute pleasure to work with B2Z Engineering!

I highly recommend B2Z Engineering for consideration on any upcoming opportunities in their respective field, and can assure you that this firm will go above and beyond to protect the best interest of their clients.

If you need any additional information, please contact me at (956) 454-7247.

Best Regards,

Eduardo "Eddie" Cantu, Commissioner

Eduardo.Cantu@co.hidalgo.tx.us

P2 MAIN OFFICE
300 W. HALL ACRES STE. G - PHARR, TX 78577 - (O) 956.787.1891 - (EMAIL) EDUARDO.CANTU@CO.HIDALGO.TX.US

CITY OF MISSION

June 14, 2023

To whom it may concern,

I am writing this letter of recommendation for B2Z Engineering (B2Z).

B2Z has been under contract with the City of Mission for the last two years and has provided exceptional plan review, CEI, project management, and lab services for six drainage bond projects that the City of Mission sought out after the 2018 and 2019 flood events. They have performed their tasks and duties with integrity, ethics reliability, and fairness. Despite any troubles that could arise during the time of construction, B2Z would and will deliver the exceptional quality of work that is expected of them and provide response and results in a timely manner. I believe you would be very pleased with their work, attention to detail, and customer service.

Should you have any questions, please feel free to call me at (956)-580-8780.

Respectfully,

Abelardo Bocanegra Jr., PE, CFM

City Engineer

abocanegra@missiontexas.us

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
Raul E. Sesin, PE, CFM
District General Manager
Hidalgo County Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES	EDUARDO "EDDIE" CANTU	RICHARD F. CORTEZ	EVERARDO "EVER" VILLARREAL	ELLIE TORRES
Board Member	Board Member	Chairman of the Board	Board Member	Board Member

June 16, 2023

To whom it may concern,

I am very pleased to recommend B2Z Engineering for any service(s) that fall within their scope of work. Our experience working with this firm has exceeded our expectations by providing quality work, keeping the Hidalgo County Drainage District No. 1 updated, and meeting crucial deadlines.
At this time, B2Z Engineering continues to assist with project management/Inspections of the 365 Toll Off-Site Drainage Improvements Project and in addition, will be providing all material testing for the completion of this large scale and complex project.

I can confidently recommend B2Z Engineering. If you need any additional information or would like to discuss B2Z Engineering qualifications further, I can be reached at (956) 292-7080 or omar.anzaldua@hcdd1.org

Sincerely,

Omar Anzaldua Jr. PE, CFM, PMP, CCM
Assistant District General Manager

902 N. Doolittle Road • Edinburg, Texas 78542 | Office 956 292.7080 • Fax 956 292.7089
www.hcdd1.org

Tab V – Insurance

As part of its day-to-day business, B2Z carries Professional Liability insurance of $2 Million. Additionally, B2Z carries a General Liability of $2 Million (each claim) / $4 Million (aggregate), an Automobile Liability of $1 Million (combined), an Umbrella Liability of $5 Million (each claim) / $5 Million (aggregate), and a Workers' Compensation and Employers' Liability of $1 Million. B2Z has no pending or past insurance claims.

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	**CONTACT NAME:** Candi Carpenter **PHONE (A/C, No, Ext):** 713-552-1900 **FAX (A/C, No):** 713-513-5411 **E-MAIL ADDRESS:** ccarpenter@riskspecialtygroup.com
INSURED B2ZENGI-01 B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Travelers Indemnity Compan — 25658 **INSURER B :** Travelers Property Casualty In — 25674 **INSURER C :** StarStone National Ins Co — 25496 **INSURER D :** The Charter Oak Fire Insurance — 25615 **INSURER E :** Siriuspoint Specialty Ins. Cor — 16820 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2064021205 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X Incl. Unmanned Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			6807N737635	7/10/2026	7/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			BA9R235112	7/10/2026	7/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			CUP1P237416	7/10/2026	7/10/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB7N741163	7/10/2026	7/10/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Excess Liability Professional Liability including Pollution Liability (claims made)			CSX91247631P-02 PROVAE-0000597-00	7/10/2026 7/10/2026	7/10/2027 7/10/2027	Occurrence/Aggregate Per Claim/Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W. University Dr.
Edinburg TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Tab VI – Professional Services Agreement

July 14, 2026

Mr. Mardoqueo Hinojosa, PE, CFM, CPM, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ No. 2026-8 – Project Management Services
Professional Services Agreement

Dear Mr. Hinojosa,

B2Z Engineering, LLC (B2Z) has thoroughly reviewed the City of Edinburg's Professional Services Agreement for Project Management Services cited in RFQ No. 2026-8. B2Z affirms that it satisfies, and plans to maintain, the insurance requirements outlined in the Agreement during the contract period. If chosen, B2Z agrees to sign such an agreement with the City of Edinburg.

Sincerely,

Aisha Gonzalez
President

900 S. Stewart Road, Ste. 4
Mission, TX 78572
(956) 585-3773

Tab VII – Contact Information

Contact Information

Mrs. Aisha Gonzalez, the President and Owner of B2Z Engineering, and Mr. Noe Saldivar, P.E., CFM, the assigned Senior Project Manager, will serve as the point of contact. Below, please find the requested contact information:

Name	Title	Address	Phone Numbers	Email Address
Mrs. Aisha Gonzalez	President/Owner	900 S. Stewart Rd, Ste. 12 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 566-3421	Aisha@B2ZEng.com
Mr. J. Noe Saldivar, PE, CFM	Senior Project Manager	900 S. Stewart Rd, Ste. 4 Mission, TX 78572	Office: (956) 585-3773 Mobile: (956) 403-9787	NoeS@B2ZEng.com

Appendix

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER The Risk Specialty Group, LLC 675 Bering Dr, Ste. #175 Houston TX 77057	**CONTACT NAME:** Candi Carpenter **PHONE (A/C, No, Ext):** 713-552-1900 **FAX (A/C, No):** 713-513-5411 **E-MAIL ADDRESS:** ccarpenter@riskspecialtygroup.com
INSURED B2ZENGI-01 B2Z Engineering, LLC P.O. Box 2724 McAllen TX 78502	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** The Travelers Indemnity Compan — 25658 **INSURER B :** Travelers Property Casualty In — 25674 **INSURER C :** StarStone National Ins Co — 25496 **INSURER D :** The Charter Oak Fire Insurance — 25615 **INSURER E :** Siriuspoint Specialty Ins. Cor — 16820 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2064021205 **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Incl. Unmanned [ ] Aircraft Liab. GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			6807N737635	7/10/2026	7/10/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
D	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BA9R235112	7/10/2026	7/10/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
B	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CUP1P237416	7/10/2026	7/10/2027	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		UB7N741163	7/10/2026	7/10/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C E	Excess Liability Professional Liability including Pollution Liability (claims made)			CSX91247631P-02 PROVAE-0000597-00	7/10/2026 7/10/2026	7/10/2027 7/10/2027	Occurrence/Aggregate Per Claim/Aggregate	1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W. University Dr.
Edinburg TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: 07/10/2026

Company/Vendor Name: B2Z Engineering, LLC

Printed Name and Title: Aisha Gonzalez, President

Authorized Signatory: Aisha Gonzalez

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: B2Z Engineering, LLC
(Full, correct legal name)

- Address: 900 S. Stewart Road, Suite 4 | Mission, TX 78572
- Telephone/Fax: Phone: (956) 585-3773 | Fax: N/A
- Email address: Aisha@B2ZEng.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? 900 S. Stewart Road, Suite 12 Mission, TX 78572

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)
N/A
c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____
N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Mr. J. Noe Saldivar, PE, CFM
Address: 900 S. Stewart Road, Suite 4 | Mission, TX 78572
Telephone: (956) 585-3773
Fax: N/A
Email: NoeS@B2ZEng.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓)
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

N/A

10. Provide any other names under which your business has operated within the last 10 years.

N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.



SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Aisha Gonzalez, the undersigned representative of B2Z Engineering, LLC, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Aisha Gonzalez, President

TYPE/PRINT NAME AND TITLE:

07/10/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Aisha Gonzalez, being first duly sworn, deposes and says that: *(Name)*

(1) She/He is President of B2Z Engineering, LLC (Company) the Bidder that has submitted the attached Bid;

(2) She/He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Aisha Gonzalez, President

Subscribed and sworn to me this 13th day of July 2026.

By: _____

Notary Public

ILEANA TREVINO NOTARY PUBLIC STATE OF TEXAS ID 132659283 EXP. 09-03-2028

My commission expires 09/03/2028

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

B2Z Engineering, LLC

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Aisha Gonzalez

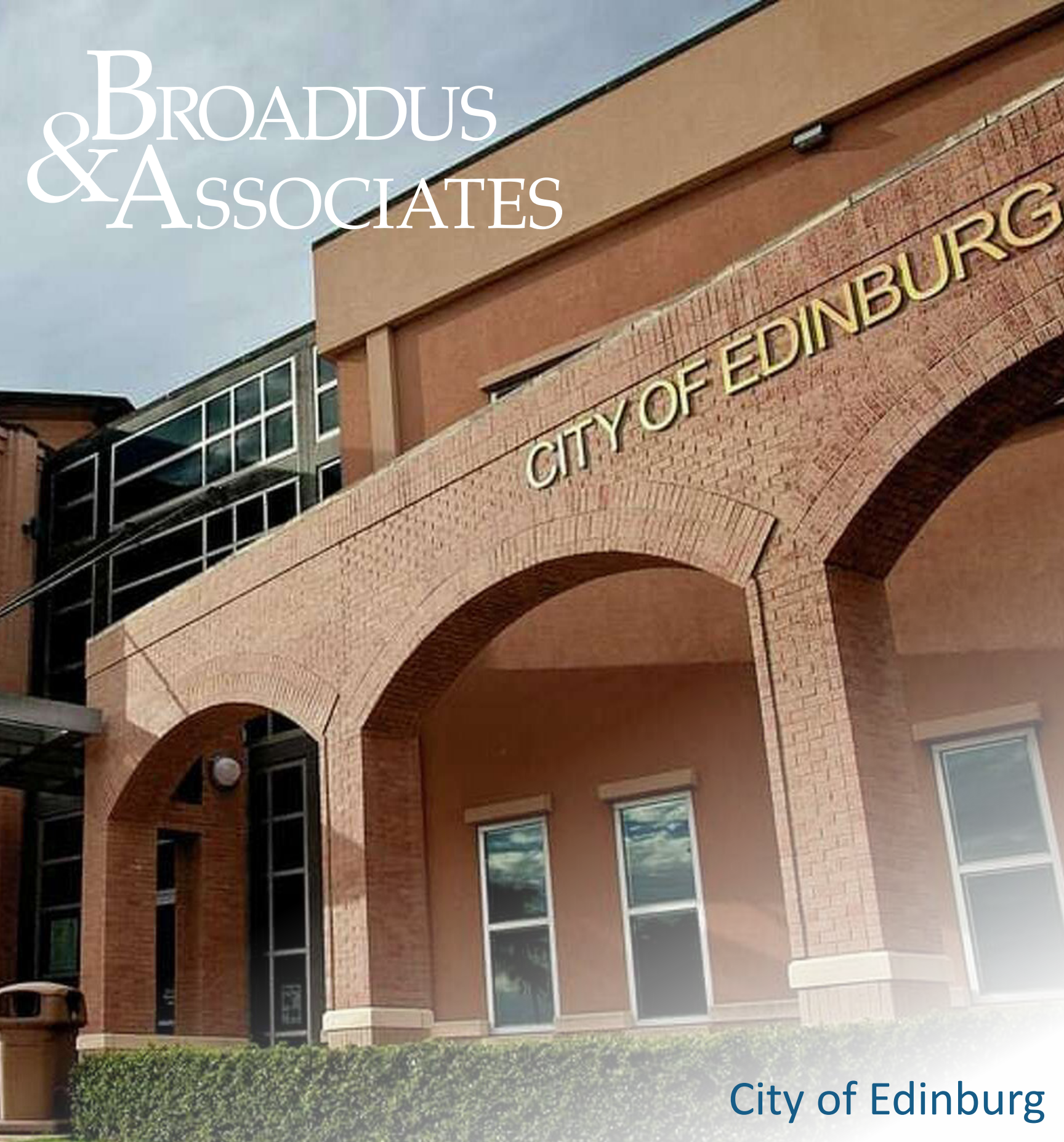
Name of signatory

Signature

07/10/2026

Date

BROADDUS & ASSOCIATES



City of Edinburg

Project Management Services

RFQ No.: 2026-8

July 14, 2026

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Transmittal letter

July 14, 2026

Mr. Mardoqueo Hinojosa
City Engineer
City of Edinburg Engineering Department
415 W. University Drive
Edinburg, Texas 78541

RE: RFQ No. 2026-8 – Project Management Services

Dear Mr. Hinojosa:

Broaddus & Associates is pleased to submit our Statement of Qualifications in response to the City of Edinburg's RFQ No. 2026-8 for Project Management Services. We appreciate the opportunity to be considered for the City's rotation list and submit a team that is local, experienced, responsive, and prepared to protect the City's interests from planning through closeout.

Our team is prepared to provide project management, program management, construction management, owner's representation, capital improvement program support, scheduling, cost control, procurement assistance, construction administration, and closeout services on an as-needed basis for municipal capital projects, infrastructure improvements, facility renovations, new construction, maintenance and repair work, utility upgrades, life safety improvements, and other public works initiatives.

Broaddus & Associates brings a strong South Texas presence, an established Edinburg office, and the depth of statewide resources needed to respond quickly and execute well. We will provide the leadership, technical expertise, schedule discipline, budget oversight, stakeholder coordination, quality assurance, documentation control, and project controls necessary to move City projects forward with confidence.

For more than two decades, Broaddus & Associates has supported public-sector clients across Texas and the United States, including municipalities, K-12 school districts, higher education institutions, healthcare systems, convention centers, governmental agencies, and other public entities. Our approach is centered on protecting the owner's interests, maintaining transparency, proactively managing risk, and delivering projects on schedule, within budget, and in accordance with established quality standards.

Primary Point of Contact for RFQ Correspondence

Name	Grady Deaton
Title	Senior Project Manager
Firm	Broaddus & Associates
Address	204 E. Cano Street, Suite 2.109, Edinburg, Texas 78539
Phone / Cell	Office: 956.688.2307 | Mobile: 956.455.2305
Email	gdeaton@broaddususa.com

Mr. Deaton will serve as the primary point of contact for all communications, correspondence, requests for clarification, interviews, and coordination associated with this RFQ. As a member of Broaddus & Associates'

South Texas team, Mr. Deaton will provide local project management leadership and coordinate the resources necessary to support the City of Edinburg's capital improvement and infrastructure programs.

RFQ Acknowledgements and Commitments

Addenda: Broaddus & Associates acknowledges receipt and review of all addenda issued by the City of Edinburg in connection with RFQ No. 2026-8 prior to submission. All addenda received have been fully considered and incorporated into our Statement of Qualifications. If no addenda were issued, this statement shall serve as confirmation that no addenda were received by Broaddus & Associates prior to submission.

Professional Services Agreement: Broaddus & Associates has reviewed the Professional Services Agreement requirements and, if selected, agrees to enter into such agreement with the City of Edinburg, subject to final negotiation and mutual execution by both parties.

Insurance Requirements: Broaddus & Associates has reviewed the RFQ insurance requirements and will meet the prerequisite insurance requirements prior to performing services, including providing certificates of insurance and naming the City of Edinburg as an additional insured where required by the RFQ and contract documents.

Capacity and Commitment: Broaddus & Associates affirms that we possess the personnel, resources, experience, financial capability, and organizational capacity necessary to perform the requested services and satisfy the requirements contained within the RFQ.

We appreciate the City's consideration of our qualifications and look forward to the opportunity to discuss our team, experience, and approach to supporting the successful delivery of the City of Edinburg's projects.

I hereby certify that I am duly authorized to execute this Statement of Qualifications on behalf of Broaddus & Associates, Inc., and that the information contained herein is true and correct to the best of my knowledge. I further certify that I possess the authority to bind Broaddus & Associates, Inc. contractually and to make the commitments contained within this submission on behalf of the firm.
Sincerely,

BROADDUS & ASSOCIATES



_____

Oscar Garcia
Vice President – South Texas Operations
Broaddus & Associates
Authorized Representative Authorized to Bind the Firm Contractually
odgarcia@broaddususa.com

Section 5.1: Statement of Qualifications

Broaddus & Associates

Firm History

Key Differentiators

- ✓ **We are South Texas Local – Office in Edinburg, TX**
- ✓ **Resources Spanning the Texas Border**
- ✓ **$25B+ Successfully Managed Projects**
- ✓ **Expert in Large Texas Complex Projects**
  - **30 Projects More Than $100M**
  - **12 Projects More Than $400M**
- ✓ **45+ Texas Public Agencies Served**
- ✓ **Texas HUB, SDVOSB Certified**

Broaddus & Associates is one of the leading providers of facilities program management, consulting, and planning services in the United States for institutional owners who are planning and developing construction projects. **Since 2000, Broaddus & Associates has managed $25B in capital projects for numerous public entities (45+ in Texas).**

Broaddus & Associates was established specifically to focus on serving and advocating for owners by dramatically improving the Capital Improvements Process. Best Practice programs such as constructability, Project Definition Rating Index (PDRI), and independent cost estimating are used to effectively control budgets, compress schedules, and create satisfied clients.

The documented value-added savings across our current project portfolio represent over 127% of our aggregate fee. In other words, we have more than paid for our services among active projects. Most of our PM teams save more than twice their fee.

We provide experienced personnel to help owners plan and manage their projects responsively and efficiently. **We employ more than 150 professionals providing project management and planning services on projects nationwide.** Our team includes architects, engineers, and construction professionals who have been on the owner's side and average 25 years of experience. We are registered as a Professional Engineering Firm in the State of Texas and our staff include Professional Engineers, Registered Architects, Licensed General Contractors, BIM Specialists, Certified Project Management Professionals, Certified Construction Managers and LEED Accredited Professionals. Additionally, the U.S. Department of Veteran's Affairs has certified our firm as a **Service-Disabled, Veteran-Owned Small Business** (SDVOSB) and we are a verified VetHUB in Texas.

Program & Project Management Services

Broaddus & Associates provides the program and project management services the City needs to move work from concept to occupancy with discipline and accountability. Our approach is straightforward: define the scope early, protect the budget, manage the schedule, document decisions, coordinate stakeholders, and close projects cleanly.

Broaddus & Associates provides a comprehensive suite of Program and Project Management Services that directly aligns with and exceeds the city's requirements for pre-construction, procurement, construction phase, and closeout services. Our approach emphasizes proactive planning, cost control, schedule management, quality assurance, and thorough oversight from concept through occupancy.

Pre-Construction Services

Broaddus supports project development through:

- Cost estimating and project budgeting
- GMP (Guaranteed Maximum Price) development support
- Constructability reviews
- Design reviews and design phase management

- Pre-project planning and facility programming
- Project Definition Rating Index (PDRI) reviews

Procurement Services

Broaddus & Associates provides comprehensive procurement assistance including:

- Designer and contractor procurement
- Bid packaging and solicitation support
- Bid evaluations and recommendations
- Contract negotiation services
- Cost database and pricing index consulting to validate bids and pricing

Construction Phase Services

During construction, Broaddus & Associates delivers hands-on project controls and management through:

- Construction management and site supervision
- Construction inspection services
- Meeting facilitation and stakeholder coordination
- RFI, submittal, and project documentation tracking
- Quality Assurance/Quality Control (QA/QC) oversight
- Schedule monitoring utilizing Primavera P6 and Microsoft Project
- Cost control and change management support
- Commissioning and start-up coordination

Closeout Services

Broaddus & Associates ensures successful project completion through:

- Punch-list management and verification
- Warranty inspections and follow-up
- Owner training coordination
- As-built document coordination and turnover
- FF&E, move management, and occupancy planning
- Post-project audits and lessons-learned evaluations
- Alternative project delivery analysis
- Total project scheduling and CPM scheduling support

Broaddus & Associates Unique Differentiators

Broaddus & Associates is currently ranked among the top 100 program management firms in the nation by McGraw Hill's *Engineering News-Record* magazine.

Our value proposition is simple: ***we serve as the owner's advocate, bringing unmatched experience, disciplined best practices, and practical judgment to every assignment.*** That combination consistently protects budgets, reduced risk, and delivered measurable value for our public-sector clients.

Successful capital delivery begins with early clarity on scope, budget, schedule, site conditions, and stakeholder expectations. Broaddus brings the right technical resources at the right time, so decisions are informed, risks are visible, and momentum is maintained.

- **Local presence that matters:** an Edinburg office, a long-standing Rio Grande Valley footprint, and direct familiarity with local agencies, contractors, and market conditions.
- **Owner-side experience:** professionals who understand public-sector accountability, decision-making, procurement, reporting, and the need to protect taxpayer dollars.
- **Budget discipline:** early cost validation, value-driven recommendations, and practical controls that align scope with available funding.
- **Transparent execution:** clear reporting, documented decisions, proactive risk management, and communication practices that support public trust.

Strategically Aligned with Your Vision

Broaddus & Associates is well aligned with the **City of Edinburg's** capital improvement and municipal program goals. We bring local presence, regional knowledge, public-sector experience, and the technical depth to support projects that must be delivered responsibly, transparently, and with long-term community value in mind.

Commitment to Best Practices

Our approach is grounded in proven construction industry best practices and disciplined project management methods. For the **City of Edinburg**, we will apply those tools with practical judgment, clear accountability, and a focus on measurable results.

Understanding Standards & Expectations

We understand the **City of Edinburg's** responsibility to deliver high-quality, cost-effective public projects. Many of our professionals have worked from the owner's side of the table, which shapes how we manage risk, control costs, maintain schedule discipline, and keep every decision aligned with the City's goals and stakeholder expectations.

Versatility That Drives Results

As a privately held, Texas-based firm led by its principals, Broaddus & Associates can scale services to match the assignment. Whether the City needs planning support, procurement guidance, project controls, construction oversight, or closeout discipline, we can bring the right resources without overstaffing the work.

A Regional Portfolio Rooted in Results

Our portfolio reflects a sustained commitment to communities across the Rio Grande Valley and South Texas. We have delivered work for the Cities of McAllen, Edinburg, San Juan, South Padre Island, Port Aransas, and Rockport, as well as for UTRGV, South Texas College,



Edinburg CISD, Refugio County, Gonzales Health System, Wilson County, and public-sector owners across the greater San Antonio area. That experience gives the City a team that understands both local conditions and the expectations of public capital delivery.

We appreciate the opportunity to earn the City's trust. Broaddus & Associates will serve as a disciplined owner's advocate for the **City of Edinburg**, bringing experienced professionals, proven procedures, practical solutions, and a local team that understands the Valley. We know best practices matter, but we also know every assignment is different. Our services will be tailored to the City's needs, scaled to the task, and focused on delivering work that is transparent, accountable, and built to last. **Broaddus & Associates is ready to serve the City of Edinburg.**

- **Our team brings recent real-time "Lessons Learned" and current market knowledge.**
- **We have successfully completed projects for the City of Edinburg.**
- **Our team has delivered more than $18B in Capital Projects.**

Local Experience

Our team has maintained offices in the Rio Grande Valley since 2004 to support South Texas and the border region. We understand the local design and construction market, and our Edinburg office is supported by professionals with direct experience working with public agencies, architects, contractors, and stakeholders throughout the Valley.

From our Edinburg office, Broaddus & Associates has delivered construction management, program management, planning, and advisory services for public and private clients across the region. This local familiarity allows us to support projects efficiently from early planning through final closeout. Representative local projects include:

- **Edinburg Consolidated Independent School District | Bond Program**
- **Edinburg Consolidated Independent School District | HVAC Upgrade Program**
- Basilio Villarreal Municipal Park Master Plan
- **Boys & Girls Club of Edinburg | Clubhouse**
- Edinburg Public Utility Board | Robindale Wastewater Treatment Plant
- **City of Edinburg | Downtown Master Plan**
- City of McAllen | Convention Center
- **City of South Padre Island | Convention Center**
- International Boundary & Water Commission | Administration Building
- McAllen-Miller International Airport
- Peninsula Island Resort & Spa
- Rio Grande Valley State Veterans Cemetery
- Roma Independent School District | Delia Garcia Elementary School
- South Texas College | 2005 Bond Program
- South Texas College | 2013 Bond Program
- Starr County | Courthouse Annex
- Texas A&M University – Kingsville | Campus Master Plan
- Texas State Technical College | Harlingen Campus Master Plan
- Texas Workforce Solutions
- **Tropical Texas Behavioral Health | Edinburg Administrative Office**
- Tropical Texas Behavioral Health | Harlingen Outpatient Clinic
- Tropical Texas Behavioral Health | Weslaco Outpatient Clinic
- **University of Texas at Edinburg/Texas Southmost College | Bond Program**
- Willacy County | Courthouse Master Plan

Serving Large Capital Projects in Texas. One key aspect of our firm is the ability to manage large capital improvement projects, a significant component of which is procurement management. Our project portfolio includes more than 30 projects greater than $100M, and 12 totaling more than $400M in the State of Texas. Broaddus & Associates understands the intricacies of these large, complex projects including compliance with state and federal procurement practices. This understanding also enables us to adapt to each program's specific needs, while engaging our research-proven Best Practices to ensure the right project team is selected. Our program management experience includes the following projects valued greater than $100M where we served as Program Manager.

- Alamo Trust | Alamo Revitalization Program | $300M | San Antonio, TX
- Bexar County Hospital District | University Health System | San Antonio, TX
- Memorial Hermann Healthcare System | Capital Improvement Program | $850M | Houston, TX
- Lone Star College District | Bond Program | $422M | Houston, TX
- Dallas County | Downtown Records Building Complex | $200M | Dallas, TX
- **Edinburg Consolidated Independent School District | Bond Program for 6 Campuses | $112M**
- Alamo Colleges | CIP Bond Program | $263M | San Antonio, TX
- Edinburg CISD | Bond Program | $112M | Edinburg, TX
- Houston Methodist | Capital Improvement Program | $390M | Houston, TX
- **South Texas College | 2013 Bond Program | $159M | Rio Grande Valley, TX**

Office Location & Staffing Approach for Smaller Assignments

Broaddus & Associates will provide services through its Edinburg office located at 204 E. Cano Street, Edinburg, Texas 78539, ensuring immediate accessibility, responsiveness, and familiarity with the **City of Edinburg's** personnel, procedures, and project priorities.

Our local presence enables us to efficiently support projects of varying sizes and complexities while maintaining direct communication with city staff.

Approach to Part-Time Staffing & Smaller Task Orders

Broaddus utilizes a flexible and scalable staffing model designed to match resources with the specific needs of each assignment. For smaller task orders, Oscar D. Garcia, Vice President and Project Executive, will provide executive-level oversight, strategic direction, and quality assurance throughout the assignment. He will be supported by local project managers and specialized subject matter experts who are assigned on an as-needed basis depending on the scope, schedule, and technical requirements of the project.

This approach gives the City access to senior leadership and specialized expertise without carrying unnecessary full-time staffing costs on smaller assignments. As project demands increase, Broaddus can expand quickly through its Edinburg office and statewide network of project management, scheduling, estimating, procurement, and construction professionals. The result is a scalable delivery model that gives the City the right level of support at the right time.

Our depth of personnel and ability to quickly mobilize additional resources enable Broaddus to successfully manage both routine task orders and complex capital improvement projects while maintaining consistent service quality, schedule compliance, and cost-effective project delivery for the **City of Edinburg.**

Proposed Team

To support the City of Edinburg, Broaddus & Associates has assembled a multidisciplinary team led by **Oscar D. Garcia, Vice President and Project Executive, with more than 30 years of experience** in public-sector, municipal, infrastructure, and capital program work. He will be supported by local project managers and specialized subject matter experts deployed as each assignment requires. ***All identified team members, including principals and assigned personnel, are available, committed, and ready to begin work upon notice to proceed.***

Staffing and Key Personnel

Licenses & Registrations

Texas Board of Professional Engineers & Land Surveyors



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

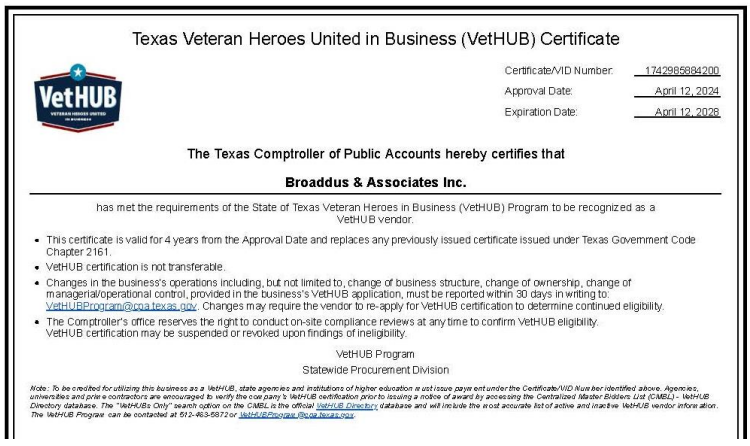
Broaddus and Associates

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

Registration Number
F-9846

Expiration Date
7/31/2027

Historically Underutilized Business Enterprise Certificate



Texas Veteran Heroes United in Business (VetHUB) Certificate

Certificate/VID Number: 1742985984200
Approval Date: April 12, 2024
Expiration Date: April 12, 2028

The Texas Comptroller of Public Accounts hereby certifies that

Broaddus & Associates Inc.

has met the requirements of the State of Texas Veteran Heroes in Business (VetHUB) Program to be recognized as a VetHUB vendor.

- This certificate is valid for 4 years from the Approval Date and replaces any previously issued certificate issued under Texas Government Code Chapter 2161.
- VetHUB certification is not transferable.
- Changes in the business's operations including, but not limited to, change of business structure, change of ownership, change of managerial/operational control, provided in the business's VetHUB application, must be reported within 30 days in writing to: VetHUBProgram@cpa.texas.gov. Changes may require the vendor to re-apply for VetHUB certification to determine continued eligibility.
- The Comptroller's office reserves the right to conduct on-site compliance reviews at any time to confirm VetHUB eligibility. VetHUB certification may be suspended or revoked upon findings of ineligibility.

VetHUB Program
Statewide Procurement Division

Note: To be credited for utilizing this business as a VetHUB, state agencies and institutions of higher education must issue payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's VetHUB certification prior to issuing a notice of award by accessing the Centralized Master Bidders List (CMBL) - VetHUB Directory database. The "VetHUBs Only" search option on the CMBL is the official VetHUB Directory database and will include the most accurate list of active and inactive VetHUB vendor information. The VetHUB Program can be contacted at 512-463-5872 or VetHUBProgram@cpa.texas.gov.

Required Firm Information

Firm Name
Broaddus & Associates

Year Founded
2000

Number of Employees
150+

RGV Office
204 E. Cano Street
Edinburg, TX 78539

Additional Office Locations

- ✓ Austin, TX
- ✓ Dallas, TX
- ✓ El Paso, TX
- ✓ Fort Worth, TX
- ✓ Houston, TX
- ✓ Port Aransas, TX
- ✓ San Antonio, TX
- ✓ Albuquerque, NM
- ✓ Clearwater, FL
- ✓ Washington, DC

Executive Point of Contact



Oscar D. Garcia | Vice President
Ph: 956.357.4507
ODGarcia@BroaddusUSA.com
204 E. Cano Street
Edinburg, TX 78539

"I look forward to working with the City of Edinburg and each project stakeholder in providing exceptional program management services on any project that may arise under this contract!"

Oscar D. Garcia
Vice President

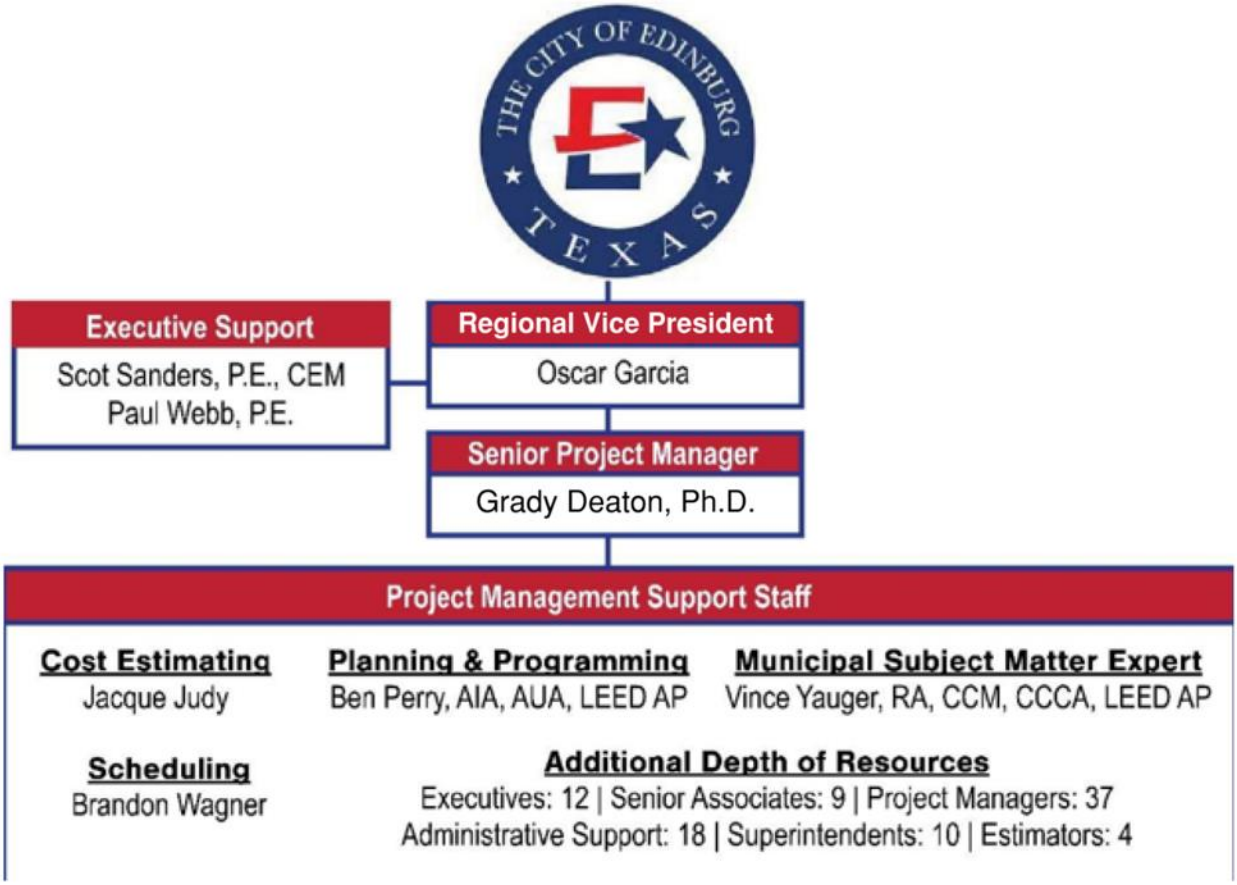


Exhibit 1. Broaddus & Associates Organizational Chart

Contact Information

Contact Information

Contact #1

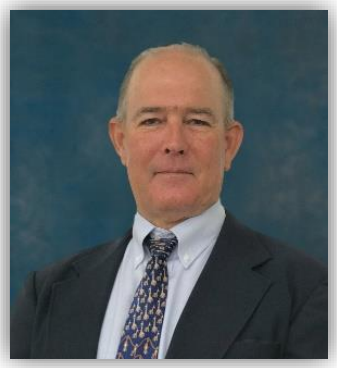
Contact #1	
Name	Scott Broaddus
Title	Vice President
Address	1301 S. Capital of Texas Hwy., Suite A-302, Austin, TX 78746
Phone	Office: 512.329.8822 | Mobile: 512.947.8802
Email	SBroaddus@BroaddusUSA.com



Contact #2	
Name	Oscar D. Garcia
Title	Vice President – Area Manager
Address	204 E. Cano Street, Edinburg, TX 78539
Phone	Office: 956.688.2307 | Mobile: 956.357.4507
Email	ODGarcia@BroaddusUSA.com



Contact #3	
Name	Grady Deaton
Title	Senior Project Manager
Address	204 E. Cano Street, Edinburg, TX 78539
Phone	Office: 956.688.2307 | Mobile: 956.455.2503
Email	gdeaton@BroaddusUSA.com



Resumes of Key Personnel



OSCAR D. GARCIA

Vice President – South Texas

Mr. Oscar Garcia has more than 31 years of experience providing municipal, technology, healthcare, program management, and construction management services throughout Texas. He is a practical, relationship-driven executive with deep Rio Grande Valley experience and a proven ability to engage owners, public-sector leaders, consultants, and contractors to move complex initiatives from concept to execution.

Mr. Garcia provides executive oversight on scope, budget, schedule, delivery strategy, risk management, and stakeholder coordination. His experience includes alternative delivery methods, capital planning, risk analysis, and owner-side decision support. He is also bilingual in English and Spanish, with the communication skills and regional credibility needed to support public projects across South Texas.

Relevant Project Experience

- Hidalgo County | Courthouse PM/CM Services | $185M | Hidalgo County, TX
- Hidalgo County/City of Edinburg/ TxDOT | Coordination with Highway 107 Drainage Infrastructure Project | $20M | Edinburg, TX
- City of Edinburg | Coordination with the Implementation of Integrated Edinburg Downtown Redevelopment Plan | Edinburg, TX
- Greater Edinburg Incentives Corporation
  - Small Area Plan (SAP) Phase 1 - Led implementation approach and roadmap for a multi-phase concept focused on maximizing the infrastructure performance to enhance industrial and commercial development by implementing 32 strategic projects with a capital investment of more than $3B coordinated by three key public entities, including the City of Edinburg, Edinburg Public Utility, and the Port of Edinburg.
- University of Texas Rio Grande Valley | Administration Building Site Selection | Edinburg, TX



GRADY DEATON, PH.D.

Project Manager

Grady Deaton, Ph.D., serves as a Senior Project Manager for Broaddus & Associates and is responsible to the Project Executive and owner/client for budget, schedule, quality, coordination, and day-to-day project execution. Dr. Deaton brings broad experience in construction management, inspection, facilities administration, and owner's representative services, including coordination of governmental funding and expenditure procedures.

As the former Vice President of Facilities Planning, Construction and Maintenance for Texas State Technical College, Dr. Deaton served as the division head for the building and grounds maintenance, custodial/janitorial services, and vehicle fleet maintenance department. He was involved in the design and construction for all remodels, renovations and new construction and office operations within the division on the TSTC campus in Harlingen, TX. He also managed the design and construction for the entire new TSTC campus in Rosenburg, TX. In this role, he acted as the liaison between the college, general contractors, A/E team components, subcontractors, utilities providers, local and state government representatives, and the client institution to coordinate all the team members' efforts during new construction and renovations. This position also acted as the Chief Building Official for the campus, ensuring that building codes and other applicable regulations are followed on campus.

Relevant Project Experience

- Tropical Texas Behavioral Health | Edinburg Administration Building Renovation
- Edinburg CISD | 2008 Bond Program Management | $112M | Edinburg, TX
- Edinburg CISD | 2024 HVAC ESSER Upgrade | $114M | Edinburg, TX
- South Texas College | 2006 Bond Program Management | 794,000 SF | $100M | McAllen, Weslaco, & Rio Grande City, TX
- Alamo Colleges | Bond Program Management | 650,000 SF | $128M | San Antonio, TX
- The University of Texas at Edinburg/Texas Southmost College | Bond Program Planning & Management | 300 Acres | $77.7M | Edinburg, TX
- University of Texas | Marine Science Institute | $30M | Port Aransas, TX
- City of Harlingen | South Wastewater Treatment Plant | $5M | Harlingen, TX
- City of Donna | Water Treatment Plant | $2.2M | Donna, TX
- City of Mission | Wastewater Treatment Plant | $3.6M | Mission, TX
- City of South Padre Island | Wastewater Treatment Plant | $2M | South Padre, TX
- The University of Texas System | Thermal Energy Plant–The University of Texas at Edinburg | 20,000 SF | $2.25M | Edinburg, TX



JACQUE JUDY
Cost Estimating

Mr. Jacque Judy serves as Chief Estimator for Broaddus & Associates. He provides estimates for projects in a variety of stages, establishes budgets with owners/clients, develops project scopes, and coordinates team efforts with owner/client guidelines. He has the unique ability to provide conceptual estimates during planning and early design with great accuracy and reliability.

He leads our approach to the technical services process to accurately establish and maintain project budgets, develop project design within budget restraints, and supervises the timely completion of all pre-construction activities. During final bid preparation, he works closely with the project team to maximize participation by local, qualified trade contractors and facilitates an orderly transfer to field operations. He will continue to stay involved with the project as necessary throughout the course of construction.

Relevant Project Experience

- **Edinburg CISD | 2008 Bond Program Management | $112M | Edinburg, TX**
- City of Gulfport | Post-Katrina VA Building Assessment | Downtown Façade Program ($4.4M) | Robert J. Curry Public Safety Center | 76,000 SF | $28M | Gulfport, MS
- City of Gulfport | Downtown Façade Program | $4.4M | Gulfport, MS
- City of Gulfport | Jones Hardy Building Repairs | 15,332 SF | $1.3M | Gulfport, MS
- City of Gulfport | Robert J. Curry Public Safety Center | 76,000 SF | $28M | Gulfport, MS
- Sam Houston State University | Innovation Plaza Campus Master Plan | Huntsville, TX
- Texas State University | Meadows Center for Water & Environmental Study | San Marcos, TX
- Integral Care Austin Facilities Master Plan | Condition Assessments (49 Facilities) | 353,645 GSF | Austin, TX
- UT Health | Behavioral Health Continuum of Care Hospital | Planning & Full Program of Requirements (288-Bed Hospital in the Texas Medical Center) | 230,000 SF | Houston, TX
- University of Houston | Infrastructure Implementation Planning (4 Core Campus Buildings) | 554,700 SF | Houston, TX
- Tarleton State University | Memorial Stadium Master Plan & Facility Program | Stephenville, TX
- Tarleton State University | Conceptual Master Plan – Greenfield Campus | Fort Worth, TX
- The University of Texas MD Anderson Cancer Center | Mid-Campus Master Plan | Houston, TX
- Dallas Baptist University | East Campus Master Plan | 630 Acres | Dallas, TX
- JPS Health Network Main Campus Functional and Space Program | 1.34 million GSF | Fort Worth, TX
- University Hospital at the Medical Center Expansion | University Health System | 1.1 million SF | $778M | San Antonio, TX
- Houston Methodist | Outpatient Center | 1.6 million SF | $345M | Houston, TX

BEN PERRY, AIA, LEED AP, NCARB

Planning & Programming



Mr. Benjamin Perry has more than 25 years of experience in campus planning and project management. He has extensive experience balancing scope, schedules, and budgets on projects totaling more than $2.5B.

Years of Experience

Total: 25
With Broaddus & Associates: 1

Education

Master of Architecture, University of Illinois at Urbana – Champaign

Bachelor of Science, Architectural Studies, University of Nebraska

Registrations/Certifications

Professional Architect: Kansas, 2006 – Present

Association of University Architects (AUA), 2017 – Present

Society of College & University Planners (SCUP), 2016 – Present

Association for the Advancement of Sustainability in Higher Education (AASHE), 2008-2010, 2017 – Present

American Institute of Architects, 1999 – Present

National Council of Architectural Registration Boards (NCARB), No. 58913, 2004 – Present

Leadership in Energy & Environmental Design Accredited Professional (LEED AP), No. 92736, 2003 – Present

Construction Specifications Institute (CSI); Construction Documents Technologist (CDT), 2000 – Present

Relevant Project Experience

- Kansas State University | Executive Director of Campus Planning & Project Management/University Architect | Manhattan, KS
- The University of Texas at San Antonio | University Architect | San Antonio, TX
  - Classroom Renovations
  - Guadalupe Hall Student Residence Hall
  - Large Scale Testing Laboratory
  - Mesquite Living Lab
  - UTSA 2019 Master Plan. Served the President, Provost, and CFO to update the UTSA Master Plan for the UT Board of Regents. The Master Plan won the 2020 SCUP Merit Award.
  - 2020 Small Scale Master Plans
  - Park West Fieldhouse
  - Roadrunner Athletic Center of Excellence
  - San Pedro I
  - Science & Engineering Building
  - Student Success Center
  - Southwest School of the Arts Launch
  - Transportation Building
- University of Kansas Medical Center | Senior Architect/Project Manager | Kansas City, KS
- Johnson County Community College | Overland Park, KS
  - Agricultural Learning Shed | $500K
  - Billington Library | $1M
  - Observatory – Feasibility Study | $500K
  - Olathe Health Education Center | $15M
- University of Kansas Medical Center | Kansas City, KS
  - Cambridge Garage & Electrical Room Renovation | $500K
  - Delp Loading Dock Renovation | $500K
  - Wahl Annex Renovation | $1M | 50,000 SF
  - Wahl-Hixon Laboratory Renovation/Addition | $25M | 150,000 SF

Experience & Technical Competence

City & County Owners Served

The best way to briefly convey our specialized experience constructing city halls, courthouses, and other public facilities is through our portfolio of completed work. Our firm has extensive experience serving local government owners. We understand the specialized requirements associated with these facilities and will work closely with the **City of Edinburg** to ensure project success.

- Aransas County | Courthouse
- Bastrop County | Fire Station #4
- Bastrop County | Law Enforcement Annex
- Caldwell County | Justice Building Needs Assessment
- **City of Austin | Waterloo Gateway**
- **City of Austin | City Hall Project Delivery**
- **City of Baytown | Conference Center**
- **City of Benbrook | Municipal Complex**
- **City of Bridgeport | Police Department**
- **City of Buda | City Hall & Safety Center**
- **City of Conroe | Hotel & Convention Center**
- **City of Edinburg | Children's Museum**
- **City of Fayetteville | Community Shelter**
- **City of Fort Worth | Convention Center**
- **City of Georgetown | Fire Station #2**
- **City of Gulfport | Historic City Hall**
- **City of Gulfport | Public Safety Center**
- **City of Gulfport | Fire Stations 7, 10-12**
- **City of Haltom City | New Law Enforcement Center & Fire Station**
- **City of Hattiesburg | Safety Complex**
- **City of Highland Village | City Hall**
- **City of Lakeway | City Hall Expansion**
- **City of Long Beach | Fire Stations 1, 2, 3**
- **City of McAllen | Convention Center**
- **City of Moss Point | City Hall**
- **City of Pass Christian | Fire Station 1 & 2**
- **City of Pass Christian | Police Station & Emergency Operations Center**
- **City of Port Aransas | Fire Station**
- **City of Port Aransas | Police Station**
- **City of Rockport | City Hall**
- **City of San Antonio | Convention Center**
- **City of San Marcos | Hotel & Convention Center**
- Comal County | Jail Expansion & Renovation
- Dallas County | Grand Prairie Sub-Courthouse
- Dallas County | Historic Records Building Renovation
- Edwards Aquifer Authority | Headquarters
- Employees Retirement System of Texas | Office Building – 1836 San Jacinto
- Fort Bend County | Animal Shelter
- General Services Administration | Federal Building
- **Haltom City | Law Enforcement Center**
- Hays County | Government Center
- Hays County | Law Enforcement Center
  Hays County | IT Systems Upgrades
- Hays County | Office Building
- Hays County | Road/Bridge Expansion
- Medina County | Courthouse Annex
- Montgomery County | Jail Needs Assessment
- Rockwall County | Needs Assessment
- Rockwall County | Jail Expansion
- Rockwall County | Courthouse Annex
- Starr County | Sub-Courthouse
- Tarrant County | Medical Examiner's Office
- Tarrant County | Correctional Center
- Tarrant County | Vandergriff Civil Courts Building
- Travis County | Barton Creek Fire Station
- Travis County | Circle Drive Fire Station
- Williamson County | Criminal Justice Complex
- Williamson County | Historic Courthouse

Ability To Meet Schedules & Deadlines

Broaddus & Associates provides owners with disciplined representation to keep projects moving, decisions documented, and risks managed before they become cost or schedule problems. Our mission is to advocate for owners and improve the capital project delivery process from the earliest planning conversation through closeout.

We help owners maximize capital dollars without sacrificing scope or accountability. The practices below illustrate how our team protects schedules, controls budgets, and differentiates Broaddus from firms that simply monitor work instead of actively managing outcomes.

Best Practices. We train our project managers in proven tools such as project implementation plans, total project budgeting, proactive schedule management, constructability and design reviews, change management analysis, commissioning, transition to operations, quality and safety planning, project closeout, and value engineering. These practices are applied selectively, based on the assignment, so the City receives practical controls that add value without adding unnecessary process.

Comprehensive Project Management Services. Capital projects require more than meeting attendance and status reports. They require planning, estimating, scheduling, procurement support, design and constructability review, total project budgeting, pre-construction coordination, technology tools, and transition-to-operations support. Broaddus has in-house resources in estimating, scheduling, planning, technology, security assessment, and specialized technical services, giving every project manager access to the expertise needed to protect the owner's interests.

Executive Support. Broaddus leadership stays close to active assignments. Project managers brief senior leadership regularly so emerging issues are visible early, resources are aligned quickly, and the owner benefits from both local execution and firm-wide executive oversight.

Project Methodology

Broaddus & Associates regularly applies a 14-step owner-oriented project management process (**Exhibit 2**) that helps guide our clients to define needs, set realistic budgets and schedules, establish design criteria, procure designers and contractors, and execute the plan. This process utilizes our research-proven industry Best Practices to offer measurable value to the owner.



These Best Practices allow for continuous improvement as we implement them repeatedly and as we share lessons learned across our project teams. Best Practices are assessed for applicability during the Pre-Project Planning Phase to allow for discussions with the Owner and determine which ones will add the most value. These Best Practices are scaled to match the level of effort and risk to be mitigated on a given project.

Exhibit 2. Broaddus & Associates 14-Step Project Management Process



Protecting the Budget. Most public programs operate within firm budget constraints. We work closely with administrators, department leaders, and project stakeholders to keep financial decisions transparent and aligned with available funding. Our planning, scheduling, estimating, and communication processes are designed to reduce avoidable delays and change orders. We use tools such as **Target Value Design** to identify costs by trade early, validate budgets as design progresses, and maximize every dollar through cost savings, cost avoidance, or strategic repurposing of funds. Our in-house estimating experts provide independent cost validation and real-time information so the City can make informed decisions.

Protecting the Schedule. Schedule discipline is one of the clearest measures of effective project management. Our project managers develop, manage, and track schedules that reflect the full requirements of the work, including design, procurement, permitting, inspections, technology, security, furniture, move-in, commissioning, and occupancy. Broaddus also provides in-house scheduling resources that review contractor-provided Primavera P6 schedules, evaluate logic and float, and support monthly schedule analysis so published schedules are reliable decision-making tools.

Exhibit 3. Broaddus & Associates Project Dashboard Example

Permian Basin Beacon Infrastructure Project

THE BEACON

June 2026

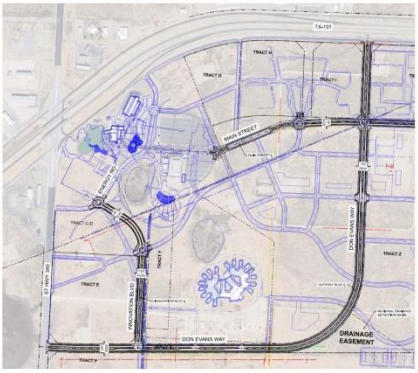
Project Description

Construction of Roadways, Utilities Infrastructure, and Central Park in support of the Permian Basin Beacon development.

Project Status

Roadways & Infrastructure
- ✓ Final design (construction documents) to be issued 30 Jul.
- ✓ City of Midland review on final design to be completed 20 Aug.
- ✓ Solicitation planned to be issued first week of September.
- ✓ Construction should start end of this year.

Park
- ✓ Design presented and approved Apr Commissioners meeting.
- ✓ Schematic design meetings ongoing. SD to be issued mid July.
- ✓ CMAR solicitation to be solicited by TFC in late June.
- ✓ Construction to commence Q2 2027



Schedule



Project Budget

TOTAL PROJECT BUDGET			
	Roads/Utilities	Park	Total
DESIGN/PROFESSIONAL SERVICES	$4,198,000	$2,963,000	**$7,161,000**
CONSTRUCTION	$45,500,000	$41,469,702	**$86,969,702**
CONSULTANTS/TFC	$4,641,443	$2,616,755	**$7,258,198**
RIGHT OF WAY PURCHASE	$7,000,000	$0	**$7,000,000**
PERMITS & FEES	$700,000	$700,000	**$1,400,000**
FURNISHINGS	$0	$1,200,000	**$1,200,000**
CONTINGENCY			**$12,332,100**
TOTAL	$62,039,443	$48,949,457	$123,321,000



Stakeholders

Broaddus & Associates
TFC PM: Dan Campos
Parkhill
TenEyck
PBMC

THE BROADDUS COMPANIES

Periodic Reporting. We understand the importance of keeping the owner fully informed on progress, budget, schedule, risks, and pending decisions. In addition to regular working communication, we provide concise formal briefings and dashboard reporting that allow City leadership to see where projects stand, what needs attention, and what decisions are required.

Contract Acquisition. Our team has extensive experience preparing RFQs and RFPs, supporting solicitations, facilitating pre-proposal conferences, evaluating proposals, and assisting with award recommendations for professional services and construction-related contracts. We help owners ask the right questions, evaluate the right criteria, and select partners based on qualifications, value, risk, and the needs of the project. That expertise will help the **City of Edinburg** make informed, defensible procurement decisions.

Project Team Coordination. We believe strong coordination is the foundation of successful delivery. Broaddus will lead regular project team meetings with the City, design team, contractors, consultants, and other stakeholders to address issues, schedules, budgets, approvals, and time-sensitive requirements. Our goal is to keep constraints visible, decisions moving, and the full team focused on the milestones that matter.

Close Out & Activation. One of the most important phases of a project is the transition to operations. At Broaddus, we have a team of experts to aid and support our project managers that ensures **Edinburg** staff will be well prepared for immediate occupancy, including:

- Iterative punch list development and resolution so that no construction work remains during furnishing and occupancy operations.
- Close out documentation development that starts at construction commencement. Allowing facilities to be operated before all procedural and maintenance information is available is unacceptable and poses a risk to the owner.
- Comprehensive commissioning programming that includes operator training, successful equipment startup, and off-season testing.

We offer in-house scheduling and estimating resources to support accurate budgets, reliable schedules, and independent validation throughout the work. Our team will ensure each assignment receives the specialized resources it needs, and avoids resources that do not add value.

Stability & References

Project Example

CITY OF BUDA | BOND PROGRAM MANAGEMENT SERVICES

Buda, TX

Broaddus & Associates was brought on by the City of Buda when the City terminated their contract with the previous project management firm after the expectations of budget and schedule were not met. We quickly assembled our team to analyze the status of the program and developed a work implementation plan.

The first task included review of the preliminary guaranteed maximum price proposal prepared by the contractor. Second, we ascertained the viability and accuracy of the proposed construction schedule and conducted a schedule optimization workshop with the contractor. Third, we performed a constructability and value engineering analysis to develop cost-saving ideas to minimize budget overruns.

Our analysis uncovered 84 discrepancies and 23 value-engineering initiatives that were presented to the city for consideration. We were also able to uncover $200K in excess contingency in the contractors GMP, which was immediately released to the city for use.

The city also retained our firm for periodic inspections during construction to maintain quality. Ultimately, our firm assisted Buda in completing the projects on schedule while controlling a budget that had increased before we were engaged. The Program included the following:

Project Relevance

- ✓ **Texas Municipality**
- ✓ **Program Management**
- ✓ **Municipal Bond Program**

Project Type

New Construction

Project Size

20,000+ SF

Delivery Method

Design-Build

Project Timeline

Start: 02/2017
Complete: 04/2018

Project Value

Total: $32M



Municipal Complex

A municipal complex that will house the new City Hall, Public Library, and the Buda Economic Development Corporation.

Public Safety Building

The 14,420-SF building is now the new home of the Buda Police Department. The building features a gated enclosure for office parking and has two exit routes leading to Main Street. The building also houses a community meeting room for public meetings and interdepartmental training.

ROCKWALL COUNTY | LAW ENFORCEMENT & JAIL RENOVATION / EXPANSION

Rockwall, TX

Broaddus & Associates was engaged to provided planning and project management services to Rockwall County for the Law Enforcement and Jail Renovation and Expansion Capital Improvement Program. Successful completion of this Design-Build project provided Rockwall County with adequate space for their existing and future staffing needs; improved operational efficiency; adequate parking for staff and visitors; a clear and simple signage plan; reduced operational and maintenance expenses (through the incorporation of energy efficient / sustainable design elements); flexibility; and a facility that accommodates future growth potential.

Our team was initially hired to perform a needs analysis and develop an optimal re-use, renovation and/or replacement plan for consideration, and offer recommendations on viable courses of action to increase rated bed capacity while also increasing the form and functionality of the overall master-planned program. An essential part of the scope was to perform a comprehensive criminal justice system analysis to forecast in-custody population over 20+ years.

With this expansion, the Rockwall County detention center has a maximum capacity of 444 beds and includes a functional medical and mental health section that provides a normative-type environment for those in need of such services. Also included are some of the most innovative design elements, such as increased natural lighting, open recreational yards, classrooms designed for vocational and GED studies for inmates, expanded remote visitation capability, courtroom, increased access to behavioral health therapy, and increased office and staff break areas.

After delivering the complex, our firm is now serving as project manager for the $21M Rockwall County Annex, a 18,000-SF administration building that will consolidate various public facing county services under one roof on a footprint that maximizes the available expansion space.

Project Relevance

- ✓ **Independent Cost Estimating**
- ✓ **Schedule Analysis**
- ✓ **Planning, Programming, & Project Management**

Project Type

Renovation & Expansion

Project Size

40,000+ SF

Delivery Method

Design-Build

Project Reference

Dennis Bailey | Commissioner
Ph: 972.204.6000
dbailey@rockwallcountytexas.com

Project Timeline

Start: 05/2018
Complete: 10/2025

Project Value

Total: $52M

Client Satisfaction

"Broaddus works directly at multiple levels to professionally represent the County with a focus on best values both for construction and operationally.

This team has saved the county several million dollars to date, far more than their fee.

Overall, the Broaddus' project team provides a unique level of experience partnering with our owner's project team. I have been extremely satisfied with their knowledge and impressed in how they have led our project to date. I strongly suggest you partner with this team for your construction needs. "

Commissioner Dennis Bailey | Rockwall County

HALTOM CITY | MUNICIPAL IMPROVEMENTS PROGRAM

Haltom City, TX

Fire Station #3 | $5M

Alarmed that exterior design had not been updated on the planned changes during value engineering of the Design Development Phase, the city's project manager resigned under pressure and the city contracted Broaddus & Associates to rectify matters, without increasing the budget over the contracted GMP. Quickly, Broaddus & Associates assessed matters related to the unrealized changes and verified that the design team had not communicated the changes. Working with the CMAR and product manufacturers, we quickly verified solutions for changing finishes and directed the architect to detail a stucco and thin brick systems to be installed over the existing metal panels. Haltom City's Fire Station #3 was completed on time and within the project budget. As a result of our efforts, Haltom City assigned three additional projects to Broaddus & Associates to manage.

Law Enforcement Center | $29M

Working with city staff, our team developed a comprehensive master plan, program, and basis of design for this new Law Enforcement Center in just three months.



The accepted solution was the result of a cohesive continuum of team efforts led by Broaddus & Associates. During the planning phase, Broaddus & Associates and the city staff took a proactive approach for finalizing pre-planning in advance to procurement for specialized systems, IT, audio visual, electronic equipment, and specialized furniture fixtures and equipment. Moving these critical selections earlier in the project ensured comprehensive delivery of specialized services specific to the police department. **The program was completed within budget and ahead of schedule.**



City Hall | $25M

Having managed both the new Law Enforcement Center and Fire Station #3, the city engaged Broaddus & Associates to manage the new City Hall project. Prior to the bond election, Broaddus & Associates updated the program statement for the new facility; provided preliminary renderings and a site analysis; assisted with public awareness presentations and meetings with the bond commission in support of the successful bond election to fund the $25M project. After completing an RFQ/RFP selection process, Haltom City entered a Pre-Construction/Design contract with the team for the new City Hall.

CITY OF ROCKPORT | DOWNTOWN CITY HALL

Rockport, TX

Broaddus & Associates is providing project management services on the Downtown Anchor Project, which includes the City of Rockport City Hall. The Anchor Project is a major step of recovery in the reconstruction of local government facilities lost in Hurricane Harvey, a Category-4 storm that leveled scores of homes and businesses in the Rockport-Fulton area in 2017.

The Downtown Anchor Project is a multi-building complex in Downtown Rockport, which is under construction on land that previously housed the Aransas County Courthouse and contiguous lots. It will be a one-stop government complex for residents, that would include a new Aransas County Courthouse, Rockport City Hall, community room, and an open, public space.

City Hall will be located on the south side of the property designated as the Downtown Anchor Project. The 2-story, 28,000-SF building has been designed to withstand hurricanes and provide for expansion of services and staff in the future.



EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT | HVAC PROGRAM

Edinburg, TX

Broaddus & Associates is serving as owner's representatives for the Edinburg Consolidated Independent School District's (ECISD) $60M campus Heating, Ventilation, and Air Conditioning (HVAC) Improvement Program. The initiative is funded through an Elementary & Secondary School Emergency Relief (ESSER) grant, which is a part of a series of three federal programs that have provided ECISD with more than $196M in COVID relief funds. The HVAC Program is included in the third portion of funding (ESSER III) as a part of the American Rescue Plan (ARP) Act passed by the U.S. Congress in 2021.

Our program management team is providing oversight to the HVAC upgrades at 6 district campuses. This engagement includes management of all project phases, including A/E and contractor selection. On-site project management at the respective project sites is being performed as well as regular progress reporting to district leadership. An important component of our role is maintaining compliance with the requirements of the ESSER grant as well as Davis-Bacon wage compliance.

Broaddus & Associates has an impeccable history of compliance with federal, state, and local laws, applicable codes and ordinances, rules and regulations, and any EPA, OSHA, or other regulating entities. Broaddus & Associates has not received any citations from such agencies in the history of our firm.



References

Reference #1	
Company Name	City of South Padre Island
Address	4601 Padre Blvd. South Padre Island, Texas 78597

Contact Person & Title	Wendi J. Delgado | Director of Operations/Deputy City Manager
Phone Number	Office: 956.761.8102 | Fax: 956.761.3888
Scope	Broaddus & Associates provides professional CMA services for directly supporting the design and construction of the Convention Center Renovation and Expansion.
Contract Duration	04/2026 – Ongoing
Email	wdelgado@myspi.org

Reference #2	
Company Name	City of Rockport
Address	212 N Live Oak St., Rockport TX 78382
Contact Person & Title	Vanessa Shrauner | City Manager
Phone Number	361.729.2213 Ext: 253
Scope	Broaddus & Associates provided professional CMA services directly supporting the design and construction of the new Rockport City Hall located in Rockport, TX.
Contract Duration	05/2021 – 08/2025
Email	vshrauner@cityofrockport.com

Reference #3	
Company Name	Texas Department of Public Safety
Address	451 County Road 240, Florence, TX 76527
Contact Person & Title	Victoria A. Madero, FMP, CTCM – Director – Enterprise Facilites
Phone Number	512.424.5546
Scope	Broaddus & Associates is providing project management/owner's representative services for the Texas Department of Public Safety Training Academy in Florence, TX; Project Value $394M
Contract Duration	02/2024 – 09/2027 (est)
Email	Victoria.madero@dps.texas.gov

Previous Experience with City

The Broaddus Companies have a long and meaningful history with the City of Edinburg. Our work has included planning services that helped the City rethink its core downtown area, engage leadership and community stakeholders, and develop a Downtown Master Plan that continues to serve as an implementation playbook for key projects. That history reflects the broader strength of the Broaddus platform: the ability to bring planning, program management, construction services, and project delivery expertise to bear for a client when and where it matters most. The Broaddus Companies have also supported the La Sienna multifamily housing development, a public-private partnership using private financing coordinated through a Public Housing Finance Corporation managed by the City of Edinburg, with the real estate asset ultimately returning to City ownership at the end of the lease term. Broaddus is also currently involved in the City's Downtown Parking Garage, where Broaddus Construction was selected as the design-build contractor. The project will provide needed downtown parking capacity, improve operational efficiency, and incorporate cost-effective, durable elements that reduce long-term maintenance obligations. These examples demonstrate the depth of service, local knowledge, and owner-focused perspective Broaddus can bring to future assignments for the City of Edinburg.





Section 5.2: Proprietary Documents

Broaddus & Associates will complete, execute, and submit all forms required for this SOQ. The table below summarizes the required City-issued forms and vendor-produced documentation and confirms each will be included in the Bonfire submission package.

Section 5.3: Insurance Certificate

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC Rollingwood Center, Building I 2500 Bee Cave Road, Suite 125 Austin TX 78746	CONTACT NAME: Shirley Garza PHONE (A/C, No, Ext): 512-485-3895 FAX (A/C, No): E-MAIL ADDRESS:
INSURED BROAD& Broaddus & Associates, Inc. 1301 S. Capital of Texas Hwy. Suite A-302 Austin TX 78746	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Travelers Property Casualty Co of Amer — 25674 INSURER B: Travelers Indemnity Company — 25658 INSURER C: Travelers Casualty Ins Co of America — 19046 INSURER D: Travelers Excess and Surplus Lines Co — 29696 INSURER E: Continental Casualty Company — 20443 INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 197854856 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC OTHER:			6802N5395132647G	3/14/2026	3/14/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
C	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			BA9X1899702647G	3/14/2026	3/14/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			CUP2N5478872647	3/14/2026	3/14/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [ ] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			UB9X2492392647G	3/14/2026	3/14/2027	PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D E	Cyber Liability Professional Liability			CYB10809697701 MCH591968833	3/14/2026 3/14/2026	3/14/2027 3/14/2027	Each Occurrence Each Occurrence	$5,000,000 $3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
NAMED INSURED IS COMPLETED TO READ: Broaddus & Associates, Inc.; Broaddus Planning, LLC

Schedule of Forms and Endorsements:
Commercial General Liability Coverage Form CGT1 00 02/19
*Blanket Additional Insured (Architects, Engineers and Surveyors) CG D3 81 09 15 [provides Additional Insured, as required by written contract basis]
*Architects, Engineers and Surveyors Coverage XTend Endorsement CG D3 79 02/19 [provides Waiver of Subrogation, As Required by Written Contract, AND Automatic Additional Insured status for the following:
See Attached...

CERTIFICATE HOLDER

Information Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Section 5.4: City Required Forms

City-Issued Forms

Form	Description	Status
5.4.1	Conflict of Interest Disclosure	Included
5.4.2	Company - General Questionnaire	Included
5.4.3	Litigation Disclosure Form	Included
5.4.4	House Bill 89 Verification Form	Included
5.4.5	Senate Bill 13 Verification Form	Included
5.4.6	Senate Bill 19 Verification Form	Included
5.4.7	Non-Collusion Affidavit Form	Included
5.4.8	Conflict of Interest Questionnaire - CIQ Form	Included
5.4.9	Certificate of Interest Parties 1295 Form	Only if awarded
5.4.10	Draft Agreement/For Reference Only	Included

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: July 14, 2026

Company/Vendor Name: Broaddus & Associates

Printed Name and Title: Scott Broaddus, VP

Authorized Signatory: _____

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Broaddus & Associates
(Full, correct legal name)

- Address: 1301 S. Capital of Texas Hwy. Suite A-302 Austin , TX 78746
- Telephone/Fax: (512) 329-8822
- Email address: odgarcia@broaddususa.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No X

3. Is your Company authorized and/or licensed to do business in Texas? Yes X No____

4. Where is the Company's corporate headquarters located? Austin , TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes X No____

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? 1 (years) 07 (months)

c. State the number of full-time employees at the Edinburg office. 5

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No X

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Oscar D. Garcia
Address: 204 E. Cano Street, Edinburg, TX 78539
Telephone: (956) 688-2307
Fax: _____
Email: odgarcia@broaddususa.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

I, Scott Broaddus, the undersigned representative of Broaddus & Associates, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.
3. Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. *"Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and*
2. *"Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.*

Signature of Company Representative

Scott Broaddus | Vice President
Type/Print Name & Title

July 14, 2026
Date

SENATE BILL 13 VERIFICATION

I, Scott Broaddus, the undersigned representative of Broaddus & Associates, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:

1. **Does not boycott energy companies and;**
2. **Will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and
2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

Signature of Company Representative

Scott Broaddus | Vice President
Type/Print Name & Title

July 14, 2026
Date

SENATE BILL 19 VERIFICATION

I, Scott Broaddus, the undersigned representative of Broaddus & Associates, (Company or Business name) (hereafter referred to as company) being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:

1. **Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,**
2. **Will not discriminate during the term of the contract against a firearm entity or firearm trade association.**

Pursuant to Section 2274.001, Texas Government Code:

1) "Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.

2) "Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.

3) "Discriminate against a firearm entity or firearm trade association":

   a) means, with respect to the entity or association, to:

      i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;

      ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or

      iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and

   b) does not include:

      (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and

      (ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:

         (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or.

         (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) "Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.

5) "Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.

6) "Firearm entity" means:

a) firearm, firearm accessory, or ammunition manufacturer, distributor, wholesaler, supplier, or retailer; and

b) a sport shooting range as defined by Section 250.001, Local Government Code.

7) "Firearm trade association" means any person, corporation, unincorporated association, federation, business league, or business organization that:

a) is not organized or operated for profit and for which none of its net earnings inures to the benefit of any private shareholder or individual;

b) has two or more firearm entities as members; and

c) is exempt from federal income taxation under Section 50l(a), Internal Revenue Code of 1986, as an organization described by Section 50l(c) of that code.

Signature of Company Representative

Scott Broaddus | Vice President
Type/Print Name & Title

July 14, 2026
Date

City of Edinburg **Non-Collusion Affidavit**

Non-Collusion Affidavit of Prime Bidder

STATE OF TEXAS

COUNTY OF HIDALGO

Scott Broaddus, being first duly sworn, deposes and says that: (Name)

(1) He is Vice President of Broaddus & Associates, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the CITY OF EDINBURG, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign: _____

Title: Vice President

Subscribed and sworn to me this 14th day of July 2026.

By: Xochitl Ortiz

Notary Public 7/14/2026

My Commission Expires: 07/24/2029

XOCHITL ORTIZ NOTARY PUBLIC STATE OF TEXAS ID 12522857 EXP. 07-24-2029

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Broaddus & Associates

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

July 14, 2026

Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

STATE OF TEXAS	**§**	**AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL SERVICES PURSUANT RFQ NO. XXXX-XXX**
COUNTY OF HIDALGO	**§**	
CITY OF EDINBURG	**§**	

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and **PROJECT MANAGEMENT CONSULTANT** (hereinafter **"Consultant"**), are the parties to this Agreement.

RECITALS

WHEREAS, City has authorized staff to request proposals for the On-Call Professional Services, the Consultant shall provide for specific projects as may be requested by the City. Such services shall be defined, scheduled, and authorized in subsequent Task Orders. Services may include, but not be limited to Engineering, PROFESSIONAL SERVICES, and or other as-needed services as stated in Exhibit "A", and

WHEREAS, Consultant has the professional knowledge and abilities to perform the professional engineering and PROFESSIONAL SERVICES; and

WHEREAS, City desires to engage Consultant to render services in connection therewith:

NOW, THEREFORE, City and Consultant do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONSULTANT

A. City agrees to employ Consultant to furnish and provide the Services, as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Consultant as stated in this Agreement.

SECTION II
SERVICES OF CONSULTANT

A. The Consultant shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Consultant with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not

create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Consultant's work with the following tasks:

1. Provide Consultant with its requirements for the Services.

2. Assist Consultant by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Consultant to enter upon public property as reasonably required for Consultant to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Consultant and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Consultant.

5. Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Engineer or such other representative that the City may appoint by written notice to Consultant with whom Consultant will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Consultant with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF CONSULTANT

A. Consultant shall perform the Services described in **Exhibits "A".**

B. Consultant shall perform its services with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Consultant shall comply with all applicable

federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Consultant fails to meet applicable professional standards, Consultant shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Consultant shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Consultant under this Agreement. Consultant shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Consultant, Consultant agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Consultant will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of a Job Task Order for review and establishment of the level of detail to be included.

E. Consultant will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Consultant during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Consultant shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Consultant of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Consultant shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Consultant's negligent performance of any of the Services furnished under this Agreement. Consultant shall not be responsible for any time-delays in the project caused by circumstances beyond Consultant's control.

I. Consultant's obligations under this clause are in addition to the Consultant's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Consultant for consultant's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Consultant for recommendations, reports, design, specifications, and such other services herein contracted for as follows:

A. City hereby agrees to pay a sum not to exceed that which is included in a specific Task Order and authorized by a Notice to Proceed, notwithstanding any contrary indications that may be contained in Consultant's proposal, for services to be performed and reimbursable costs incurred under this Agreement. City shall pay Consultant for services rendered on a lump sum basis pursuant to any specific Task Order and in the manner set forth therein. Consultant shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City in writing, Consultant shall not bill City for duplicate services performed by more than one person. Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Consultant's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Consultant's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Consultant has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Consultant has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Consultant immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Consultant any amount remaining after deduction of the amount so withheld. City shall promptly pay Consultant the amount so withheld, or any adjustment thereto agreed to by City and Consultant, if Consultant remedies the reasons for such action. The reduction imposed will be binding on Consultant unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Consultant under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Consultant's employees' taxes. Consultant hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Consultant and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Consultant shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Consultant to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Consultant shall, within fourteen (14) days from the date it receives the City's request, unless the City Engineer grants additional time in writing, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The City must approve

any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Consultant from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Consultant following termination or expiration of this Agreement as defined below, the Consultant shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) two (2) years from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Engineer and the City Manager. The City shall have the right, in its sole discretion, to extend the term of this Agreement for an additional year upon approval from the City. If approved by City, City shall provide Consultant with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Consultant. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Consultant breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Consultant's Services hereunder or at such other time as may be requested by City, Consultant shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Consultant or others, in Consultant's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Consultant. Consultant shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Consultant except for charges for Services performed by Consultant and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Consultant shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Consultant shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Consultant or its employees. In accordance with City ordinances, Consultant shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit "B" and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Consultant fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Consultant, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Consultant shall, within ten (10) days following City's demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Consultant.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Consultant shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Consultant hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Lease to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and expenses.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Consultant agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees for injury to or death to any person or for damage to any property, arising out of or directly connected with the negligent or willful conduct of Consultant, its agents, officers and employees, carried out in furtherance of this Agreement.

B. Consultant agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other services provided by consultant regarding this agreement.

SECTION XI
LIMITATION OF LIABILITY

A. Consultant agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Consultant's total fees paid by the City to Consultant for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Consultant agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Consultant's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Consultant represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Consultant threated against or affecting the Consultant or any subsidiaries of the Consultant, questioning the validity or any action taken or to be taken by the Consultant in connection with the execution, delivery, and performance by the Consultant of this Agreement to which the Consultant may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Consultant hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Consultant to perform, its obligations under this Agreement to which the Consultant may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Consultant or on the ability of the Consultant to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Consultant:

Address
City, State Zip Code
Attn.: Contact

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Consultant each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Consultant shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Job Task Orders, the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the

strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Lease, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Consultant of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Consultant shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

Section XXI
Notice of Governing Law for State and Federal Grant Projects

The Consultant agrees to abide by all applicable laws and regulations and to make all applicable records and other documentary data available at any time for the purpose of an audit and to ensure compliance with relevant State and federal laws, including but not entirely limited to, those provisions found any future Job Task Orders.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 202___.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

BY:_____
Benito Alonzo, City Attorney

PROFESSIONAL SERVICES CONSULTANT

BY: _____
Scott Broaddus
Vice-President
1301 S. Capital of Texas Hwy. Ste. A-302
Austin, TX 78746
Phone: (512) 329-8822
Email: sbroaddususa.com

Attachments: **Exhibit "A" RFQ xxxx-xxx, Scope of Services and Proposal**
Exhibit "B" Insurance

EXHIBIT "A" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

EXHIBIT "B" TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND PROJECT MANAGEMENT CONSULTANT FOR PROFESSIONAL SERVICES PURSUANT TO RFQ NO. XXXX-XXX

BROWNSTONE
CONSULTANTS



WWW.BSTONE.BIZ

BROWNSTONE
CONSULTANTS

CITY OF EDINBURG

Project Management Services

Request for Qualification
RFQ No. 2026-8

Release Project Date: Wednesday, June 24, 2026
Proposal Submission Deadline: Tuesday, July 14, 2026, 3:00PM

Submitted To:

City of Edinburg
Mardoqueo Hinojosa, P.E.
City Engineer

415 W. University Drive
Edinburg, TX 78539

mhinojosa@cityofedinburg.com
(956) 388-8211

Submitted By:

Brownstone Consultants
Carlos Del Angel, PMP | CCM
Managing Partner

2205 N. Jackson Rd.
McAllen, TX 78501

carlos@bstone.biz
(956) 307-3057 / (956) 802-9979

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July 14, 2026

Mardoqueo Hinojosa, P.E.
City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Re: Transmittal Letter for Request for Qualifications No. RFQ 2026-8: Project Management Services

Dear Mr. Hinojosa,

Brownstone Consultants, LLC is pleased to submit our Statement of Qualifications to provide Project Management Services to the City of Edinburg. This letter confirms our firm's interest in, and commitment to, delivering proven, owner-focused project and construction management support that fully meets the requirements of this RFQ. Brownstone has reviewed the entire solicitation and agrees to perform the services as specified, taking no exceptions to the requirements.

Carlos Del Angel, PMP, CCM, Managing Partner, will serve as the primary point of contact for all correspondence related to this RFQ. Gilbert Gallegos, AIA, will serve as the secondary point of contact. Their full contact information is provided below. We acknowledge receipt and review of all addenda issued for this RFQ, and that the content of each has been considered and incorporated into this response.

Brownstone is a McAllen-based, Texas-registered engineering and project management firm that has delivered more than $2 billion in public infrastructure, facility, transportation, and utility work across the Rio Grande Valley, including direct, current experience with the City of Edinburg as Owner's Representative on the Downtown Parking Garage. This depth of relevant, local experience makes us exceptionally well-suited to deliver the scope of services outlined in this RFQ. The pages that follow detail our team's qualifications, our methodology for keeping projects on budget and on schedule, our stability and references, and our prior work with and within the City of Edinburg.

As an officer of the firm duly authorized to bind Brownstone Consultants, LLC to a contract, I certify that the information contained in this response is true and correct, that Brownstone has read the City's Professional Services Agreement and, if selected, agrees to enter into such agreement and to meet the prerequisite insurance requirements set forth therein.

We appreciate the opportunity to be considered and look forward to the privilege of serving the City of Edinburg.

Respectfully,

Carlos Del Angel, PMP | CCM
Managing Partner · Brownstone Consultants, LLC
carlos@bstone.biz | (956) 307-3057 / (956) 802-9979
2205 N. Jackson Rd., McAllen, TX 78501

Secondary Point of Contact
Gilbert Gallegos, AIA
Principal Architect / Director of Institutional Projects · Brownstone Consultants, LLC
Gilbert@bstone.biz | (956) 307-3057 / (512) 297-7299 | 2205 N. Jackson Rd., McAllen, TX 78501

SECTION 1

OVERALL QUALIFICATIONS OF TEAM

SECTION 1: OVERALL QUALIFICATIONS OF TEAM

UNDERSTANDING OF THE CITY'S NEEDS

The City of Edinburg's Engineering Department is assembling a rotation list of qualified firms to provide project and construction management services on an as-needed basis over a two-year term, for a range of capital improvement and city projects. We understand assignments may range from short, discrete task orders to larger capital efforts, and may include alterations and additions to existing facilities, renovations, site improvements, new construction, demolition, and utility, electrical, mechanical, and plumbing system upgrades, all performed under the direction of City staff and in accordance with the International Building Code, the Unified Development Code, and the City's Engineering Design Standards.

Brownstone is built for exactly this delivery model. As an owner-focused firm, we extend the City's staff with licensed, multi-disciplined professionals who manage each assignment from planning through closeout while protecting the City's cost, schedule, and quality interests. The scope of services we are prepared to provide on each assignment includes:

- **Pre-construction:** scope development, master scheduling, budgeting and GMP development, constructability and document review, and long-lead procurement planning.
- **Procurement:** pre-bid conferences, bid-package preparation on the City's procedures, and bid solicitation, evaluation, and award support.
- **Construction:** on-site supervision, progress and coordination meetings, schedule and cost control, QA/QC and materials-testing oversight, RFI and submittal management, change-order review, and safety compliance.
- **Close-out:** punch-list management, as-builts, O&M manuals and training, final inspections and the Certificate of Final Inspection, warranty inspections, and one-year workmanship warranty tracking.
- **General services:** value engineering and cost estimating, schedule recovery, stakeholder and multi-agency coordination, and funding-compliance support for state and federally funded work.

FIRM EXPERIENCE & HISTORY

Brownstone Consultants, LLC ("Brownstone") is a McAllen, Texas-based, minority-owned project management and engineering firm established in 2019 and registered with the State of Texas as Engineering Firm No. F-23250. Our team is staffed with Professional Engineers (PE), Registered Architects (AIA), Project Management Professionals (PMP), Certified Construction Managers (CCM), a Certified Floodplain Manager (CFM), and Engineers-in-Training (EIT) who together bring the technical expertise and public-sector experience to deliver the full scope of services described in this RFQ, from alterations and additions to existing facilities, renovations, and site improvements to new construction, demolition, and utility, electrical, mechanical, and plumbing system upgrades.

Since its inception, Brownstone has delivered more than $2 billion in commercial, industrial, government, transportation, and utility work across the Rio Grande Valley, and our staff carries over 100 years of combined experience in the management, oversight, and construction administration of locally, state, and federally funded capital improvement projects. We were built to serve owners, and we measure success by the impact each project delivers for the community it serves.

Firm Credentials & Certifications

Legal / Registered Name	Brownstone Consultants, LLC
Established	2019 · McAllen, Texas (Offices: Rio Grande Valley & San Antonio)
Texas Engineering Firm	Registration No. F-23250
Texas HUB Certification	No. 1834372318700 (ESBE, HABE, MBE, SBE, WBE)
Federal Identifiers	UEI: P655FA5RUR16 · CAGE: 9EZM0
NAICS Codes	541330, 236220, 237310, 237990, 541611, 541618

TxDOT Precertifications

Code	Work Category	Code	Work Category
11.1.1	Roadway Construction Management & Inspection	11.4.1	Environmental Inspections
11.3.1	Construction Superintendent	11.5.1	Construction Scheduling Project Manager

REPRESENTATIVE PROJECT PORTFOLIO

Brownstone's team has delivered and managed a broad portfolio of public-sector capital projects across the Rio Grande Valley and beyond. The following is a representative cross-section by sector relevant to the City's anticipated assignments.

Sector	Representative Projects	Value
Municipal & Vertical Facilities	Edinburg Downtown Parking Garage; Pharr One; McAllen Convention Center†; Quinta Mazatlan	$6.2M-$54M
Transportation & Bridges	Pharr International Bridge Twin Span; DAP FY15; DAP FY16 ; TxDOT 83 La Joya Phase I†	$8M-$94M
Drainage & Flood Control	HCDD No. 1 2018 Drainage Bond Program†	$190M
Water & Wastewater	City of Pharr TWDB CWSRF / DWSRF Program	$40M+
Healthcare & Biosafety	Hidalgo County Bio-Safety Lab; El Paraiso Health Clinic	$6.9M-$7M
Broadband	TEAMPHARR.NET City-Wide Fiber Network	$54M
Education Programs	Edinburg CISD 2008 Bond† ; South Texas College 2013 Bond†	$112M-$159M

† Reflects the relevant experience of Brownstone key personnel gained prior to joining the firm.

WHY BROWNSTONE IS UNIQUELY QUALIFIED

Brownstone is uniquely positioned to perform the project management services the City of Edinburg requires because we are:

- Skilled in managing complex, multi-agency capital projects through every phase of development: planning, design, procurement, construction, and closeout.
- A registered Texas Engineering Firm (No. F-23250) that understands the requirements of working with local governmental agencies.

- Proactive and communication-driven, addressing minor issues and resolving them before they become problems.
- Versed in financial and grant compliance for federal and state funds (TxDOT, TWDB, FHWA, ARPA, GSA), including Davis-Bacon, Buy America, DBE, and audit-ready documentation.
- Experienced in both traditional and alternative delivery methods, including Construction Manager-at-Risk (CMAR) and Design-Build.
- Strongly local: locally owned and staffed, with many team members products of UTRGV and deep knowledge of the region, including ongoing projects within the City of Edinburg.
- Multi-disciplined, with in-house PEs, AIAs, PMPs, CCMs, a CFM, EITs, and a licensed UAS (drone) pilot, backed by a statewide network of specialty sub-consultants (commissioning, estimating, scheduling, safety, parking-structure specialists).

What Sets Us Apart

- **The SPE Approach:** a disciplined Strategize, Plan, and Execute framework that aligns scope, schedule, and budget from day one.
- **Savings Optimization Log (SOL):** an owner-side ledger that quantifies value engineering, deduct opportunities, avoided change orders, and procurement savings returned to the owner each month.
- **Technology-driven delivery:** Autodesk Construction Cloud, Appia, Raken, and Bluebeam for transparent, real-time cost, schedule, and document control.
- **Public-sector focus:** we work exclusively on the owner's side, protecting the public's cost, schedule, and quality interests.

OFFICE LOCATION & PART-TIME / SMALL-ASSIGNMENT STAFFING

All services for this contract will be provided from our McAllen office, centrally located at 2205 N. Jackson Rd., McAllen, TX 78501, minutes from Edinburg. From this location, we respond quickly to City requests, attend to field issues, and join in-person meetings on short notice. Our offices in Pharr and San Antonio provide additional bench depth and surge capacity when assignments require it.

Brownstone is an agile, boutique firm built for exactly the kind of as-needed, project-by-project rotation contemplated by this RFQ. For smaller or part-time assignments, we scale staff up or down by task order without disrupting continuity, assigning only the right level of effort to each job. Depending on the assignment, Brownstone can augment City of Edinburg staff in the following roles:

Registered Architect	Professional Engineer	Sr. / Project Manager
Assistant Project Manager	Sr. Construction Inspector	Construction Inspector
Project Controls Specialist	Scheduler / Estimator	Utility Coordinator
Safety Coordinator	UAS (Drone) Pilot	Administrative Support

TEAM ORGANIZATION & ORGANIZATIONAL CHART

Brownstone's team is organized under a single point of accountability so decision-making stays clear and communication stays direct. Carlos Del Angel, PMP, CCM, serves as Project Executive with overall responsibility for contract performance and City communication. He is supported by three leads: Gilbert Gallegos, AIA, Principal Architect and Director of Institutional Projects, who directs design; David Chacon, PE, CCM, CFM, Director of CEI, who runs day-to-day execution; and Guillermo Aguilar, who provides project management. Mr. Gallegos oversees the project management and design support staff, while Mr. Chacon oversees project engineering, inspection, and project controls, with administrative support and specialty consultants added as each task order requires. This structure gives the City a consistent primary point of contact, a clear chain of responsibility, and the ability to scale without disrupting continuity.



KEY PERSONNEL RESUMES

Summaries of the qualifications and experience of the Project Manager, key staff, and support staff likely to be assigned to City of Edinburg work follow. Brownstone's team includes professionals licensed to practice Engineering (PE) and Architecture (AIA) in the State of Texas. Full certificates and licenses are provided in the Appendix.

Team Member	Assigned Role	Yrs.	Key Credentials
Carlos Del Angel	Managing Partner | Project Executive	25	PMP, CCM
Gilbert Gallegos	Principal Architect | Director, Institutional Projects	47	Registered Architect (TX 12864)
Tommy Canul	Project Manager	35	Bachelor of Architecture, OSHA-30, USACE QCM
Bobby Carrillo	Assistant Project Manager (APM)	8	CMIT, OSHA-30
Edward Garces	Assistant Project Manager (APM) | MEP	5	CMIT
David Chacon	Director of CEI	11	PE (TX 141941), CCM, CFM
Sabrina Alvarez	Project Controls Specialist	5	OSHA-10, TxDOT LGP-101
Rolando Ayala	Project Engineer | UAS	8	EIT, CCM, Drone Pilot, TxDOT LGPP
Jaime Contreras	Sr. Project Inspector	24	Bridge & roadway inspection
Guillermo Aguilar	Project Manager | Commissioning	20	Project & commissioning management

**Note this space intentionally left blank*

CARLOS DEL ANGEL, PMP, CCM

Managing Partner | Project Executive



Years of Experience

Total: 25

Education

Bachelor of Science, Construction Science
Texas A&M University

Certifications

- Project Management Professional (PMP)
- Certified Construction Manager (CCM)

Carlos Del Angel brings 25 years of construction experience, with the past decade focused exclusively on Owner's Representative and project management services for public-sector capital projects. As Managing Partner at Brownstone, he serves as Project Executive on the firm's larger municipal and heavy-civil work, directing multidisciplinary teams and controlling cost, schedule, and quality from planning through turnover.

One key strength is protecting the owner's budget before a project is at risk. On the **City of Edinburg Downtown Parking Garage**, the original concept carried a $15.8M estimate, well beyond available funding. Mr. Del Angel steered the City toward the design-build delivery method and led scope alignment workshops that refined the project to $6.2M while preserving the City's key 250-space objective, delivering more than $9M in savings and keeping a stalled project buildable.

He applies the same discipline to active Edinburg work. At the **Edinburg EDC Workforce Resource Center**, he commissioned an independent AACE Class 3 estimate to verify contractor pricing and led a focused value-engineering effort to reconcile contractor pricing with the owner's budget ahead of the EEDC Board's GMP decision, providing the Board with an objective basis for approval within its timeline.

Relevant Project Experience

- City of Edinburg | Downtown Parking Garage | $6.2M | Edinburg, TX
- Edinburg EDC | Workforce Resource Center | $5.2M | Edinburg, TX
- City of Pharr | Pharr International Bridge Expansion Project | $48M | Pharr, TX
- City of McAllen | Quinta Mazatlán | $54M | McAllen, TX
- Hidalgo County | CDBG-CV Health Facility Improvements | $7M | Edinburg, TX
- City of Pharr | Pharr One | $7.5M | Pharr, TX
- Hidalgo County | El Paraiso Project | $6.9M | Alton, TX
- City of Pharr | TEAMPHARR.NET | $54M | Pharr, TX
- Hidalgo County | Hidalgo County Courthouse Phase II | $10M | Edinburg, TX
- City of Pharr | Donations Acceptance Program (DAP16) Pharr Intl Bridge Upgrades | $45M | Pharr, TX
- Hidalgo County Drainage District No. 1 | 2018 Drainage Bond Program | $190M | Hidalgo County, TX
- UTRGV/PSJA/City of Pharr | Aquatic Center | $23M | Pharr, TX
- City of Pharr | Donations Acceptance Program (DAP15) Pharr International Bridge Upgrades | $8.2M | Pharr, TX

GILBERT GALLEGOS, AIA

Principal Architect | Director, Institutional Projects



Years of Experience
Total: 48

Education
Bachelor of Science, Environmental Design
Texas A&M University

Certifications
- State of Texas Registered Architect #12864

Gilbert Gallegos brings 48 years of construction, design, and program-management experience and serves as Brownstone's Principal Architect and Director of Institutional Projects. A Texas Registered Architect (No. 12864), he has overseen all phases of project development across the public, industrial, and multi-family sectors for owners throughout the Rio Grande Valley, managing programs totaling more than $1 billion over his career.

His depth lies in large public bond programs, where strategic decisions determine whether a program stays within its allocated budget. He led program management on the Edinburg CISD 2008 Bond ($112M) and the South Texas College 2013 Bond ($159.4M, 537,988 SF), coordinating architectural programming, design, and delivery across multiple concurrent facilities on a single public schedule and budget.

That bond-program discipline maps directly to the City's needs: aligning scope, design, and budget from day one, coordinating multiple stakeholders, and providing owner-side leadership through the full project development process. On City of Edinburg work, he provided architectural leadership on the Downtown Parking Garage and the Edinburg EDC Workforce Resource Center, including the development of design-intent packages and collaboration with the design-build teams.

Relevant Project Experience

- Edinburg CISD | 2008 Bond Program Management | $112M | Edinburg, TX
- South Texas Community College | 2013 Bond Program Management | 537,988 SF | $159.4M | Lower Rio Grande Valley (LRGV), TX
- South Texas Community College | 2006 Bond Program Management | $100.45M | Lower Rio Grande Valley (LRGV), TX
- Texas Southmost College / UT Brownsville | 2001 Bond Program | $68M | Brownsville, TX
- City of McAllen | Convention Center | $50M | McAllen, TX
- Williamson County | Criminal Justice Center (Jail & Courthouse) | $60M | Georgetown, TX
- Workforce Solutions | One-Stop Centers, Tri-County area of LRGV | $15M | Lower Rio Grande Valley, TX
- Edwards Aquifer Authority | Headquarter Expansion | $6M | TX

TOMMY CANUL

Project Manager



Years of Experience
Total: 35

Education
Bachelor of Architecture, Texas Tech University

Certifications
- OSHA-30
- Army Corps of Engineers Quality Control Manager

Tommy Canul brings over 35 years of architectural, construction, and project management experience and serves as a Project Manager and design resource on Brownstone's institutional and civic work. Over his career he has delivered more than $500 million in municipal, educational, civic, and recreational facilities, serving in senior roles including Project Executive, Project Manager, and Chief Administrative Officer, and overseeing every phase from programming and design through construction and closeout.

Mr. Canul's depth is in public civic and recreational facilities delivered under alternative delivery methods. He has managed construction manager-at-risk and design-build delivery across a range of municipal projects, including the City of Pharr's **Northside Community Center** (Amphitheater, French Garden & Fountain, $7.5M) and a multi-park improvement program, the **La Joya ISD Natatorium** ($13.1M), and the **City of McAllen Police Station** additions ($3.5M). This range gives him a practical command of how design decisions carry through procurement and into the field.

Relevant Project Experience

- Tropical Texas Behavioral Health | Facility Additions | $1.5M | Brownsville, TX
- City of Pharr | CMAR Northside Community Center - Amphitheater, French Garden & Fountain | $7.5M | Pharr, TX
- City of McAllen | Police Station Additions | $3.5M | McAllen, TX
- City of Pharr | CMAR Newcome Park Phases 1 & 2 | $3.57M | Pharr, TX
- City of Pharr | CMAR Allen & William Arnold Park + Splash Pad | $2.75M | Pharr, TX
- City of Pharr | CMAR Dr. William Long Park | $1.8M | Pharr, TX
- City of Pharr | CMAR Nature & Birding Center | $2.8M | Pharr, TX
- Catholic Diocese of Brownsville | San Cristobal Magallanes | $2.0M | Brownsville, TX
- Catholic Diocese of Brownsville | St. Eugene de Mazenod | $2.5M | Brownsville, TX
- La Joya ISD | Natatorium | $13.1M | La Joya, TX
- Mission CISD | Ag Facility | $4M | Mission, TX

BOBBY CARRILLO, CMIT

Assistant Project Manager (APM)



Years of Experience
Total: 8

Education
Bachelor of Business Administration, Business Management
Texas State University

Certifications
- CMIT (Level1)
- Excavation, Trenching, & Soil Mechanics (OHSA 30)

Bobby Carrillo serves as Assistant Project Manager, supporting project management activities for municipal, healthcare, and community facilities across South Texas. He coordinates stakeholders, manages project documentation, and supports project controls in fast-paced delivery environments, facilitating communication between owners, architects, and construction teams while keeping work aligned to project goals and timelines.

His experience is concentrated within the Edinburg City limits. He has supported delivery on the **Downtown Parking Garage ($6.2M)**, the **Edinburg EDC Workforce Resource Center ($5.2M)**, the Hidalgo County Precinct 4 **Community Resource Center ($8M),** and the **Betts Esparza Park development ($3.1M)**, a concentration of hands-on Edinburg-area work that few team members can match. On these assignments, he tracks progress, supports pay-application reviews, and assists with field-observation reporting to keep quality and contract compliance on track.

His concentration of Edinburg-area work gives him a working knowledge of the City's standards and stakeholders, supporting owner-side coordination and reporting that protects the schedule and budget while keeping the City informed.

Relevant Project Experience

- El Paraiso Health Clinic & CRC | Healthcare & Community Facility | $7.5M | Alton, TX
- Biosafety Laboratory | Healthcare / Lab Facility | $5.9M | Edinburg, TX
- Community Resource Center (CRC) | Community Facility | $8M | Edinburg, TX
- Edinburg EDC | Workforce Resource Center | $5.2M | Edinburg, TX
- City of Edinburg 3-Story Parking Garage | Parking Structure | $6.2M | Edinburg, TX
- Betts Esparza Park | Community Park Development | $3.1M | Edinburg, TX

EDWARD GARCES, CMIT
Assistant Project Manager (APM)



Years of Experience
Total: 5

Education
Bachelor of Science, Architectural Engineering
University of Texas A&M Kingsville

Certifications
- Construction Manager in Training (CMIT)

Edward Garces brings 5 years of experience in the AEC industry and serves as an Assistant Project Manager supporting MEP coordination on Brownstone's team. A mechanical designer and Construction Manager in Training (CMIT), he specializes in mechanical and plumbing system design, project coordination, and construction management across educational, commercial, multifamily, and mixed-use projects.

His technical work spans HVAC and plumbing design, ductwork and piping layouts, equipment sizing and load calculations, Revit modeling, clash detection, and multidisciplinary coordination from schematic design through construction administration. Mr. Garces has contributed to large institutional and civic projects, including the **Texas A&M Fort Worth Research & Innovation Building** ($180M), the **Dallas ISD Nolan Estes Campus** ($80M), and the **City of Pharr Multi-Use Facility** ($50M). He provided field oversight and coordination on the **City of Edinburg Downtown Parking Garage ($6.2M)**, giving him direct, current experience on a City of Edinburg project.

That background maps directly to the design-support role Brownstone brings to the City: MEP design coordination and constructability input during design, plus assistant project management support for schedule monitoring, consultant and contractor coordination, and budget tracking. He is proficient in Revit, AutoCAD, and Carrier HAP, and holds a Bachelor of Science in Architectural Engineering from Texas A&M University-Kingsville.

Relevant Project Experience

- City of Edinburg |Downtown Parking Garage| $6.2M | Edinburg, TX
- City of Pharr | Pharr Multi-Use Facility| $50M | Pharr, TX
- Dallas ISD | Dallas ISD Nolan Estes Campus | $80M | Dallas, TX
- Dallas ISD | William Lipscomb Elementary School | $8.7M | Dallas, TX
- Texas A&M Fort Worth | Research & Innovation Building | $180M | Fort Worth, TX
- Texas A&M-Commerce | Texas A&M-Commerce Recreation Center| $15M | Commerce, TX

DAVID M. CHACÓN, PE, CCM, CFM

Director of CEI



Years of Experience

Total: 11

Education

Bachelor of Science, Civil Engineering
University of Texas RGV

Certifications

- Professional Engineer (PE)
- Certified Construction Manager (CCM)
- Certified Floodplain Manager (CFM)

David Chacón directs Brownstone's Construction Engineering & Inspection (CEI) Department and brings over 11 years of experience in construction engineering, project management, and civil/structural design. A Texas Registered Professional Engineer and Certified Floodplain Manager, he has overseen all phases of project delivery across the public and private sectors.

He brings PE-level engineering review to the decisions that drive project cost and schedule. On the City of Pharr International Bridge Expansion ($48M), he advocated for the substitution of precast bent caps for cast-in-place elements and drove its approval, removing weather risk from the critical path and recovering 45 days to the schedule. Separately, his review found that the design included three overhead sign bridges, where two were sufficient; the deduct change order he issued returned roughly $1 million to the City, all while meeting every federal compliance requirement.

He brings the same discipline to procurement. For the FY16 DAP Bridge Improvements ($45M), the first bid round yielded a single proposal of $51M, well over budget. Mr. Chacón recommended rejecting the sole bid, ran constructability workshops to refine the scope, and led contractor outreach that rebuilt competition. The rebid drew multiple bidders at roughly $46M, a $5 million savings, protecting the owner from cost risk while keeping the federally funded project on schedule.

Relevant Project Experience

- City of Pharr | Pharr International Bridge Expansion Project | $48M | Pharr, TX
- City of McAllen | Quinta Mazatlán | $54M | McAllen, TX
- Hidalgo County | CDBG-CV Health Facility Improvements | $7M | Edinburg, TX
- City of Pharr | Northside Community Center, Amphitheater, & French Park | $7.5M | Pharr, TX
- Hidalgo County | El Paraiso Project | $6.9M | Alton, TX
- City of Pharr | TEAMPHARR.NET | $54M | Pharr, TX
- Hidalgo County | Hidalgo County Courthouse Phase II | $10M | Edinburg, TX
- City of Pharr | Donations Acceptance Program (DAP16) Pharr International Bridge Upgrades | $45M | Pharr, TX
- City of Pharr | Donations Acceptance Program (DAP15) Pharr International Bridge Upgrades | $8.2M | Pharr, TX
- TxDOT | 83 La Joya Phase I | $94M | La Joya, TX

SABRINA ALVAREZ

Project Control Specialist



Years of Experience
Total: 5

Education

Master's in Civil Engineering
University of Texas RGV

Bachelor of Architecture
Universidad de Guanajuato

Certifications

- OSHA-10
- TxDOT LGP-101

Sabrina Alvarez serves as a Project Controls Specialist in Brownstone's construction management department and brings five years of experience in the architecture, engineering, and construction (AEC) industry. She specializes in construction coordination, project documentation, and project controls within owner's representative and construction management environments, drawing on a multidisciplinary background in architecture and civil engineering.

Ms. Alvarez's work centers on the documentation and controls that keep a project auditable and on schedule: RFIs, submittals, site inspections, scheduling support, and project documentation management. She has contributed to healthcare, infrastructure, and civic projects, including the **Texas General Medical Center** in McAllen, the **City of Pharr International Bridge Expansion** ($48M), and the **Hidalgo County El Paraiso** health facility ($6.9M) in the Edinburg area, providing drafting, construction coordination, and field support across each.

That controls discipline maps directly to the support Brownstone provides the City: maintaining schedules, tracking RFIs and submittals, and keeping project records accurate and audit-ready throughout delivery. She is proficient in AutoCAD, Civil 3D, SketchUp, Procore, Bluebeam, and Raken, and holds a Bachelor of Architecture from Universidad de Guanajuato and a Master of Science in Civil Engineering from The University of Texas Rio Grande Valley.

Relevant Project Experience

- City of Pharr | Pharr International Bridge Expansion Project | $48M | Pharr, TX
- City of Pharr | Donations Acceptance Program (DAP16) Pharr International Bridge Upgrades | $45M | Pharr, TX
- City of Pharr | Commercial Vehicle Parking Project | $12M | Pharr, TX
- Texas General Medical Center | $48M | McAllen, TX
- Hidalgo County | El Paraiso Project | $6.9M | Alton, TX

ROLANDO AYALA, EIT, CCM

Project Engineer | UAS



Years of Experience

Total: 9

Education

Bachelor of Science, Civil Engineering
University of Texas RGV

Certifications

- Certified Construction Manager (CCM)
- Engineer in Training (EIT)
- Certified Drone Pilot
- TxDOT LGPP Qualified
- Level 1B Roadway Specialist
- OSHA-10

Rolando Ayala serves as Project Engineer, bringing over eight years of construction inspection and construction management experience across both vertical construction and roadway/infrastructure work. He is recognized for his inspection performance and his ability to lead field inspection teams across public and private projects.

His strength is holding field quality to a consistent standard. He leads inspection teams and reviews their observation reports, catching gaps before they become the owner's problem and ensuring documentation is accurate and complete across all field staff. That oversight extends to inspection programs, testing frequencies, and deficiency resolution on both building and civil work.

As a certified drone pilot, he uses aerial imaging for site assessments, inspections, and progress monitoring, and to verify pay quantities and develop independent estimates that challenge and confirm contractor pay applications, protecting owners from overbilling. He brought this discipline to the City of Pharr DAP16 Bridge Improvements ($45M), supporting inspection, testing oversight, and documentation under strict TxDOT and FHWA compliance protocols. He holds a B.S. in Civil Engineering from UT Rio Grande Valley.

Relevant Project Experience

- City of Pharr | Donations Acceptance Program (DAP15) Pharr International Bridge Upgrades | $8.2M | Pharr, TX
- City of Pharr | Pharr International Bridge Expansion Project | $48M | Pharr, TX
- City of Pharr | Donations Acceptance Program (DAP16) Pharr International Bridge Upgrades | $45M | Pharr, TX
- Hidalgo County | El Paraiso Project | $6.9M | Alton, TX
- City of Pharr | TEAMPHARR.NET | $54M | Pharr, TX
- UTRGV/PSJA/City of Pharr | Aquatic Center | $23M | Pharr, TX
- City of Pharr | Northside Community Center, Amphitheater, & French Park | $7.5M | Pharr, TX
- Harlingen CISD | Treasure Hills Elementary PH II | $8M | Harlingen, TX
- City of Brownsville/SPI Int. Airport Hangar | $1.8M | Brownsville, TX.
- City of Pharr | Fire Station No. 4 | $2.3M | Pharr, TX

JAIME CONTRERAS

Senior Project Inspector



Years of Experience

Total: 24

Education

University of Texas RGV

Certifications

- ACI Concrete Field Testing Technician, Grade 1
- TxDOT HMAC SB102 Field Specialist
- TxDOT Construction Inspection and materials trainings

Jaime Contreras serves as Senior Project Inspector and brings 24 years of experience in roadway construction, bridge structures, underground utilities, traffic signal systems, and maintenance projects. He specializes in construction inspection and quality assurance to TxDOT standards, overseeing subgrade, base, and seal coat operations, mechanically stabilized earth walls, asphalt patch and seal coat applications, and materials-testing across heavy-civil and transportation work.

Mr. Contreras's strength is holding field quality and documentation to a consistent standard, backed by a proven record of training EITs and inspectors on-site to keep work in adherence with engineering standards and safety protocols. He is a certified ACI Concrete Field Testing Technician (Grade I) and a TxDOT HMAC SB102 Field Specialist, giving him direct command of the concrete and asphalt acceptance testing behind roadway and structural work, and he was named **Inspector of the Year (2019)** at the TxDOT Pharr Area Office. His inspection experience spans major regional programs, including the **City of Pharr International Bridge Expansion** ($48M) and **TxDOT 83 La Joya Phase I** ($94M), along with numerous roadway overlay, signal, and preventative-maintenance projects across Hidalgo County.

That depth maps directly to the inspection support Brownstone provides the City: rigorous field observation, materials-testing oversight, and accurate documentation that protects quality and contract compliance on roadway, bridge, and site work. His ACI and HMAC certifications and full TxDOT training record are provided in the Appendix.

Relevant Project Experience

- City of Pharr | Pharr International Bridge Expansion Project | $48M | Pharr, TX
- TxDOT | Hot mix Overlay Various locations | $5M | Hidalgo County
- TxDOT |Signal Traffic Various Locations | $1M | Hidalgo County
- TxDOT | FM2220 Auburn Ave to FM1924 (Mile 3) | $12M | Hidalgo County
- TxDOT | Monte Cristo from RM681 to FM2220 | $8M | Hidalgo County
- TxDOT | Monte Christo from 0.13 Mile E of Kenyon Rd. to .21 Mile E of 907 (Alamo Rd) | $4M | Hidalgo County
- TxDOT | SH495 Preventative Maintenance | $10M | Hidalgo County
- TxDOT | 83 La Joya Phase I | $94M | La Joya, TX
- TxDOT | Military Rd UP-281 & SP-600 | Hidalgo County
- TxDOT | Monte Christo from 69C to FM1920 (Cesar Chavez) | Hidalgo County
- TxDOT | Owassa Rd. from 281 to Jackson Rd. | Hidalgo County
- TxDOT | Expressway Overlay | Hidalgo County
- TxDOT | Bryan Rd. from Mission International Bridge to Los Indios | Hidalgogo County
- TxDOT | La Homa from 3 mile to 5 mile rd. | Hidalgo County
- TxDOT | Expressway 83 between Hutto Rd. to FM 1015 | $90M | Hidalgo County

GUILLERMO AGUILAR

Project Manager | Commissioning



Years of Experience

Total: 23

Education

Bachelors of Arts, International Studies
Texas A&M University

Guillermo Aguilar serves as a Project Manager and brings over 23 years of project management experience, with an emphasis on project administration and operations. Over his career he has overseen all phases of construction and infrastructure projects across the public, industrial, and multifamily sectors, from planning through closeout.

Mr. Aguilar's strengths lie in project planning and scheduling, document control, value engineering, operational oversight, and subcontractor relationship management. His program experience includes the **Edinburg CISD Bond Program** ($112M), the **City of Pharr TEAMPHARR.NET** citywide fiber network ($54M), and the **UTRGV/City of Pharr Aquatic Center** ($23M), giving him experience managing large, multi-stakeholder capital work, including a bond program within the City of Edinburg.

That background maps directly to the project management support Brownstone brings to the City: coordinating scope, schedule, and budget across concurrent assignments while holding subcontractors and documentation to a consistent standard. He holds a Bachelor of Arts in International Studies from Texas A&M University.

Relevant Project Experience

- City of Pharr | TEAMPHARR.NET | $54M | Pharr, TX
- UTRGV/City of Pharr | Aquatic Center | $23M | Pharr, TX
- City of Pharr | CMAR Program | $19M | Pharr, TX
- City of Pharr | Northside Community Center (Amphitheater & French Park) | $7.5M | Pharr, TX
- City of Pharr | City Hall First Floor Renovation | $3.4M | Pharr, TX

SECTION 2

ABILITY TO MEET SCHEDULES AND DEADLINES

SECTION 2: ABILITY TO MEET SCHEDULES AND DEADLINES

Meeting the schedule is one of the measures that matters most on a public capital project. A missed deadline can have serious consequences, including lost grant funding, prolonged disruption to residents, and delays that trickle across every downstream trade. Brownstone protects the City's schedule not by pushing contractors harder in the field (this is typically too late), but through a proactive, disciplined framework that surfaces risk early, holds the critical path, and acts the moment slippage appears.

OUR SPE APPROACH

Every Brownstone engagement runs on three integrated threads — Strategic, Planning, Execution — that work in parallel across the full project lifecycle to hold the owner's cost, schedule, scope, and quality.

Strategic — set direction before momentum locks in. The decisions made in the first weeks of a project determine whether the schedule survives discovery. Brownstone engages early to confirm the City's success criteria, stress-test the budget and schedule against market conditions, and validate site, utility, and entitlement assumptions before they enter the critical path. ***Front-end discipline is the cheapest schedule insurance available: industry benchmarking (CII) shows that strong predesign scope definition finishes within roughly 5% of schedule, while weak definition runs over 20% late.***

Planning — lock the plan so execution holds. Brownstone converts strategic intent into a defined scope, owner-centric contracts, a validated budget, and a preliminary schedule pressure-tested against the City's milestone dates. Long-lead items are identified, and contractor and consultant procurement is sequenced before they can threaten the start. The goal is predictability. The City knows how the project will unfold, what the risks are, and how each will be managed.

Execution — hold the schedule from design through closeout. Execution isn't confined to the field; it begins during design, where Brownstone's constructability reviews and independent cost checks keep the project buildable before ground is ever broken. In construction, Brownstone maintains the master schedule, monitors progress against the critical path, and issues early-warning reports the moment a threat appears, triggering recovery through resequencing, adding capacity, or alternative procurement before a small delay becomes critical. This is by design the most straightforward phase to hold: the cost influence curve shows that the ability to shape cost and schedule is highest early and narrows as construction proceeds, so the risks resolved during Strategic and Planning are the ones that would otherwise surface as delays and change orders here. Done well, execution becomes disciplined follow-through rather than crisis management.

This framework maps directly onto the phases of the City's assignments:

Phase	Schedule Focus
Predesign	Confirm success criteria; stress-test budget and schedule against market; validate site, utility, and entitlement assumptions before they enter the critical path; PDRI scope scoring at the predesign gate
Design	Master schedule and milestones set; program and operational needs integrated into the CDs; constructability reviews at SD/DD/CD to remove change-order and long-lead risk

Procurement	Pre-bid conferences, bid packages on the City's procedures, award support, and owner-direct procurement sequencing that protects long-lead items early
Construction	Schedules maintained; documented progress meetings; continuous site supervision; RFI/submittal tracking; independent change-order review; QA and safety enforcement
Post-Construction	Punch-list, as-builts, O&M manuals and training, warranty inspections, and orderly transition to City operations

PROVEN SCHEDULE PERFORMANCE

The framework produces results. The following examples show Brownstone protecting an owner's completion date under real pressure, including on active City of Edinburg work.

City of Edinburg Downtown Parking Garage. During construction, crews encountered underground storage tanks and contaminated soil — an unforeseen condition that can stall a project for months and drive six-figure remediation costs. Brownstone led the mitigation strategy, coordinating the environmental response to compress what could have been a lengthy, expensive cleanup into a delay of under 60 days at roughly $40K, an amount expected to be absorbed within project contingency. A change order has extended the schedule by 60 days, and Brownstone is actively pursuing compression opportunities to recover toward the original completion date. This is what owner-side representation looks like when a real problem surfaces mid-construction: fast containment, cost control, and a plan to claw back time.

City of Pharr International Bridge Twin Span ($48M). A 1.35-mile bi-national span on a fixed 16-month schedule, coordinated across nine federal, state, and bi-national agencies, left no room for weather delay or rework. Brownstone recommended substituting pre-cast bent caps for cast-in-place elements to pull curing time and weather risk off the critical path, and added a dedicated crane to expedite deck-panel placement — together recovering 45 days. When heavy June rains offset part of that gain, it was the early recovery that kept the project on track to finish on schedule.

Hidalgo County Bio-Safety Laboratory (CDBG-CV). Grant funding tied this project to hard encumbrance and expenditure deadlines. When laboratory management turnover mid-construction drove multiple design changes, Brownstone recommended a brief, deliberate pause to consolidate every modification into a single change order — allowing work to continue in the rest of the facility while the lab details were resolved. The project met the grant deadline and finished roughly 30 days ahead of schedule.

Across a bond-funded facility, a fixed-schedule bridge, and a grant-deadline lab, the constant is the same: surface the risk early, hold the critical path, and coordinate close enough to the work to see a problem before it reaches the City's deadline.

SECTION 3

STABILITY AND REFERENCES

SECTION 3: STABILITY AND REFERENCES

FIRM STABILITY

Brownstone Consultants has grown steadily and responsibly since 2019 into a multi-office firm spanning the Rio Grande Valley and San Antonio, with a track record exceeding $2 billion in delivered public and private work. Our stability rests on a deep, multi-disciplined bench (PEs, AIAs, PMPs, CCMs, a CFM, and EITs), a diversified client base across municipalities, counties, school districts, and state and federal agencies, and standardized digital systems that make our delivery repeatable and auditable.

To protect continuity on City of Edinburg assignments, each key position has a pre-identified, equally qualified successor; we cross-train staff and maintain an on-call network of licensed professionals so work proceeds without disruption if a team member becomes unavailable. Cloud-based documentation in Autodesk Construction Cloud keeps all project records accessible, so any transition is seamless, and we coordinate any long-term personnel change with the City and secure approval before finalizing it.

REFERENCES

The following references from recent, relevant work are available to the City. Each may be contacted at the number provided. Signed recommendation letters are included in the Appendix.

Reference #1 | City of Edinburg: Downtown Parking Garage ($6.2M)

Reference: Tom Reyna, Assistant City Manager, City of Edinburg · (956) 388-8207
Brownstone Team Roles: Carlos Del Angel (Project Executive), Gilbert Gallegos (Design Lead), Edward Garces (MEP)
Brownstone served as the City's Owner's Representative from concept through construction on a three-level, 267-space downtown parking garage delivered design-build, leading planning, procurement, design oversight, and construction management.

Reference #2 | Edinburg EDC - Workforce Resource Center ($7.1M)

Reference: Raudel Garza, Edinburg EDC Executive Director · (956) 388-8914
Brownstone Team Roles: Carlos Del Angel (Project Executive), Gilbert Gallegos (Design Lead), Bobby Carrillo (Assistant PM)
Brownstone serves as the EEDC's Owner's Representative on a two-story, approximately 12,000 SF workforce center and golf clubhouse delivered design-build, managing the project from concept through GMP development. An independent AACE Class 3 check estimate and a focused value-engineering effort are reconciling contractor pricing to the owner's budget ahead of the EEDC Board's GMP decision.

Reference #3 | City of Pharr: FY16 DAP International Bridge Improvements ($45M)

Reference: Cynthia Garza Reyes, Deputy City Manager, City of Pharr · (956) 402-4000
Brownstone Team Roles: Carlos Del Angel (Project Executive), David Chacon (PE), Rolando Ayala (Project Engineer)
Full CEI services across a three-component federal port-of-entry program, including a procurement strategy that rebid a single $51M proposal down to roughly $46M and delivered $5M in savings.

Reference #4 | City of Pharr: Pharr International Bridge Twin Span Expansion ($48M)
Reference: Arleene C. Garcia, P.E., TxDOT Assistant Area Engineer · (956) 595-1852 **Brownstone Team Roles:** David Chacon (PE), Carlos Del Angel (Project Executive), Jaime Contreras (Sr. Inspector) Full CEI services on a 1.35-mile bi-national twin span; Brownstone's schedule and procurement strategy recovered 45 days and returned over $1M to the City while meeting nine-agency federal compliance.

PAST PROJECTS WITH / WITHIN THE CITY OF EDINBURG, BY TEAM MEMBER

The following lists each proposed team member's past projects with or within the City of Edinburg and the surrounding area, along with the member's role.

Team Member	City of Edinburg / Edinburg-Area Projects (Brief Description)	Individual's Role
Carlos Del Angel, PMP, CCM Project Executive	Edinburg Downtown Parking Garage ($6.2M, design-build); Hidalgo County Courthouse Phase II (Edinburg); Hidalgo County CDBG-CV Health Facility (Edinburg).	Project Executive / Owner's Representative lead; overall delivery, value engineering, and City liaison.
David Chacon, PE, CCM, CFM Project Manager	Edinburg Downtown Parking Garage ($6.2M); Hidalgo County Courthouse Phase II; Hidalgo County El Paraiso Health Clinic & CRC (Alton/Edinburg area).	Project Manager; engineering oversight, design coordination, and CEI.
Gilbert Gallegos, AIA Design Lead	Edinburg CISD 2008 Bond Program†; City of Edinburg Downtown Revitalization Plan†; UTRGV Edinburg campus projects†; Tropical Texas Behavioral Health facilities†.	Design lead; architectural programming, design, and coordination.
Bobby Carrillo, CMIT Assistant Project Manager	Edinburg Downtown Parking Garage ($6.2M); Community Resource Center ($8M); Edinburg EDC Workforce Center ($5.2M); Betts Esparza Community Park ($3.1M); Hidalgo County Biosafety Laboratory; Hidalgo County El Paraiso Health Clinic & CRC (Alton/Edinburg area).	Assistant PM; scheduling, submittals, RFIs, field coordination, and owner reporting.
Edward Garces, CMIT Assistant Project Manager (APM) | MEP	Edinburg Downtown Parking Garage ($6.2M).	MEP design support and coordination.
Rolando Ayala, EIT, CCM Project Engineer	Hidalgo County El Paraiso Health Clinic & CRC (Alton/Edinburg area)..	Inspection and project engineering.

† Reflects the relevant experience of Brownstone key personnel gained prior to joining the firm; all others are Brownstone firm engagements.

RECOMMENDATION LETTERS

A signed recommendation letter from reference listed above is included below. Each letter speaks to Brownstone's performance on the referenced project, including responsiveness, adherence to schedule and budget, and overall quality of service.

THE CITY OF Edinburg

March 5, 2026

Tomas D. Reyna
Assistant City Manager
UTRGV Student Government Association

Subject: Recommendation for Brownstone Consultants

Brownstone Consultants has supported the City of Edinburg as the Owner's Representative and Project Manager for the Downtown Parking Garage project, providing strong leadership in aligning the project scope with the City's available budget.

During the strategic and pre-design phase, Brownstone worked closely with City staff to evaluate project alternatives and recommend delivery methods and cost-control strategies that helped bring the project in line with available funding.

Throughout construction, their team has remained proactive in identifying and addressing issues as they arise, including assisting the City in navigating unforeseen site conditions while keeping the project progressing forward.

Brownstone has been a collaborative and solutions-oriented partner throughout this process, and I would confidently recommend them for similar public-sector projects.

Respectfully,

Tomas D. Reyna
Assistant City Manager

415 W. University Drive · P.O. Box 1079 · Edinburg, Texas 78540 · Phone (956) 388-8204
www.cityofedinburg.com

COUNTY of HIDALGO

ELLIE TORRES
1051 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542
OFFICE: (956) 383-3112
FAX: (956) 381-5905



COUNTY COMMISSIONER, PCT. NO. 4

December 11, 2023

Mr. Carlos Del Angel, PMP, CCM
Sr. Project Manager
Brownstone Consultants, LLC
P.O. Box 3898
McAllen, TX 78505

Re: Hidalgo County / Urban County CDBG-CV Health Facility Improvements (Bio-Safety Lab Project)

Dear Mr. Del Angel,

I wanted to take a moment to express my sincere thanks for the exceptional work you and Brownstone Consultants performed on the Bio-Safety Lab project. Your contributions were instrumental in helping us navigate the complexities of the project and ensuring that all regulations were complied with.

I particularly appreciate the following:

- Your guidance in the decision-making process helped us stay on track and make informed choices.
- Your recommendations regarding the structural canopies, which are allowing us to resolve this issue without further delaying the project.
- Your commitment to ensuring that the project remained compliant with all regulations and that the County's ARPA funds were used appropriately.

The Bio-Safety Lab will have a significant impact on the residents of Hidalgo County, and we are grateful for your dedication and professionalism throughout this effort. We look forward to the opportunity to work with you again.

Respectfully submitted,

Ellie Torres

Hon. Ellie Torres
Commissioner Precinct 4
County of Hidalgo

Pharr

MAYOR Ambrosio Hernandez, MD | INTERIM CITY MANAGER Anali Alanis

COMMISSIONERS Michael Pacheco I Roberto "Bobby" Carrillo I Ramiro Caballero, MD I Daniel Chavez I Ricardo Medina I Itza Flores

August 09,2023

Mr. Carlos Del Angel, PMP, CCM
Sr. Project Manager
Brownstone Consultants, LLC
P.O. Box 3898
McAllen, TX 78505

Re: Pharr One Project

Mr. Del Angel,

I am pleased to write this letter of reference for Brownstone Consultants, LLC. Brownstone helped us manage the design and construction of our new Pharr One facility, which is a remarkable addition to the Pharr community. It is designed to provide residents with a unique outdoor gathering space and a state-of-the-art learning facility. The facility boasts a stunning French garden with a reflection pool and an outdoor amphitheater for performances and events.

Mr. Del Angel and his staff helped the City navigate several issues, including COVID-19 pandemic-related supply chain problems that were beyond the control of any team members. Although these supply chain issues delayed the project, Brownstone kept the project on budget and negotiated no additional general condition fees from the contractor.

Brownstone also assisted the City throughout the warranty period, tracking warranty items for timely resolution and conducting six- and eleven-month warranty walkthroughs to ensure outstanding warranty items were addressed before the warranty expiration date.

Thank you for your exceptional work and commitment to this project. We appreciate the dedication and professionalism that Brownstone Consultants, LLC brought to this effort. We look forward to the opportunity to work with you again in the future.

Respectfully Submitted,

Mr. Ed Wylie
Deputy City Manager
City of Pharr

Telephone (956) 402-4100 I Fax (956) 702-5313 I P.O. Box 1729 I 118 S. Cage I Pharr, Texas 78577

SECTION 4

PREVIOUS EXPERIENCE WITH THE CITY OF EDINBURG

SECTION 4: PREVIOUS EXPERIENCE WITH THE CITY OF EDINBURG

Brownstone has direct, active experience with the City of Edinburg (currently serving as the City's Owner's Representative on the Downtown Parking Garage), and our senior staff have delivered numerous projects within the Edinburg city limits and for Edinburg-serving agencies. The flagship engagement is detailed below, followed by additional Edinburg-area experience.

City of Edinburg: Downtown Parking Garage



PROJECT SNAPSHOT

PROJECT COST
$6.2M (construction)

DELIVERY
Design-Build

STATUS
Ongoing

REFERENCE
Tomas D. Reyna
Assistant City Manager
(956) 388-8207

KEY PERSONNEL
Carlos Del Angel, PMP, CCM
Gilbert Gallegos, AIA
Edward Garces, CMIT

THE PROJECT

To ease downtown congestion and support the new Hidalgo County Courthouse, the City of Edinburg set out to build a three-level, 267-space parking garage in its urban core, improving access to government services and reinforcing downtown walkability. Brownstone served as the City's Owner's Representative from concept through construction on a design-build delivery with Broaddus Construction.

THE CHALLENGE

Cost was the defining challenge: the original concept carried a $15.8M construction estimate, well beyond the City's available funding, putting the project at risk before it could break ground.

WHAT BROWNSTONE DID

- Recommended design-build delivery paired with collaborative scope alignment and value engineering to bring the budget into reach.
- Convened City, courthouse-program, and downtown stakeholders in value-engineering workshops to confirm program priorities.
- Identified an AEP utility relocation early and built proactive mitigation to protect the critical path.
- Implemented Autodesk Construction Cloud to centralize documents, RFIs, and submittals across the City, design-build team, and consultants.
- Refined the budget from the $15.8M concept to $6.2M while maintaining the City's minimum 250-space objective.

THE RESULT

Brownstone's strategy delivered more than $9M in savings while preserving the City's minimum 250-space objective. Construction began on schedule in November 2025 and is on track for a December 2026 completion, on budget and on time.

WHY IT MATTERS FOR THE CITY OF EDINBURG

By steering the City toward the right delivery method and disciplined scope alignment, Brownstone turned a $15.8M concept the City could not fund into a $6.2M project it could build.

Edinburg EDC: Workforce Resource Center



PROJECT SNAPSHOT

PROJECT COST
$7.1M

DELIVERY
Design-Build

STATUS
Ongoing

REFERENCE
Ruadel Garza
Edinburg EDC
Executive Director
(956) 388-8914

KEY PERSONNEL
Carlos Del Angel, PMP, CCM
Gilbert Gallegos, AIA
Bobby Carrillo, CMIT

THE PROJECT

The Edinburg Economic Development Corporation (EEDC) is developing the Workforce Resource Center (WRC), a two-story, approximately 12,000 SF facility on West Palm Drive in Edinburg, Texas. The building pairs a golf clubhouse on the first floor with dedicated workforce programming space on the second, delivering community recreation and economic mobility services under one roof while enhancing the Ebony Hills Golf Course. Brownstone serves as the EEDC's Owner's Representative, managing the project from initial concept through the current GMP development phase on a design-build delivery.

THE CHALLENGE

As the design advanced to permit-ready construction documents, contractor pricing diverged from the owner's construction budget of approximately $5.35 million (within a $7.1 million all-inclusive budget), putting the Guaranteed Maximum Price at risk of exceeding the figure the EEDC Board could approve.

WHAT BROWNSTONE DID

- Led the design-management process, coordinating the architect (Raine Architects) and design team, including Trinity MEP engineers, and administered the design-build contract with Gerlach Builders LLC through permit-set completion.
- Engaged an independent estimator to produce an AACE Class 3 check estimate against the 133-sheet permit set (dated June 19, 2026), giving the EEDC an objective benchmark for the contractor's GMP.
- Isolated the variance against the owner's budget, identifying the primary outlier trades.
- Structured subcontractor bid deadlines and led a focused value-engineering process to close the gap during the live bidding window, with full transparency to the EEDC.

THE RESULT

Brownstone is reconciling the GMP with Gerlach Builders ahead of the EEDC Board meeting, working toward a board-acceptable figure without compromising program scope. The independent check, estimate and disciplined value engineering give the Board an objective basis for a well-informed GMP acceptance decision within the established timeline.

WHY IT MATTERS FOR THE CITY OF EDINBURG

The Workforce Resource Center shows Brownstone delivering hands-on owner's representation on a current Edinburg public-sector project: independent cost validation, design-build administration, and value engineering to protect a public budget, the same approach Brownstone would bring to the City of Edinburg's capital projects.

APPENDICES

REQUIRED DOCUMENTS & SUPPORTING MATERIALS

APPENDICES

REQUIRED DOCUMENTS & SUPPORTING MATERIALS

Professional Certifications & Licenses:



Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

BROWNSTONE CONSULTANTS, LLC

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

Registration Number
F-23250

Expiration Date
07/31/2027

CCIS Precertified Employees

As of 2026-06-09 14:43:13 Central Standard Time/CST • Generated by Patty Alameda

Filtered By
Show: All precertifications
Approval Status equals Approved
Precertification Status equals Active
Employee: Status equals Employed

Employee: Employee Sequence Number	Employee: Status	Work Category
36808	Employed	11.4.1 - Environmental Inspections
		11.1.1 - Roadway Construction Management and Inspection
		11.3.1 - Construction Superintendent
		11.5.1 - Construction Scheduling Project Manager

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: 1834372318700
Approval Date: April 28, 2025
Scheduled Expiration Date: April 28, 2029

In accordance with the Memorandum of Agreement between the
SOUTH CENTRAL TEXAS REGIONAL CERTIFICATION AGENCY (SCTRCA)
and the Texas Comptroller of Public Accounts (CPA), the CPA hereby certifies that

Brownstone Consultants LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **April 28, 2025**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business; application for registration/certification into SCTRCA's program, you must immediately (within 30 days of such changes) notify SCTRCA's program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy. If your firm ceases to remain certified in SCTRCA's program, you must apply and become certified through the State of Texas HUB program to maintain your HUB certification.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

SOUTH CENTRAL TEXAS REGIONAL CERTIFICATION AGENCY

Your unified certification source
www.sctrca.org

April 28, 2025

GUILLERMO AGUILAR
Brownstone Consultants LLC
1307 S Cypress St
Pharr, TX 78577

Dear GUILLERMO AGUILAR:

We are pleased to inform you that your application for certification in our Small, Minority, Woman and Veteran Business Enterprise (S/M/W/V) Program has been approved. Your firm met the requirements of the SCTRCA Policy and Procedure Manual and is currently certified as a:

***ESBE HABE MBE SBE WBE**

Certification Number: **225041640**
Certification Expiration: **April 30, 2027**

Providing the following products or services:
NAICS 541611: ADMINISTRATIVE MANAGEMENT AND GENERAL MANAGEMENT CONSULTING SERVICES
NAICS 541611: BUSINESS MANAGEMENT CONSULTING SERVICES

On the two year anniversary date of your certification, you are required to provide a renewal application affirming that no changes have occured affecting your certification status. The SCTRCA will send you a Certification Renewal reminder **sixty (60) days** prior to your expiration date. The SCTRCA will no longer include a certificate upon certification renewals. **Your expiration date is April 30, 2027.**

Please notify this office within **thirty (30) days** of any changes affecting the size, ownership, control requirements, or any material change in the information provided in the submission of the certification application. Thank you in advance.

Sincerely,

Sheena Thomas
Executive Director



Project Management Institute.

THIS IS TO CERTIFY THAT

Juan C. Del Angel

HAS BEEN FORMALLY EVALUATED FOR DEMONSTRATED EXPERIENCE, KNOWLEDGE AND PERFORMANCE IN ACHIEVING AN ORGANIZATIONAL OBJECTIVE THROUGH DEFINING AND OVERSEEING PROJECTS AND RESOURCES AND IS HEREBY BESTOWED THE GLOBAL PROFESSIONAL CERTIFICATION

Project Management Professional (PMP)®

IN TESTIMONY WHEREOF, WE HAVE SUBSCRIBED OUR SIGNATURES UNDER THE SEAL OF THE INSTITUTE

Project Management Institute Corporate Seal 19 69 Pennsylvania

Ike Nwankwo, PMP | Chair, Board of Directors

Pierre Le Manh | President & CEO

Certification Number: 1960290

Original Grant Date: 08 September 2016

Expiration Date: 08 September 2028



The Construction Manager Certification Institute

CCM

Certified Construction Manager

Juan Carlos Del Angel

has voluntarily met the prescribed criteria of the CCM program with regard to formal education, practical experience and demonstrated capability and understanding of the construction management body of knowledge. The aforementioned individual has met the professional standards and demonstrated a commitment to providing the highest level of quality professional construction management services.

25323
CMCI #

CMCI Board of Governors Chair

CMCI

October 2021
Certification Date

October 2027
Valid Through



THE STATE OF TEXAS

David Marcelo Chacon

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS
PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS

IN WITNESS WHEREOF,

We have hereunto set our hands and affixed the seal of the Board at the City of Austin, this 2nd day of August, 2021.

TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Rolando Rubiano, P.E., Board Secretary

SERIAL NUMBER 141941

The Construction Manager Certification Institute

CCM

Certified Construction Manager

David Chacon

has voluntarily met the prescribed criteria of the CCM program with regard to formal education, practical experience and demonstrated capability and understanding of the construction management body of knowledge. The aforementioned individual has met the professional standards and demonstrated a commitment to providing the highest level of quality professional construction management services.

29633
CMCI #

CMCI Board of Governors Chair

CONSTRUCTION MANAGER CERTIFICATION INSTITUTE

May 2022
Certification Date

May 2028
Valid Through



THE ASSOCIATION OF STATE FLOODPLAIN MANAGERS, INC.
AND
TEXAS FLOODPLAIN MANAGEMENT ASSOCIATION

HEREBY RECOGNIZES

David Marcelo Chacon

AS A NATIONALLY ACCREDITED

CERTIFIED FLOODPLAIN MANAGER

For meeting criteria in the area of experience, references, education and training in floodplain management and hazard mitigation. This CFM has passed the Texas National CFM exam which exhibits competency with the basic principles of sound floodplain management as mandated by the National Flood Insurance Program.

CERTIFICATION # 4438-23N

ISSUED: March 2023

Stephanie Griffin, CFM
2023-2025 TFMA President

Wes Birdwell, CFM
TFMA Executive Director

THE AMERICAN INSTITUTE OF ARCHITECTS

DECLARES THAT

Gilbert Gallegos

IS ADMITTED TO ARCHITECT MEMBERSHIP HAVING BEEN FOUND ELIGIBLE

BY AUTHORITY OF THE BOARD OF DIRECTORS

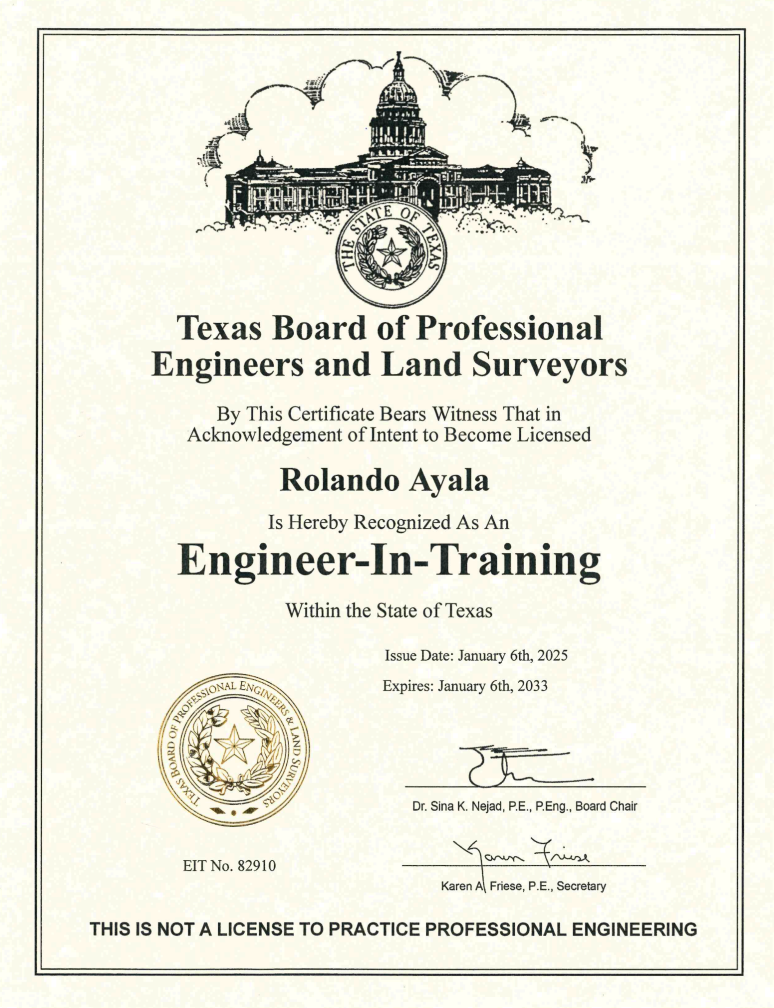
AND IS ENTITLED TO EXERCISE AND ENJOY ALL THE RIGHTS AND PRIVILEGES

OF THIS CATEGORY OF MEMBERSHIP AS PRESCRIBED IN THE BYLAWS.

DATED OCTOBER 2, 2007

PRESIDENT

SECRETARY



Texas Board of Professional Engineers and Land Surveyors

By This Certificate Bears Witness That in Acknowledgement of Intent to Become Licensed

Rolando Ayala

Is Hereby Recognized As An

Engineer-In-Training

Within the State of Texas

Issue Date: January 6th, 2025

Expires: January 6th, 2033

Dr. Sina K. Nejad, P.E., P.Eng., Board Chair

Karen A. Friese, P.E., Secretary

EIT No. 82910

THIS IS NOT A LICENSE TO PRACTICE PROFESSIONAL ENGINEERING



The Construction Manager Certification Institute

CCM

Certified Construction Manager

Rolando Ayala

has voluntarily met the prescribed criteria of the CCM program with regard to formal education, practical experience and demonstrated capability and understanding of the construction management body of knowledge. The aforementioned individual has met the professional standards and demonstrated a commitment to providing the highest level of quality professional construction management services.

28281
CMCI #

CMCI Board of Governors Chair

September 2022
Certification Date

September 2028
Valid Through

HMAC Training & Certification

The Hot Mix Asphalt Center certifies that

Rolando Ayala

Level 1B Roadway Specialist #11386

has successfully completed the minimum requirements for the certification level noted above. The rights and responsibilities of this certification must be upheld to remain valid.

Tex-207-F (Parts III, IV, V, and VII), Tex-222-F,Tex-225-F (Part II)
Tex-244-F, Tex-246-F, Tex-251-F, Tex-500-C (Parts I, II, III, IX)

Texas Department of Transportation

Valid: 05/19/2026 - 05/19/2029

HMAC Manager



AMERICAN CONCRETE INSTITUTE

This is to certify that

JAIME CONTRERAS

has demonstrated knowledge and ability by successfully completing the ACI Certification requirements and is hereby recognized as an

ACI Concrete Field Testing Technician – Grade I

Certified Date: 03/24/2022 **Expires: 03/23/2027**

Examiner of Record: Andy Naranjo

ACI Managing Director of Certification

The Authenticity of this certification can be verified at www. ACICertification .org/verify

HMAC Training & Certification

The Hot Mix Asphalt Center certifies that

Jaime Contreras

SB102 Field Specialist #1318

has successfully completed the minimum requirements for the certification level noted above. The rights and responsibilities of this certification must be upheld to remain valid.

Tex-100-E, Tex-101-E (Part III), Tex-103-E, Tex-115-E (Part I and Part IV)
Tex-140-E, Tex-221-F, Tex-400-A, Tex-600-J (Part I)

Texas Department of Transportation

Valid: 03/28/2024 - 03/28/2027

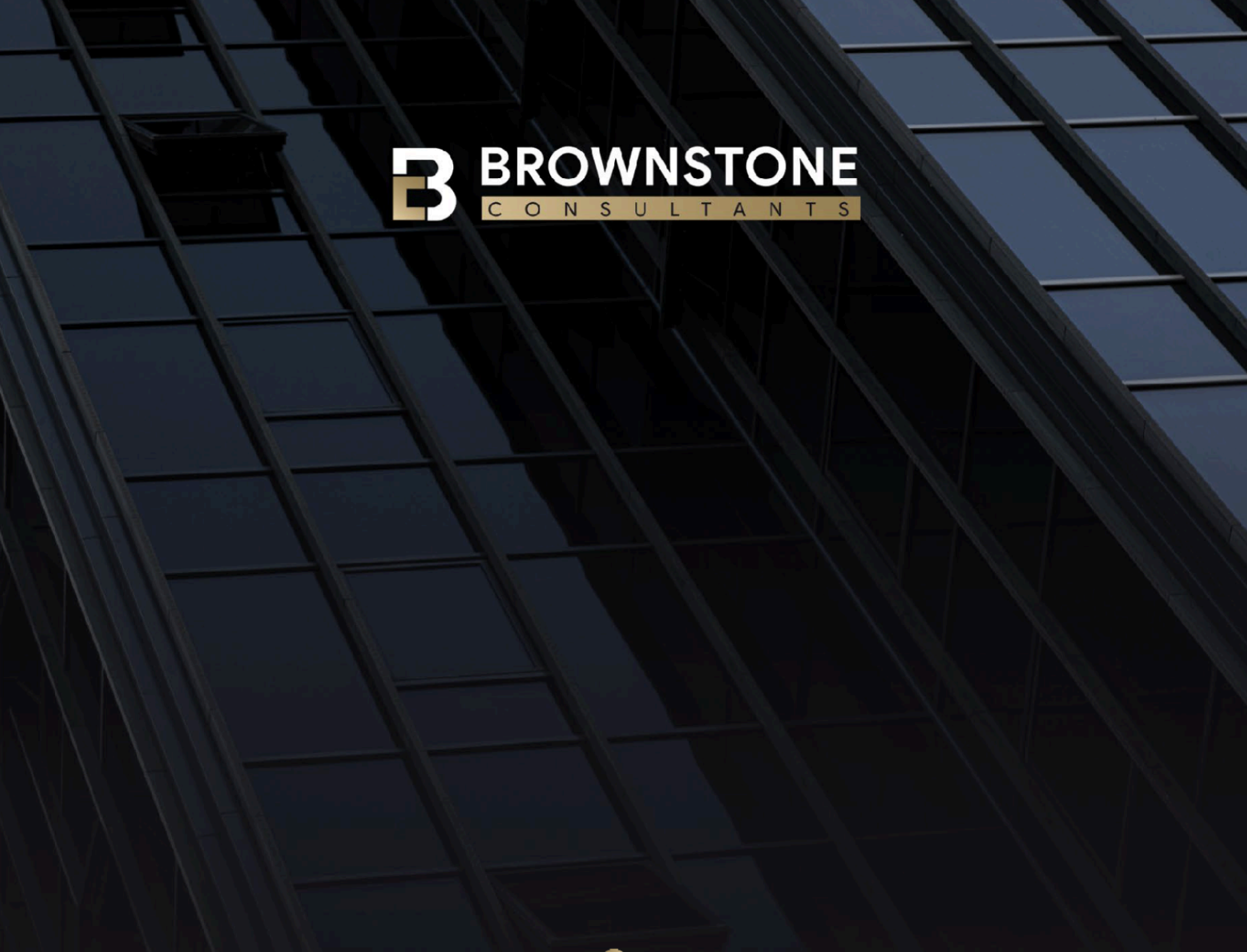
HMAC Manager

Training History - Contreras, Jaime - 00000130179

Course Code	Course Name	Completion Date	Status
DEV110	Fraud Awareness Video Posttest	04/20/07	ELearning
DEV260	NEO - Substance Abuse	06/21/05	Completed
DEV282	Workplace Violence	10/06/23	Completed
DEV201	NEO Cultural Diversity - TxDOT	06/21/05	Completed
DEV204	NEO ADA - Non-Supervisors	06/21/05	Completed
DEV207	Fraud and Abuse Prevention	06/21/05	Completed
DEV200	New Employee Orientation	06/22/05	Completed
DEV202	Sexual Harassment & Grievance	06/22/05	Completed
SFH901	Defensive Driving	01/15/08	Completed
CON702	Nuclear Gauge Transportation Overview	11/10/21	Completed
ENV102	Stormwater Erosion & Control	11/16/05	Completed
DEV205	Equal Employment Opportunity	04/03/23	Completed
CON100	Bridge Construction Inspection	01/27/06	Completed
CON105	Intro to Cst/Mnt Inspection	04/28/06	Completed
SFH420	Hazard Communication	02/23/23	Completed
SFH430	Hazard Materials Awareness	04/18/13	Completed
TRF520	Work Zone Traffic Control	11/16/17	Completed
SFH400	Focus on Safety CST & MNT Emp	06/25/07	Walk In
MNT400	Homeland Security Training	02/06/14	Completed
CON411	Inspection of Flexible Base & Embankment	10/25/17	Completed
21EEST	TxDOT Equal Employment Opp Sup	12/13/07	Completed
CON303	Bridge Deck Workshop	01/09/08	Completed
SFH421	Hazard Communication Refresher	02/12/18	Completed
BRG100	Bridge Construction Inspection	07/16/15	Completed
ICP100	Increased Dept Ethical Awareness	03/11/09	Completed
TRF525	Work Zone Traffic Control Refresher	11/16/23	Completed
SFH399	Intro to OSHA/Electrical Safety	10/02/09	ELearning
SFH401	Focus on Safety IV	05/15/18	Completed
SFH310	Bloodborne Pathogens	11/01/10	ELearning
CON500	Site Mgr Inspector Field Reporting	05/06/10	Completed
ICP102	TxDOT Ethics Policy Refresher	04/08/14	Completed
SFH903	Smith System Driver Training	09/09/22	Completed
SFH902	Defensive Driving	10/13/22	Completed
32SPCC	Spill Prevent Ctrl & Cnt Mea	02/24/12	Completed
32DTDR	Distracted Driving Training	04/18/11	Completed
ENV414	EMS Awareness Training & Orientation	02/22/21	Completed
ENV433	Stormwater Compliance Requirements During Construction	03/17/21	Completed
NIM100	Introduction to the Incident Command System (ICS)	05/08/18	Completed
NIM700	Intro to National Incident Management System (NIMS)	05/08/18	Completed
CON816	Construction Stage Gate Checklist	02/22/21	Completed
CON817	Stormwater Inspection Checklist	09/28/23	Completed
DES908	How to Create an EPIC Sheet	03/17/21	Completed
ENV405	Field ENV Emergency Compliance	03/17/21	Completed
ENV432	CGP Compliance/Enforcement	02/22/21	Completed
ENV457	404 Compliance During Construction	02/22/21	Completed
MNT415	Revegetation During Construction	02/22/21	Completed
EL2015	Rev2013 Ethics Pol Rev & Empl Affirm	04/01/13	ELearning
EL2016	Human Resources Policy Manual	06/05/13	Completed
DEV103	Success at Work	06/27/13	Completed
EL4030	Introduction to Construction Stormwater BMPs	06/22/22	Completed
ENV300	Stormwater Erosion & Sediment Day 1	09/19/13	Completed
CON703	Basic Nuclear Safety	12/31/13	Completed
EL2017	Records Retention, Open Records & Litigation Holds	10/13/23	Completed
SFH398	Intro to Occupational Safety & Health Administration	05/02/14	Completed
DEV037	PeopleSoft Navigation Overview	08/17/14	Completed
DEV039	ELM Employee Self-Service	08/17/14	Completed
DEV048	PeopleSoft Project Overview	08/17/14	Completed
DEV086	HCM Employee Time Reporting	08/26/14	Completed
DEV012	ERP-HR Overview	08/28/14	Completed
DEV042	HCM Employee ePerformance	08/28/14	Completed
DEV040	HCM Employee Self-Service-Pay	08/29/14	Completed
DEV041	HCM Employee Self Svc-Personal	08/29/14	Completed
DEV047	HCM Employee Recruitment	09/10/14	Completed
MNT702	Seal Coat Inspection & Applications	02/12/15	Completed
MNT703	Seal Coat Planning & Design	02/13/15	Completed
EL1029	Heat Stress Recognize/Prevent	04/06/15	Completed
EL1035	Ladder Safety	04/06/15	Completed
EL1053	Sprains and Strains	04/07/15	Completed
EL1003	Asbestos	04/08/15	Completed
EL1055	Trenching/Excavation Safety	04/08/15	Completed
EL1014	Confined Spaces	04/13/15	Completed

Texas Dept. of Transportation Confidential **8/1/2024** **Page** 1

Course Code	Course Name	Completion Date	Status
EL1004	Back Safety/Injury Prevention	04/16/15	Completed
EL1045	PPE: Eye and Face Protection	04/16/15	Completed
EL1046	PPE: Foot and Leg Protection	04/16/15	Completed
EL1047	PPE: Hand Protection	04/16/15	Completed
EL1041	Office Ergonomics	04/17/15	Completed
EL1042	Office Safety	04/17/15	Completed
EL1043	Portable Fire Extinguishers	04/17/15	Completed
EL1048	PPE: Personal Protective Equip	04/17/15	Completed
EL1044	PPE/Respiratory Protection	04/20/15	Completed
EL1049	Hearing Conservation	04/20/15	Completed
EL1050	Radiation Safety	04/20/15	Completed
EL1051	Scaffolding and Ladder Safety	04/20/15	Completed
EL1052	Slips, Trips, and Falls	04/20/15	Completed
EL1054	Classify/Label Chemicals	04/20/15	Completed
EL1056	Tuberculosis: Prevent/Control	04/22/15	Completed
EL1057	Respiratory Protection	04/22/15	Completed
EL1058	Welding, Cutting, and Brazing	04/22/15	Completed
EL7479	Customer Service over the Phone	04/22/15	Completed
EL1000	Cryogenic Safety	04/23/15	Completed
EL1001	Decontamination (HAZWOPER)	04/23/15	Completed
EL1002	Electrical Safety	04/23/15	Completed
EL1005	Behavior Based Safety Supervis	04/23/15	Completed
EL1006	Benzene Awareness	04/23/15	Completed
EL1007	Bloodborne Pathogen Awareness	04/23/15	Completed
EL1008	Carcinogen Safety	04/23/15	Completed
EL1009	Chemical Process Safety	04/23/15	Completed
EL1011	Cold Stress	04/23/15	Completed
EL1023	Hand and Power Tool Safety	04/23/15	Completed
EL1010	Electrostatic Discharge Safety	04/24/15	Completed
EL1019	Fall Protection	04/24/15	Completed
EL1020	Fire and Explosion Hazards (H)	04/24/15	Completed
EL1021	Fire Safety and Prevention	04/24/15	Completed
EL1017	Emergency Response in the Work	04/27/15	Completed
EL1012	Compressed Gas Safety	04/28/15	Completed
EL1013	Computer Ergonomics	04/28/15	Completed
EL1015	Emergency and Disaster Prepare	04/28/15	Completed
EL1018	Ergonomics in the Workplace	04/28/15	Completed
EL2012	Sexual Harassment Prevention for Employees	04/29/15	Completed
EL2008	Substance-free Workplace	04/30/15	Completed
EL7009	Managing Attitudes during Difficult Times	04/30/15	Completed
EL8474	Cybersecurity and Privacy at TxDOT	01/05/23	Completed
SFH610	Excavation & Shoring Safety	09/30/15	Completed
DEV125	Five Choices to Extraordinary Productivity	11/10/15	Completed
CON205	Fundamentals of Concrete 101	06/21/18	Completed
99NGCN	Negotiated Contract Conf	11/17/15	Completed
SFH853	First Aid/CPR	12/22/15	Completed
ETH101	TxDOT Ethics Policy	10/07/23	Completed
DES435	AP&D Stage Gate Checklist	08/08/16	Completed
DES907	PS&E Stage Gate Checklist	08/08/16	Completed
CON118	Construction Contract Administration	02/07/19	Completed
ENV103	Stormwater Pollution Prevention Plan	10/24/16	Completed
CON116	Critical Path Scheduling-Const	10/27/16	Completed
CON814	Spec Book	09/19/17	Completed
TRF521	Flaggers in Work Zone	10/19/17	Completed
EL1104	Spill Prevention, Control, and Countermeasure Plan	04/11/18	Completed
ENV470	SPCC Regulatory Compliance at TxDOT Facilities	04/11/18	Completed
EL1170	Active Shooter	04/16/18	Completed
DEV130	Connect the DOTS: Career Planning	06/07/18	Completed
TCC101	Improving the Daily Diary	04/22/20	Completed
TCC102	GPS Technology	04/23/20	Completed
TCC110	Plan Reading: Traffic Control Plans	06/10/24	Completed
TRF450	TxDOT Roadway Illuminations and Electrical Installations	04/15/21	Completed
CON206	Concrete Materials Course	03/08/22	Completed
MTD201	ACI Field Testing Technician - Grade I, Review and Certification	03/24/22	Completed
ENV292	SWP3 Binder Requirements	11/08/22	Completed
ENV291	Basics of the SWP3 Summary Sheets	11/10/22	Completed
ENV302	SWP3 Applied Concepts	10/24/23	Completed
ENV303	Conducting SWP3 Inspections	11/07/23	Completed
TRF810	Contr Equip Testing Requirement	06/10/24	Completed
TRF812	Common Mistakes on TxDOT Electrical Installations	06/10/24	Completed
TRF510	Installation and Maintenance of Pavement Markings	08/01/24	Completed



BROWNSTONE
CONSULTANTS

2205 N. Jackson Rd.
McAllen, TX 78501

10500 S. Cage Blvd
Pharr, TX 78577

8930 S. Presa
San Antonio, TX 78204

956.307.3057

admin@bstone.biz

www.bstone.biz

DPTV TANGO, LLC

DBA BUSINESS OPERATION SOLUTIONS (TANGO BOS)

STATEMENT OF QUALIFICATIONS

PROJECT MANAGEMENT SERVICES

RFQ 2026-8 | CITY OF EDINBURG ENGINEERING DEPARTMENT

Field	Response
Submitted By	Natalia Trota, MBA, Retired USAF - CEO / Principal-in-Charge
Legal Name	DPTV Tango, LLC DBA Business Operation Solutions (Tango BOS)
Address	214 S Main St, Ste 218 #525, Duncanville, Texas 75116
Email / Phone	nataliatrota@tangobos.com | (808) 829-7977
Website	www.tangobos.com
SAM Identifiers	UEI: KNYQX62M4RU4 | CAGE: 8Y0U6
Prime Contractor Certification	SDVOSB | WOSB | Texas VetHUB | M/W/SBE Certified

Submission Note: No pricing, fee schedule, markup, or construction price is included because this is a qualifications-based RFQ and rates are negotiated after selection.

01 TRANSMITTAL LETTER

July 14, 2026

City of Edinburg Engineering Department
415 W. University Drive
Edinburg, Texas 78539

RE: RFQ 2026-8 - Project Management Services

To the Evaluation Committee:

DPTV Tango, LLC DBA Business Operation Solutions (Tango BOS) respectfully submits this Statement of Qualifications to provide citywide project management and construction management services for the City of Edinburg. Tango BOS is prepared to support capital improvements, renovations, maintenance, life-safety work, utility upgrades, mechanical systems, electrical systems, plumbing systems, site improvements, demolition, repairs and new-construction assignments under the City's continuing contract.

Tango BOS will serve as the accountable prime contractor/prime consultant for the City. Our role is to give the City one responsible point of contact for executive oversight, task-order intake, preconstruction coordination, cost and schedule management, procurement support, field coordination, quality assurance, safety oversight, document control, closeout and warranty follow-up. Our team combines government facility experience, construction management, HVAC and MEP coordination, commercial roofing, licensed plumbing support, electrical and solar technical work, quality control, field supervision and Texas-licensed architectural oversight.

Because task orders may vary by discipline, Tango BOS will assign a Texas-licensed Professional Engineer based on the requirements of each project. No professional engineering services will be performed without oversight by the properly licensed Texas Professional Engineer responsible for that discipline. The engineer's qualifications, license verification, availability and responsibilities will be submitted to the City before commencement of the applicable engineering services.

Tango BOS acknowledges the City's electronic submission requirements and confirms this response is intended to remain valid for 90 days. Addenda acknowledged: to be confirmed and uploaded separately in OpenGov with the final response package. The undersigned is authorized to bind DPTV Tango, LLC DBA Business Operation Solutions.

Respectfully submitted,

Natalia Trota, MBA, Retired USAF

Chief Executive Officer / Principal-in-Charge

DPTV Tango, LLC DBA Business Operation Solutions (Tango BOS)

Email: nataliatrota@tangobos.com | Phone: (808) 829-7977

UEI: KNYQX62M4RU4 | CAGE: 8Y0U6

02 EXECUTIVE SUMMARY

Tango BOS understands that this is an as-needed, multiple-award continuing contract. Assignments may range from short-duration advisory support to full construction management of complex renovations, facility upgrades, utilities, MEP systems, site improvements and new construction. The City needs a firm that can scale staffing to the assignment, mobilize the correct technical disciplines, maintain transparent controls and communicate clearly with Engineering staff.

Why Tango BOS

- Accountable prime leadership led by CEO Natalia Trota, MBA, a retired U.S. Air Force veteran with 20 years of military service and more than 20 years of combined military, federal, healthcare, procurement and business-operations leadership.
- Public-sector and healthcare-facility experience requiring disciplined documentation, safety, quality, life-safety awareness and continuity of operations.
- Scalable core-and-specialist staffing model that supports small part-time assignments as well as sustained field construction management.
- Texas-licensed architectural oversight through Kamran Mouzoon, AIA, NCARB, LEED GA, with discipline-specific Texas Professional Engineers assigned as task orders require.
- Experienced construction, facilities, HVAC, plumbing, electrical, roofing, quality-control and field-supervision personnel.
- Formal project controls for scheduling, estimating, risk, RFIs, submittals, changes, inspections, documentation, closeout and warranty follow-through.
-

City Need	Tango BOS Response	Result
Flexible staffing	Core leadership with on-call technical specialists selected by assignment.	The City receives the discipline and level of support each task order requires.
Schedule reliability	Baseline logic, milestone control, six-week and two-week look-ahead planning and recovery actions.	Early identification and correction of schedule threats.
Budget discipline	Progressive estimates, bid leveling, cost forecasting and change control.	Transparent decisions and reduced exposure to avoidable cost growth.
Quality and safety	Defined QA/QC checkpoints, inspection coordination, documented hazards and stop-work authority.	Fewer deficiencies, safer sites and more complete closeout.
Clear records	Standard logs, meeting minutes, decision tracking and electronic closeout files.	Audit-ready project files and reliable institutional knowledge.

03 FIRM OVERVIEW, SAM INFORMATION AND CERTIFICATIONS

DPTV Tango, LLC DBA Business Operation Solutions (Tango BOS) is a Texas-based small business established in 2019. The firm provides project management, construction coordination, facility maintenance, procurement, compliance, inspections, vendor coordination and closeout support for public-sector and regulated environments.

Firm Attribute	Tango BOS Response
Legal Name	DPTV Tango, LLC DBA Business Operation Solutions (Tango BOS)
Office Serving the Contract	214 S Main St, Ste 218 #525, Duncanville, Texas 75116
Principal-in-Charge	Natalia Trota, MBA, Retired USAF - CEO / Principal-in-Charge / Program Executive
Federal Identifiers	SAM Registered | UEI KNYQX62M4RU4 | CAGE 8Y0U6
Certification Line	SDVOSB | WOSB | Texas VetHUB | M/W/SBE Certified
Business Status	Service-Disabled Veteran-Owned, Woman-Owned, Minority-Owned and Small Business
Core Services	Project management, construction coordination, facility maintenance, procurement and vendor coordination, schedule/cost controls, inspections, compliance, quality assurance and closeout support
Geographic Coverage	Texas-wide support using DFW leadership and proposed personnel/partners in Central, South and Southeast Texas
Edinburg Field Presence	Project-specific field office or local reporting location established when sustained on-site services are required
Safety and Public Trust	OSHA 10-trained executive leadership; proposed team includes OSHA 10/30 personnel; Texas Notary Public and Remote Online Notary experience supporting identity verification, document execution and records integrity

Management Philosophy

Tango BOS manages each assignment as an integrated control system. Scope, schedule, budget, quality, safety, procurement and documentation are treated as connected functions. Decisions are documented, accountability is assigned and emerging issues are elevated before they become claims, delays or operational disruptions.

Professional Disciplines Available Through the Proposed Team

- Program and project management
- Preconstruction and constructability support
- Construction management and site supervision
- Architecture and design coordination
- Discipline-specific professional engineering assigned by task order
- MEP, plumbing and facility systems coordination
- Electrical and solar technical support
- Roofing and envelope coordination
- Quality control, safety and closeout management

04 UNDERSTANDING OF THE CITY'S REQUIREMENTS

Phase	City Requirement	Tango BOS Response
Assignment Initiation	Act upon task order or notice to proceed.	Confirm scope, authority, deliverables, budget, schedule, reporting format and decision protocol before work begins.
Preconstruction	Support scope, design, budget, schedule and constructability.	Establish project execution plan, master schedule, risk register, progressive estimates and constructability review log.
GMP / Cost Development	Prepare itemized estimates and recommendations.	Develop transparent estimate assumptions, allowances, contingencies, bid comparisons and value-engineering options.
Procurement	Develop packages and coordinate competitive bids.	Prepare scopes, conduct pre-bid meetings, manage questions, level bids and document recommendations for City approval.
Construction	Provide field management, controls and coordination.	Maintain site presence as required, conduct meetings, manage logs, RFIs, submittals, inspections, safety, quality, cost and schedule.
Closeout	Deliver complete records, training and warranty support.	Manage punch lists, as-builts, manuals, training, photos, final inspection, acceptance and warranty follow-up.

Tango BOS will administer each task order in accordance with the contract, City direction, adopted building and development codes, applicable OSHA requirements, professional-practice laws, manufacturer requirements, permitting authorities and project-specific standards. The assigned licensed architect or engineer will remain responsible for services requiring professional judgment within that professional discipline.

05 OVERALL QUALIFICATIONS OF THE TEAM - 40 POINTS

Proposed Individual / Firm	Role	Primary Qualifications	Assignment Basis
Natalia Trota	Principal-in-Charge / Program Executive	Retired USAF veteran; 20 years military service; 20+ years combined government, healthcare and business operations; program management, contracts, procurement, scheduling, audits/inspections, OSHA 10 and public-trust document verification.	Core - all task orders
Anthony Overstreet	Senior Project Manager	Approx. 13 years commercial construction, roofing, remodeling, workflow and trade coordination.	Primary project management and construction coordination
Kamran Mouzoon, AIA, NCARB, LEED GA	Texas-Licensed Architect / Design Principal	Texas Architect No. 13684; 25-35+ years architecture and project management.	Design/technical assignments

Proposed Individual / Firm	Role	Primary Qualifications	Assignment Basis
Richard Simons	Senior Construction / Facilities / MEP Manager	10+ years HVAC/facility management; government medical facilities; subcontractors, safety, quality and reporting.	Facilities and MEP assignments
Brian Simpson	Site Superintendent	Commercial roofing and field-supervision experience; site workflow and trade coordination.	Field-intensive assignments
Broderick Mondy	Quality Control / Cost and Risk Manager	Commercial renovations, estimating, risk, financial tracking, subcontractor schedules and quality.	QA/QC and cost-control assignments
Freeman Frazier	Assistant PM / Electrical and Facilities Coordinator	Electrical/mechanical systems, service-order estimating, safety, maintenance and government facility support.	Electrical/MEP and field support
Energize with Sunrise LLC / James Blakely	Licensed Electrical and Solar Technical Partner	Texas Electrical Contractor No. 38819; commercial AC/DC, LOTO, transformers, generators and commissioning.	Electrical/solar task orders
PPM Plumbing / Charles McClain	Texas-Licensed Plumbing Systems Partner	Responsible Master Plumber License No. M-36331; commercial and residential plumbing, gas lines, pipe repair, water heaters, jetting and 24/7 response support.	Plumbing, domestic water, sanitary, gas-line and utility-related task orders
Discipline-Specific Texas PE	Professional Engineer assigned by task order	Civil, structural, mechanical, electrical, plumbing or utility discipline selected to match project.	Assigned before engineering services begin

Task-Order Professional Engineering

Tango BOS maintains access to qualified Texas-licensed Professional Engineers through its professional consultant and teaming network. Because assignments under this continuing contract may vary significantly in technical discipline, the appropriate engineer will be selected based on each project's specific requirements. No professional engineering services will be performed without oversight by the properly licensed Texas Professional Engineer responsible for that discipline.

Team Accountability

- Natalia Trota remains the City's executive escalation point and contract authority.
- The assigned Project Manager maintains day-to-day responsibility for scope, schedule, cost, communication and deliverables.
- Licensed professionals are responsible for services within their regulated disciplines.
- The Site Superintendent controls field coordination and daily reporting when an assignment requires continuous site presence.
- The Quality Control Manager maintains inspection, deficiency, testing and closeout controls independent of production pressure.

06 PROJECT DELIVERY AND CONSTRUCTION MANAGEMENT APPROACH

Tango BOS will prepare a task-order-specific Project Execution Plan within the timeframe established by the City. The plan will identify the scope baseline, responsible personnel, deliverables, schedule, budget controls, risks, communications and closeout requirements.

1. Assignment Confirmation - Review the task order, confirm the City's objectives, define the decision-making structure, establish file protocols and identify regulatory or operational constraints.
2. Existing Conditions and Risk Review - Review reports, surveys, drawings, tests, utilities, facility conditions, hazardous-material information and operational requirements; establish a risk register with owners and due dates.
3. Scope, Design and Constructability - Coordinate with the City and professional consultants; document scope decisions; review phasing, access, maintainability, safety, long-lead items and constructability.
4. Budget and GMP Development - Prepare progressive estimates, alternates, allowances, contingencies and value-engineering recommendations; reconcile design changes and document the basis of estimate.
5. Procurement and Bid Management - Package scopes, develop bid instructions, conduct outreach and pre-bid meetings, answer questions, level bids and provide documented award recommendations.
6. Construction Administration - Conduct meetings, issue minutes, manage submittals/RFIs, maintain daily reports, monitor schedule/cost/quality/safety, coordinate inspections and track decisions.
7. Change Management - Require written scope definition, entitlement review, cost and schedule impact, supporting documentation and City approval before incorporating changes.
8. Closeout and Warranty - Drive punch-list completion, reconcile records, coordinate training, obtain manuals/as-builts/warranties, conduct final inspections and maintain warranty tracking.

Control	Primary Record	Management Purpose
Scope	Scope matrix / decision log	Prevent gaps, overlaps and unauthorized work.
Schedule	Baseline, update and look-ahead schedules	Identify critical activities and near-term constraints.
Cost	Budget report, commitment log and forecast	Show current commitments, exposure and projected final cost.
RFIs / Submittals	Aging logs with required response dates	Prevent design decisions from delaying procurement or fieldwork.
Quality	Preparatory checklists, inspection log and deficiency log	Verify requirements before work is concealed or accepted.
Safety	JHAs, observations and corrective-action log	Identify and correct hazards before incidents occur.
Change	Potential change and approved change logs	Document entitlement, value, schedule effect and approval status.
Closeout	Deliverable matrix and punch-list log	Drive complete, timely turnover and warranty readiness.

07 ABILITY TO MEET SCHEDULES AND DEADLINES - 30 POINTS

Control Point	Timing	Required Action	City Visibility
Baseline Schedule	At task-order start	Confirm work breakdown, logic, durations, milestones, procurement and inspections.	Baseline approval and milestone summary.
Six-Week Look-Ahead	Updated weekly	Identify constraints, submittals, deliveries, manpower and City decisions.	Weekly meeting review.
Two-Week Work Plan	Updated weekly	Confirm daily field activities and responsible parties.	Near-term action list.
Procurement Log	Weekly	Track long-lead items from design selection through delivery.	Exceptions highlighted.
RFI/Submittal Aging	Weekly	Prioritize items approaching required response dates.	Aging dashboard.
Milestone Variance	Weekly/monthly	Compare actual and forecast dates to baseline.	Variance and recovery narrative.
Recovery Schedule	When threshold exceeded	Add resources, resequence work, adjust shifts or expedite materials subject to City approval.	Formal corrective-action plan.
Executive Escalation	When unresolved risk threatens milestone	Elevate issue, decision required and consequence of delay.	Written decision memorandum.

Early-Warning Indicators

- Critical or near-critical activity variance
- Late design decision, permit or inspection
- Submittal/RFI aging beyond required response date
- Material lead time exceeding available float
- Insufficient manpower or production rate
- Unresolved utility, access or shutdown coordination
- Repeated quality deficiency or failed testing
- Potential change without timely scope or approval

Corrective-Action Process

9. Verify the cause and responsible party using current records.
10. Quantify the schedule effect and available float.
11. Develop practical options: resequencing, added manpower, alternate material, extended shifts, partial release, expedited review or phased turnover.
12. Evaluate cost, safety, quality and operational impacts before recommending action.
13. Obtain required City decisions and document the approved recovery plan.
14. Track recovery actions daily until the milestone is protected or a revised date is formally authorized.

Schedule Principle

No acceleration strategy will override safety, code compliance, quality requirements or the City's operational constraints. Recovery recommendations will be transparent about cost, risk and feasibility.

08 STAFFING, AVAILABILITY AND SURGE CAPACITY

The City specifically requests an approach to part-time staffing for smaller assignments. Tango BOS will use a three-tier model that matches labor to the assignment without losing leadership continuity.

Assignment Type	Typical Staffing	Service Pattern	Controls
Small / Advisory	Principal-in-Charge, part-time PM, discipline specialist as needed.	Scheduled meetings, document review and milestone deliverables.	Action log, schedule and written recommendations.
Moderate / Active Project	PM, part-time construction manager/QCM, scheduled field visits, technical specialists.	Weekly coordination with increased presence during critical work.	Full project controls and inspection tracking.
Large / Field-Intensive	Dedicated PM, superintendent, QCM, document control and technical specialists.	Continuous or near-continuous field coverage as directed.	Daily reports, meetings, schedule/cost/quality/safety controls.

Mobilization and Continuity

- A task-order staffing plan will identify the primary and backup individual for each critical role.
- Specialists will be activated only when the scope requires their discipline, reducing unnecessary cost.
- For sustained Edinburg assignments, Tango BOS will establish a project-specific local reporting location or field office.
- Meeting coverage, planned leave and emergencies will be addressed through named backups and centralized document control.
- No proposed key person will be replaced without City notification and an equally or more qualified replacement, subject to contract requirements.

09 RELEVANT GOVERNMENT AND CONSTRUCTION EXPERIENCE

Project	Customer / Value / Period	Role	Relevance to Edinburg
Facility Management and Stairwell Renovation	J&J Worldwide Services, San Antonio MTC | $121,068.28 | July 31-August 14, 2023	Prime Contractor / Project Management and Facility Support	Facility renovation and support including eyewash stations, stairwell renovation/painting, handrail restoration, dust control, barriers, daily cleanup and OSHA/NFPA/federal facility compliance. Relevant to occupied facility work, safety controls, trade coordination and fast-turnaround assignments.
Replace Bottle Filler / Water Fountains, B899	J&J Worldwide Services | $30,068.28 | June 10-August 7, 2023	Prime Contractor / Installation Contractor	Removed outdated water fountains and installed new filtered water fountains with bottle fillers across multiple floors. Relevant to plumbing/facility upgrades, installation coordination, code compliance, materials and turnover.
Containerized Ice Making System FA301624Q0052	AETC / JBSA-Lackland | $257,599.57 | 2024	Prime Contractor / Procurement and Project Coordination	Provided a high-capacity deployable ice production system with power, water filtration, generator and pump systems; managed long-lead procurement and documentation. Relevant to schedule risk,

Project	Customer / Value / Period	Role	Relevance to Edinburg
			supplier coordination and government communication.
WHASC Medical Lab Cabinets FA301624Q5018	Wilford Hall Medical Center / JBSA-Lackland AFB | $39,498.52 | 2024	Prime Contractor / Project Management, Procurement, Delivery, QA and Installation Oversight	Managed procurement, field verification, finish coordination, delivery, stakeholder communication and quality assurance for medical laboratory cabinetry. Relevant to federal healthcare settings, quality control and finish coordination.
VA Housing Kitchen and Bathroom Renovation	VA Housing - Dallas | $125,000 | period to be confirmed	Prime Contractor	Full renovation of kitchens and bathrooms including demolition, fixtures, tiling, plumbing and finishes. Relevant to renovation, occupied housing improvements and multi-trade coordination.
Energize with Sunrise - 840 South Freeway Solar Removal and Replacement	Fort Worth, Texas | 2025 | approx. 180 modules removed / 186 installed	Licensed Electrical / Solar Technical Partner	Commercial PV decommissioning and replacement with LOTO/electrical isolation, AC/DC work, public protection, testing and recommissioning. Relevant to electrical construction, safety, logistics and commissioning.

10 STABILITY AND REFERENCES - 15 POINTS

Customer / Agency	Contact	Phone / Email	Project and Role
J&J Worldwide Services	Richard Simons, Contract Maintenance Manager	210-808-5324; alternate 904-866-1996 | Richard.simons@jwws.com	Replace Bottle Filler / Water Fountains, B899 | $30,068.28 | Prime Contractor / Installation Contractor
J&J Worldwide Services, San Antonio MTC	Freeman Frazier, Maintenance Manager	210-808-5324 | freeman.frazier@jwws.com	Facility Management and Renovation | $121,068.28 | Prime Contractor / Facility Support Contractor
Tarrant County Government Purchasing Department	Julie M. Nichols, Senior Buyer	817-884-1133 | jmnichols@tarrantcounytx.gov	Table, Dolly, and Flags for Tarrant County | $36,389.00 | Prime Contractor / Supplier and Coordinator
Wilford Hall Medical Center / JBSA-Lackland AFB	Charles House, Contract / Project POC; Brian Cooper, Contracting Officer	charles.house.3@us.af.mil; brian.cooper.18@us.af.mil	WHASC Medical Lab Cabinets FA301624Q5018 | $39,498.52 | PM / Procurement / QA / Installation Oversight

11 PREVIOUS EXPERIENCE WITH THE CITY OF EDINBURG - 10 POINTS

Tango BOS has not identified a completed direct contract with the City of Edinburg as of this proposal. The firm will not imply prior City experience that cannot be documented. Instead, Tango BOS will reduce onboarding risk through a City-specific kickoff process, clear communication, and documented compliance with City procedures.

Direct City Experience

How Tango BOS Will Overcome the Learning Curve

- Conduct a contract kickoff with Engineering, Purchasing and stakeholders to confirm standards, workflows, approval authority and reporting expectations.
- Create a City-specific procedures matrix covering design standards, permitting, bid procedures, records, invoices, inspections, closeout and public-information considerations.
- Review applicable International Building Code requirements, the Unified Development Code and City Engineering Design Standards before starting each assignment.
- Use a decision log and responsibility matrix so City staff can quickly identify open items and accountable parties.
- Establish local field coordination and maintain consistent communication with the assigned City Project Manager.
- Apply transferable federal and government-facility experience involving formal documentation, safety, quality, occupied facilities and regulated procurement.

12 INSURANCE, AGREEMENT AND COMPLIANCE STATEMENTS

Tango BOS understands that the selected firm must maintain the insurance required by the City, provide acceptable certificates and endorsements, name the City as an additional insured where required, and maintain coverage for the contract term. Professional consultants will be required to maintain coverage appropriate to their regulated services.

Requirement Area	Tango BOS Response
Workers' Compensation / Employers' Liability	Will maintain coverage required by statute and the City's Professional Services Agreement.
Commercial General Liability	Will provide COI and required additional-insured endorsement where required by contract.
Commercial Automobile Liability	Will provide coverage evidence consistent with City requirements.
Professional Liability	Professional design and engineering consultants will maintain professional liability coverage appropriate to their regulated services.
Professional Services Agreement	Tango BOS acknowledges the City's sample agreement and will enter into the final agreement if selected, subject to any mutually accepted clarifications or exceptions.
Required OpenGov Forms	Tango BOS will complete required conflict, general questionnaire, litigation, HB 89, SB 13, SB 19, non-collusion, CIQ, Form 1295 if awarded, addenda acknowledgments and COI uploads.
Licensed Trade Partners	Tango BOS will use properly licensed and insured specialty trade partners for regulated trade work, including plumbing, electrical, mechanical, and other task-order-specific scopes.

13 CLOSING COMMITMENT

Tango BOS offers the City of Edinburg a practical combination of executive accountability, government operations experience, construction and facility-management expertise, Texas-licensed architectural support, discipline-specific engineering access, and specialty capabilities in MEP, plumbing, roofing, electrical work, quality control and field supervision.

Our approach is designed for the City's continuing-contract environment: maintain a stable core team, assign only the disciplines required by each task order, provide transparent controls and escalate issues early. The City will receive clear records, direct communication and a team focused on protecting public funds, operational continuity, quality and schedule.

Tango BOS respectfully requests the opportunity to serve on the City's rotation list and to demonstrate its capabilities through responsive, well-managed assignments.

Respectfully submitted,

Natalia Trota, MBA, Retired USAF

Chief Executive Officer / Principal-in-Charge

DPTV Tango, LLC DBA Business Operation Solutions (Tango BOS)

Email: nataliatrota@tangobos.com | Phone: (808) 829-7977

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A KEY PERSONNEL RESUMES

Natalia Trota, MBA, Retired USAF

Principal-in-Charge / Program Executive

Professional Profile

Business executive and project-management leader with more than 20 years of experience in government, healthcare management, business operations, process improvement, compliance, risk management and vendor coordination. As CEO of Tango BOS, she provides executive oversight, client accountability, subcontractor coordination and strategic direction for government and construction-related projects.

Core Qualifications

Qualification Area	Qualification Area
Executive program and project oversight	Federal contract administration and procurement
Schedule, budget, risk and resource management	20 years of U.S. Air Force service
Facility and healthcare operations	Audits, inspections and quality assurance
Vendor and subcontractor management	OSHA 10 and public-trust document verification

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
DPTV Tango, LLC DBA Business Operation Solutions	CEO / Program Manager | 2019-Present	Leads the SDVOSB/WOSB prime contractor; manages contracts, proposals, NDAs, subcontracts, modifications, pricing, procurement, vendor performance, schedules, deliverables, invoicing, risk and client communication across government, healthcare, construction and facility assignments.
Defense Contract Management Agency (DCMA), DoD	Management Analyst / Contract Compliance Support | 2019-2020	Supported compliance, governance, risk mitigation, audit readiness, inspections, security protocols, KPI reporting, workforce planning and training for operations serving more than 300 personnel; tracked milestones, records and escalations.
Tripler Army Medical Center, Department of the Army	Supervisory Health System Specialist | 2017-2019	Managed regulated healthcare operations, staffing, budgets, credentialing, billing and vendor coordination. Conducted 50+ audits, inspections, SLA reviews and compliance checks; supported accreditation readiness and recovery of more than $100,000 in billing discrepancies.
United States Air Force	Healthcare and Operations Leader | 20 Years of Military Service	Supervised teams of up to 300 personnel across multiple medical facilities; directed quality assurance, inspection readiness, workforce planning, records and process improvement. User-reported achievements include approximately $20 million in government savings.
Texas Notary Public / Remote Online Notary	Commissioned Public-Trust Professional | Current	Provides identity verification, document witnessing, execution control, records accuracy and secure public-facing services. This complements military, federal and healthcare audit, inspection and compliance experience.

Education: MBA, University of Phoenix; B.S., Business Administration, Wayland Baptist University; B.S., Health Administration, Wayland Baptist University; A.S., Allied Health Science	**Certifications / Credentials:** OSHA 10; Texas Notary Public; Texas Remote Online Notary; Salesforce/CRM certification and experience; Certified Medical Billing & Reimbursement; TeamSTEPPS leadership training; Resilient Leadership training
Availability / Assignment: Core executive for all task orders; available for kickoff, executive reviews, City leadership meetings, risk escalation, contract decisions and performance oversight.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.

Anthony Overstreet

Senior Project Manager

Professional Profile

Commercial construction project manager with approximately 13 years of reported experience coordinating roofing, remodeling, deliveries, field labor, workflow sequencing and communication among site leadership and specialty trades. Proposed to lead day-to-day construction management assignments.

Core Qualifications

Qualification Area	Qualification Area
Commercial construction project management	Roofing and remodeling
Work sequencing and delivery coordination	Labor and subcontractor coordination
Daily field communication	Schedule and workflow management
Trade-interface management	Problem escalation

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
TX Morrow Construction - Roofing Portfolio	Project Management | 2021-2025	Coordinated roofing work involving shingles, TPO, PVC and metal; managed deliveries, labor accountability, workflow sequence and communication with specialty trades. Reported portfolio value: approximately $2 million.
Stanford Luxury Homes - Roofing	Project Manager | 2026	Reported management of roofing work with field sequencing, staffing and coordination. Reported project value: approximately $4 million.
Hyatt Place - Gutters, Fascia and Soffit	Project Manager | 2026	Coordinated material deliveries, labor and field workflow for a reported $26,000 project.

Education: Commercial construction experience; additional education information may be provided upon City request.	**Certifications / Credentials:** Trade and manufacturer credentials to be provided as applicable by task-order scope.
Availability / Assignment: Proposed primary Project Manager for construction-related assignments requiring field sequencing, subcontractor coordination and day-to-day task-order leadership.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.

Kamran Mouzoon, NCARB, AIA, LEED GA

Texas-Licensed Architect / Design Principal

Professional Profile

Managing and Design Principal of Kamran Mouzoon Architects, P.C., established in 1994. Brings more than 25-35 years of architectural design, production and project-management experience across institutional, commercial, residential, industrial, religious and medical facilities.

Core Qualifications

Qualification Area	Qualification Area
Texas-licensed architecture	Design and project management
Construction-document coordination	Institutional and commercial facilities
Medical offices and imaging/surgical facilities	Public housing and community facilities
Interior design	Sustainable-design awareness

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
Kamran Mouzoon Architects, P.C.	Managing / Design Principal | 1994-Present	Leads architectural design, production, consultant coordination and project management for a broad portfolio of institutional, commercial, residential, industrial, medical and community projects.
Schools, Daycare and Community Facilities	Project Architect / Principal	Experience includes schools, daycare centers, churches, faith-based community centers and public-serving facilities.
Medical and Commercial Interiors	Project Architect / Principal	Experience includes pediatric offices, MRI suites, imaging centers, surgical centers, offices, restaurants, retail and hospitality projects.

Education: Master of Architecture, Rice University (1986); Bachelor of Architecture, University of Houston (1982)	**Certifications / Credentials:** Texas Architect License No. 13684; NCARB No. 46193; Texas Interior Designer License No. 1994; AIA; LEED Green Associate
Availability / Assignment: Assigned to task orders requiring architectural design, design coordination, constructability review or technical oversight.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.

Richard Simons

Senior Construction / Facilities / MEP Manager

Professional Profile

Contract maintenance and facilities manager with more than 10 years of commercial HVAC and government-facility management experience. Has led union and multi-trade teams, subcontractors, procurement, schedules, safety, quality, reports and regulated healthcare-facility operations.

Core Qualifications

Qualification Area	Qualification Area
Government facility management	HVAC and MEP systems
Subcontractor management	Procurement and inventory control
Schedule and workforce planning	Safety and quality oversight
Healthcare life-safety compliance	Government reporting and deliverables

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
J&J Worldwide Services - Fort Sam Houston METC	Contract Maintenance Manager | 2021-Present	Leads trades, administrators and supervisors; manages government deliverables, training, procurement, subcontractors, safety, quality and healthcare-facility compliance.
VW International / J&J - Randolph AFB	Contract Maintenance Manager | 2016-2021	Managed contract performance, staffing, materials, subcontractors, safety, quality, reports and compliance in an Air Force facility environment.
Department of Veterans Affairs - San Antonio	Air Conditioning Equipment Mechanic | 2012-2016	Maintained and repaired HVAC, refrigeration, medical air/vacuum, steam, heat exchangers, pumps and controls; documented labor, materials and work orders.

Education: Bachelor of Science, Technical Management, DeVry University; HVAC Certificate, Lincoln Technical College	**Certifications / Credentials:** OSHA 30 General Industry; additional HVAC licenses/registrations to be provided if required by task-order scope
Availability / Assignment: Proposed for MEP/facility assignments and senior construction management where the City requires facility systems, subcontractor coordination and operational continuity.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.

Brian Simpson

Site Superintendent

Professional Profile

Commercial construction and roofing superintendent proposed to manage daily field operations, workflow, staffing, schedule coordination and communication among site managers, MEP personnel and specialty trades.

Core Qualifications

Qualification Area	Qualification Area
Daily site supervision	Commercial roofing and gutters
Workforce and shift coordination	Trade sequencing
Site communication	Production monitoring
MEP/specialty-trade interface	Field issue resolution

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
TX Morrow Construction - DFW Roofing / Gutters	Superintendent | 2025	Reported field supervision, workflow, staffing, schedule and coordination with site managers, MEP and specialty trades. Reported value: approximately $2 million.
Trinsic Residential Group - Austin Roofing / Gutters	Superintendent | 2024	Reported site management, shift/schedule coordination and communication with specialty trades. Reported value: approximately $1.5 million.
Kroger - Rockwall Roofing	Superintendent | 2025	Reported field workflow, site management and trade coordination. Reported value: approximately $200,000.

Education: Construction field experience; additional education information may be provided upon City request.	**Certifications / Credentials:** OSHA, equipment, roofing manufacturer or first-aid credentials to be provided as applicable by task-order scope.
Availability / Assignment: Proposed for assignments requiring continuous or substantial field supervision, daily reporting, production coordination and site issue resolution.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.

Broderick Mondy

Quality Control / Cost and Risk Manager

Professional Profile

Commercial construction quality and operations professional with reported experience supporting build-outs and renovations. Responsibilities include planning, estimating, risk analysis, progress monitoring, subcontractor schedules, quality, vendor relationships, forecasting and financial tracking.

Core Qualifications

Qualification Area	Qualification Area
Quality-control planning	Commercial renovations and build-outs
Estimating and budgeting	Risk analysis
Progress monitoring	Subcontractor schedule control
Vendor and supplier coordination	Forecasting and financial tracking

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
Addison Cooper Construction - DFW Projects	Quality Control / Operations | Reported 10 years	Supported planning, budgets, estimates, risk, progress, subcontractor schedules, quality, supplier relationships, forecasting and compliance across commercial build-outs and renovations.
Commercial Renovation Portfolio	QCM / Operations Support | 2023-2025	Reported project values ranging from approximately $5,000 to $250,000 across commercial renovation and build-out assignments.
Cost and Schedule Controls	Quality / Risk Support	Partnered with accounting and operations functions to track expenses, materials, overhead and schedule forecasts.

Education: Commercial construction operations experience; additional education information may be provided upon City request.	**Certifications / Credentials:** OSHA, CQM, ICC or inspection credentials to be provided if required by specific task-order scope.
Availability / Assignment: Proposed for quality, cost and risk assignments where the City requires independent issue tracking, deficiency control, cost awareness and subcontractor schedule coordination.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.

Freeman A. Frazier

Assistant PM / Electrical and Facilities Coordinator

Professional Profile

Electronics engineering technician and former U.S. Navy Electrician's Mate with experience in electrical and mechanical systems, troubleshooting, service-order estimating, project coordination, maintenance, safety and government medical-facility operations.

Core Qualifications

Qualification Area	Qualification Area
Electrical and electronic systems	Facilities maintenance
Service-order estimating	Preconstruction coordination
Schedule and budget support	Safety compliance
Technical troubleshooting	Government facility support

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
J&J Worldwide Services - San Antonio	Electronics Technician III | 2023-Present	Supports electrical/electronic systems, corrective maintenance estimates, project coordination, preconstruction meetings, schedules, safety and government facility activities.
J&J Worldwide Services - San Antonio	Electrician | 2022-2023	Installed, maintained and repaired electrical systems; interpreted drawings and code requirements; coordinated with other trades.
U.S. Navy	Electrician's Mate | 2013-2017	Installed and maintained electrical systems, used diagnostic equipment, coordinated trades, trained personnel and managed records/supplies.

Education: High School Diploma, Justin F. Kimball High School; technical and military training	**Certifications / Credentials:** TDLR Registered Air Conditioning and Refrigeration Technician No. 147641, expires 02/14/2027; OSHA 10; OSHA 30; HAZWOPER Basic; Navy electrical/technical certifications
Availability / Assignment: Proposed for electrical/MEP coordination, field support, assistant PM duties, service-order coordination and facility documentation support.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.



Energize with Sunrise LLC / James Blakely

Licensed Electrical and Solar Technical Partner

Professional Profile

Texas-licensed electrical contractor and commercial solar specialist providing photovoltaic installation, decommissioning, AC/DC electrical work, inverters, transformers, generator integration, occupied-site coordination, material handling, testing, commissioning and closeout.

Core Qualifications

Qualification Area	Qualification Area
Texas electrical contracting	Commercial solar PV
Electrical LOTO and verification	AC/DC systems and inverters
Transformers and generators	Occupied-facility coordination
Material handling and logistics	Testing, commissioning and closeout

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
840 South Freeway - Fort Worth	Electrical / Solar Contractor | 2025	Decommissioned approximately 180 modules, installed approximately 186 replacement modules, completed AC/DC work, public protection, testing and recommissioning.
Basden Steel - Burleson	Electrical / Solar Contractor | 2021	Installed approximately 1,000 modules on rooftop and carport systems; integrated transformer and backup generator; coordinated a crew of approximately 20.
Gateway Station - South Fort Worth	Electrical / Solar Contractor | 2020	Installed approximately 1,700 modules across multiple buildings with commercial inverters, transformer coordination and commissioning.

Education: Company and key-person education may be provided upon City request.	**Certifications / Credentials:** Texas Electrical Contractor License No. 38819, expires 01/26/2027; current insurance and responsible master electrician information to be provided as required by task-order scope.
Availability / Assignment: Assigned to electrical and solar task orders, including LOTO, AC/DC work, electrical restoration, commissioning and specialty electrical coordination.	**Proposal Positioning:** Provides role-specific support to help the City control scope, schedule, cost, quality, risk, communication, and closeout deliverables.



PPM Plumbing / Charles McClain

Texas-Licensed Plumbing Systems Partner

Professional Profile

PPM Plumbing is proposed as a task-order specialty plumbing partner for assignments involving plumbing systems, fixtures, domestic water, sanitary sewer, gas lines, pipe repairs, water heaters, jetting and related utility-support work. Charles McClain is identified by the provided company information as Owner / Master Plumber and Responsible Master Plumber License No. M-36331. Current license verification, insurance and commitment documentation will be confirmed before task-order assignment.

Core Qualifications

Qualification Area	Qualification Area
Responsible Master Plumber support	Commercial and residential plumbing
Gas lines and pipe repair	Water heaters and fixtures
Jetting services	24/7 response availability
Plumbing coordination and troubleshooting	Task-order specialty trade support

Selected Relevant Experience

Organization / Project	Role / Period	Relevant Responsibilities and Results
PPM Plumbing - Garland, Texas	Owner / Master Plumber | Current	Provides plumbing services from Garland, Texas, including commercial and residential plumbing, gas lines, pipe repairs, water heaters and jetting services.
Plumbing Systems Support	Responsible Master Plumber License No. M-36331	Available to support task orders requiring properly licensed plumbing oversight, field coordination, fixture work, piping, gas-line and water-heater support.
City Task-Order Support	Specialty Plumbing Partner	Will coordinate with Tango BOS project management, field supervision and quality-control personnel to support scope verification, scheduling, inspections, safety, documentation and closeout for plumbing-related assignments.

Education / Company Background: PPM Plumbing, 555 N 5th St, Ste 129, Garland, TX 75040; phone (972) 864-3020.	Certifications / Credentials: Responsible Master Plumber License No. M-36331; current TSBPE/TDLR verification, certificate of insurance and signed teaming/commitment letter to be provided as required by task-order scope.
Availability / Assignment: Assigned to plumbing task orders involving domestic water, sanitary systems, gas lines, pipe repairs, water heaters, fixtures, jetting, utility tie-ins and related plumbing support.	Proposal Positioning: Provides task-order plumbing support to help the City control scope, schedule, cost, quality, risk, communication and closeout deliverables.

Valbridge Property Advisors |
San Antonio | Austin | Dallas-Fort Worth
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San Antonio, Texas 78230
(210) 227-6229 phone
www.valbridge.com

June 29, 2026

Paul P. Grafe, MAI, CCIM
Senior Managing Director
pgrafe@valbridge.com

TIN: 74-2624491
UEI: ND2MGB6AHD47

City of Edinburg
Mardoqueo Hinojosa, City Engineer
415 W. University Drive
Edinburg, TX 78541
mhinojosa@cityofedinburg.com
(956)388-8211

RE: RFQ 2026-3 – Real Estate Appraisal Services

Dear Mr. Hinojosa:

On behalf of Dugger, Grafe, Swanson, Inc., dba Valbridge Property Advisors | San Antonio | Austin | Dallas-Fort Worth, I am pleased to submit this Statement of Qualifications in response to the City of Edinburg's Request for Qualifications (RFQ 2026-3) for professional real estate appraisal services in accordance with Texas Government Code, Chapter 2254.

For more than 50 years, Valbridge Property Advisors has provided independent commercial real estate appraisal and advisory services to municipalities, counties, state and federal agencies, financial institutions, attorneys, and private organizations throughout Texas. We appreciate the opportunity to be considered for inclusion on the City of Edinburg's rotation list of qualified real estate appraisal professionals. Our firm is uniquely qualified to provide independent, USPAP-compliant valuation services supporting property acquisitions, easement valuation, lease analysis, financial reporting,

strategic planning, and other municipal real estate decisions requiring objective, well-supported opinions of value in accordance with the Scope of Services.

This Statement of Qualifications presents our firm's qualifications and experience, key personnel, technical approach, project management philosophy, organizational structure, and supporting documentation demonstrating our ability to successfully perform the requested appraisal services.

We appreciate your time and consideration and welcome the opportunity to serve the City of Edinburg. Should you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,



Paul P. Grafe, MAI, CCIM
Senior Managing Director
Valbridge Property Advisors | San Antonio | Austin | Dallas-Fort Worth
State Certified General
Real Estate Appraiser
TX-1320847-G

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Understanding the City's Objectives

Supporting the City's Real Estate Decision-Making

Valbridge Property Advisors | San Antonio | Austin | Dallas-Fort Worth understands that the City of Edinburg is establishing a qualified rotation list of appraisal professionals to provide timely, objective, and defensible valuation services that support a wide range of municipal initiatives. We recognize that these assignments may include property acquisitions, easement valuation, lease analysis, financial reporting, strategic planning, and other appraisal services essential to the City's continued growth and responsible management of public assets.

Real estate decisions made by public agencies require more than an opinion of value; they require credible analyses that withstand regulatory review, support sound financial stewardship, and provide elected officials and staff with the confidence to make informed decisions. Our role is to deliver independent valuation services that are technically rigorous, clearly communicated, and responsive to the City's project objectives, schedules, and reporting requirements.

Delivering Responsive, Reliable Service

Municipal projects often involve multiple stakeholders, evolving priorities, compressed timelines, and heightened public accountability. Valbridge has developed project management processes specifically designed to meet these demands. We assign experienced appraisers, maintain proactive communication throughout each assignment, and provide the staffing flexibility necessary to respond to changing project needs without compromising quality or delivery schedules.

Our team of experienced appraisers have extensive experience serving municipalities, counties, state agencies, federal agencies, utility providers, and public institutions throughout Texas. This experience enables us to quickly assemble the appropriate appraisal team for each assignment while providing consistent project oversight, responsive client service, and dependable turnaround times.

Technical Excellence Through Independent Valuation

Every assignment performed by Valbridge is completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and all applicable federal, state, and local requirements. Our quality assurance program incorporates senior-level technical review, rigorous market analysis, and standardized internal procedures to ensure each appraisal is well-supported, defensible, and tailored to the intended use of the assignment.

As one of the nation's largest independent commercial real estate appraisal organizations, Valbridge combines the resources of a national platform with the responsiveness and market knowledge of a locally owned Texas office. Because we operate independently of brokerage and investment interests, our clients receive objective analyses free from conflicts of interest thus providing the City of Edinburg with valuation services it can rely upon for acquisition, planning, financial reporting, and long-term decision-making.

We recognize that consistency, responsiveness, and timely delivery are essential for firms serving on an on-call rotation list, where assignments may vary in complexity, scope, and schedule throughout the contract term.

We appreciate the opportunity to partner with the City of Edinburg and are committed to delivering the professionalism, technical expertise, and responsive service necessary to support the City's real estate objectives throughout the term of this contract.

Company Qualifications & Experience

Valbridge Property Advisors | San Antonio | Austin | Dallas-Fort Worth *(Dugger, Grafe, Swanson, Inc.)*
Established 1974

Firm Overview

Valbridge Property Advisors | San Antonio | Austin | Dallas-Fort Worth has provided commercial real estate valuation and consulting services for more than 50 years across Texas and neighboring states. Headquartered in San Antonio, our firm is composed of a team of appraisers with deep, market-specific expertise across the regions we serve. Our professionals maintain strong academic backgrounds and specialized continuing education. The structure and size of our office enable us to provide personal attention, staffing continuity, and cost-efficient delivery—advantages not commonly found in other commercial real estate appraisal firms.

Valbridge Property Advisors | San Antonio | Austin operates independently of brokerage companies, ensuring unbiased, conflict-free valuation services aligned with industry best practices and regulatory standards. As part of one of the largest commercial appraisal firms in the United States, we combine local insight with national resources.

Professional Licensure & Affiliations

Our firm's Directors carry the MAI designation, and are Certified General Appraisers in the State of Texas, and our personnel meet or exceed required continuing education standards.

Team members maintain affiliations with the following organizations:

- Appraisal Institute
- American Society of Real Estate Counselors
- American Society of Farm Managers and Rural Appraisers
- Certified Commercial Investment Member (CCIM)
- International Right of Way Association
- National Association of Realtors
- Texas Association of Realtors
- San Antonio Board of Realtors

Staffing & Capacity

- **14 Certified General Appraisers**, including **7 designated appraisers** (MAI, ARA, CCIM, CRE)
- **8 Appraiser Trainees**
- Dedicated administrative and project support staff

Our team of experienced appraisers has extensive experience delivering valuation services for local and federal agencies, including South Texas counties and federally funded programs throughout South Texas and the Rio Grande Valley.
Representative clients include:
U.S. Army Corps of Engineers • U.S. Department of the Interior (AVSO) • Department of the Navy • U.S. Attorney's Office
TxDOT, City of San Antonio, Texas General Land Office, Texas Parks and Wildlife
Additional information on USPAP-compliant and commercial appraisal capabilities is available upon request.

Scope of Valuation Services

Valbridge Property Advisors | San Antonio | Austin provides independent valuation and real estate advisory services, including:

Primary Valuation Services

- Governmental Assignments
- Eminent Domain & Right-of-Way
- Water Rights
- Property Partitioning
- Office, Industrial & Retail
- Multifamily & Senior Housing
- Hospitality & Recreational
- Special-Purpose Properties
- Farmland, Ranchland & Agribusiness
- Estate Planning & Settlement

Specialized Services

- Market & feasibility studies, including rent and demand analysis
- Easement and corridor valuations
- Site analysis & site selection
- Comparable data analysis and lease review
- Due diligence support
- Property tax assessment review and appeals
- REO & foreclosure valuation
- Portfolio valuation
- Financial reporting valuation (goodwill impairment, fair value, leasehold analysis)
- Insurance, estate, trust, and fractional interest valuations (including IRS requirements)
- Litigation support and expert witness testimony
- Business, partnership, and partial interest valuation

Rural Land Expertise

For nearly four decades, our team has provided rural land valuation services statewide. Capabilities include:

- Right-of-way and easement valuations
- Conservation easement valuation
- UASFLA "Yellow Book" appraisal
- Expert witness testimony
- Undivided interest valuation
- IRS charitable contribution valuation
- Property tax analysis and appeals
- Insurance, estate, and trusteeship valuation

Compliance, Registration & Federal Qualifications

Valbridge Property Advisors | San Antonio | Austin meets all federal, state, and local qualification requirements relevant to appraisal assignments, including:

- All appraisers are **Certified General Real Estate Appraisers** in Texas.
- The firm is **not debarred, suspended, or excluded** from federally funded programs.
- **Active SAM.gov Registration:**
  - **UEI:** ND2MGB6AHD47
  - **SAM Number:** 1RDD6
  - **Tax ID:** 74-2624491
- Maintains insurance meeting all contract specifications.
- Agrees to execute contracts containing HUD, GLO, and other applicable regulatory provisions.
- Experienced with **HUD**, **CDBG-DR**, **CDBG-MIT**, and related cross-cutting federal regulations.
- Familiar with requirements from **FEMA**, **EPA**, **FHWA**, and other federal and state agencies.

Commitment to Quality & Independence

Valbridge Property Advisors | San Antonio | Austin is committed to delivering unbiased, defensible, and timely appraisal services. Our independence from brokerage and investment entities ensures transparent, conflict-free results. Clients benefit from:

- Rigorous internal review by MAI designated Directors
- USPAP compliance
- National data resources
- Specialized appraisal expertise across all major property types

Key Personnel

Primary Point of Contact & Project Manager

Name: Paul P. Grafe, MAI, CCIM
Job Title: Senior Managing Director
Particular Subject Areas of Expertise: Mixed use developments, Office, Multi-family, Retail, Hotel, Industrial, Special purpose properties including resort hotels and developments, retirement communities, nursing homes, golf courses, aircraft hangars, and micro processing facilities, Recreational and working ranches in Texas, Colorado and Wyoming, Small grain farms, Mushroom farms, Fertilizer plants, Nurseries.
Relevant Certifications and Licenses: MAI, CCIM, State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has completed appraisal assignments for The Department of the Interior, Department of Justice, Texas Department of Transportation, City of San Antonio, amongst others.
Total Years Employed by Respondent: 37
Total Years Experience (in required service): 39

Secondary Points of Contact

Name: Brett E. Weatherbie, MAI, AI-GRS
Job Title: Senior Managing Director
Particular Subject Areas of Expertise: Commercial, retail, office, medical office, hotel/lodging, industrial, manufacturing, multi-family, residential subdivisions, residential single-family, commercial land, farm and ranch, agricultural, coastal/gulf coast properties, USFLA ("Yellow Book") compliant appraisals, conservation easements, IRS charitable donations, undivided interest valuations, equal & uniform analysis, special purpose/use properties including, automobile & rail-car manufacturing facilities, steel mills, student housing, religious facilities, a wide variety of income producing properties and litigation support.
Relevant Certifications and Licenses: MAI, AI-GRS, State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has completed appraisal assignments for the Texas Parks and Wildlife Foundation, Texas Historical Commission, Department of the Interior, The Nature Conservancy, The Conservation Fund, Matagorda Bay Foundation, Coastal Prairie Conservancy, U.S. Department of the Navy, Green Spaces Alliance, U.S. Department of the Air Force, U.S. Army Corps of Engineers amongst others.
Total Years Employed by Respondent: 20
Total Years Experience (in required service): 21

Name: Clinton J. Bendele, MAI, ARA,
Job Title: Senior Managing Director
Particular Subject Areas of Expertise: Commercial properties including convenience stores, hotels, industrial properties, auto dealership, retail properties, office, and mini storage, Commercial rental studies, Estate planning and undivided interest valuations, Ranches ranging from small properties to those in excess of 125,000 acres, Groundwater and riparian water rights, Right-of-Way appraisal, Working, recreational, and game managed ranches, Rural property partitions, Yellow Book Appraisals - Uniform Appraisal Standards for Federal Land Acquisition, Hunting and grazing lease studies, Commercial acreage valuation in metropolitan areas; transition land, Appraisals for government entities, Irrigated and dry farmland, Undivided interest valuation.
Relevant Certifications and Licenses: MAI, ARA, State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has completed appraisal assignments for The Department of the Interior, Department of Justice, Texas Department of Transportation, General Land Office, The Nature Conservancy, City of San Antonio, amongst others.
Total Years Employed by Respondent: 21
Total Years Experience (in required service): 21

Name: Merrill E. Swanson, ARA
Job Title: Senior Managing Director
Particular Subject Areas of Expertise: Large, high profile agricultural properties, Farm and ranch valuation: rice, cotton and grain farms, Working and recreational ranches, Undivided interests and conservation easements in rural properties, Special purpose agribusiness properties: grain handling and drying facilities, fertilizer plants, cotton gins, large wholesale plant nurseries, cattle feedlots, horse breeding and training operations, Rural land ranging from small properties to ranches in excess of 100,000 acres, Industrial and commercial land in metropolitan areas, Commercial real estate in smaller cities throughout Texas, Water rights.
Relevant Certifications and Licenses: ARA, State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has completed appraisal assignments for the Texas Parks and Wildlife Foundation, NRCS, General Land Office, The Nature Conservancy, Coastal Prairie Conservancy amongst others.
Total Years Employed by Respondent: 36
Total Years Experience (in required service): 36

Key Personnel

Name: Mitch N. Kirkpatrick, MAI, CCIM
Job Title: Director
Particular Subject Areas of Expertise: : Right-of-way/eminent domain, retail (regional shopping center and net leased retail), multi-tenant/single-tenant office, medical offices, multi-family, self-storage facilities, automobile dealerships, hotel/hospitality, RV parks, subdivision analysis, Yellow Book (UASFLA), contaminated land (super fund), industrial uses including: cold storage, transload (truck/rail) facilities, grain storage facility, and warehousing, air rights analysis, undivided interests, cost segregation; other special-purpose projects have included a naval-air station, an operating landfill, an armory, and a public utility.
Relevant Certifications and Licenses: MAI, CCIM, State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 11
Total Years Experience (in required service): 21

Name: David H. Thomas, III
Job Title: Senior Appraiser
Particular Subject Areas of Expertise: Underwriting of commercial real estate loans for portfolio purposes and purchase of delinquent real estate tax liens, as well as analysis and evaluation of commercial loans.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 25
Total Years Experience (in required service): 25

Name: Chris J. Swisher
Job Title: Senior Appraiser
Particular Subject Areas of Expertise: Commercial properties including retail properties, industrial properties, and office space, Residential subdivisions, Conservation easements.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 9
Total Years Experience (in required service): 9

Name: Mary E. Douglas, MAI
Job Title: Director
Particular Subject Areas of Expertise: Commercial, retail, office, medical office, hotel/lodging (luxury, full service and limited service), industrial, multi-family, commercial land, ad valorem tax litigation support and special purpose/use properties including automobile dealerships, as well as a wide variety of income producing properties.
Relevant Certifications and Licenses: MAI, State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for various entities outlined above.
Total Years Employed by Respondent: 14
Total Years Experience (in required service): 14

Name: Wes Collier
Job Title: Senior Appraiser
Particular Subject Areas of Expertise: Commercial, retail, office, and industrial properties, Estate planning, Convenience stores, Working, recreational, and game managed ranches, Income producing properties, Government acquisitions.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 5
Total Years Experience (in required service): 5

Name: Justin Bruni
Job Title: Appraiser
Particular Subject Areas of Expertise: Valuation experience includes appraisal assignments related to farm and ranch, agricultural, right-of-way, commercial, and special purpose properties.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 6
Total Years Experience (in required service): 6

Name: Stephanie E. Dermody
Job Title: Appraiser
Particular Subject Areas of Expertise: Retail (regional shopping center and net leased retail), multi-tenant/single-tenant office, medical offices, multi-family, subdivision analysis, industrial, retail, commercial, agricultural, etc.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 8
Total Years Experience (in required service): 8

Name: Cecelia S. Mays
Job Title: Senior Appraiser
Particular Subject Areas of Expertise: Commercial, retail, office, medical office, hotel/lodging (luxury, full service and limited service), industrial, multi-family, commercial land, subdivision, and special purpose/use properties throughout the State of Texas.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 2
Total Years Experience (in required service): 5

Name: Lauren T. Perkins
Job Title: Appraiser
Particular Subject Areas of Expertise: Valuation experience includes appraisal assignments related to farm and ranch, agricultural, right-of-way, commercial, special purpose properties, industrial, estate settlement and planning, and government acquisitions.
Relevant Certifications and Licenses: State Certified General Real Estate Appraiser
Experience with Similar Programs within the Last Five (5) Years: Yes. The appraiser has worked with the above Senior Managing Directors on project/assignments for the various entities outlined above.
Total Years Employed by Respondent: 3
Total Years Experience (in required service): 3

Capacity to Perform (Technical Approach)

Capacity to Perform the Scope of Services

Valbridge Property Advisors | San Antonio | Austin has the staffing, experience, and infrastructure necessary to perform the full Scope of Services for appraisal and valuation assignments of all sizes, including high-volume or time-sensitive government projects. Our office employs **14 State Certified General Appraisers**, **7 designated appraisers** (MAI, ARA, CCIM, CRE) and **8 Appraiser Trainees**, supported by dedicated administrative and research personnel. This staffing depth provides the ability to manage concurrent assignments, maintain continuity, and ensure timely delivery across all project phases.

Our firm has extensive experience serving **local, state, and federal agencies**, including the U.S. Army Corps of Engineers, U.S. Department of the Interior (AVSO), Department of the Navy, U.S. Attorney's Office, numerous South Texas counties, and HUD-funded CDBG-DR/CDBG-MIT programs. This background ensures that our team can meet the technical, regulatory, and documentation requirements outlined in the Scope of Services.

Proposed Approach & Strategy

Our approach is built on a structured, defensible appraisal methodology aligned with USPAP, HUD, GLO, and other relevant federal guidelines. Our strategy includes:

1. **Initial Project Review & Coordination**
    - Confirm project parameters, timelines, deliverables, and reporting standards.
    - Identify unique regulatory or jurisdictional requirements.
    - Establish communication expectations with the assigned project manager.
2. **Data Collection & Market Analysis**
    - Conduct site inspections, highest-and-best-use analyses, and market research.
    - Leverage Valbridge's national and regional comparable sales database.
    - Utilize local appraisers familiar with the submarket to ensure accuracy and credibility.
3. **Valuation & Report Development**
    - Apply appropriate valuation methodologies (sales comparison, cost, income) based on property type and assignment.
    - Conduct internal peer review to ensure compliance and consistency.
    - Produce USPAP-compliant reports tailored to client formatting and documentation needs.
4. **Delivery, Review & Ongoing Support**

- Meet required deadlines with the ability to expedite assignments when necessary.
- Provide clarification, testimony, or supplemental analysis upon request.
- Maintain full electronic and physical recordkeeping consistent with federal and state standards.

Equipment & Products to Be Used

Valbridge Property Advisors | San Antonio | Austin maintains modern technology and tools to ensure efficient and accurate appraisal production:

- **Hardware:**
  - Current-generation Windows-based workstations and laptops (within 1–4 years old).
  - High-resolution GPS-enabled mobile devices for field inspections.
  - Commercial-grade scanners and printers for high-volume document production.
- **Software / Systems:**
  - Industry-standard appraisal software (Datappraise, and Adobe products).
  - Geographic Information Systems (GIS), ArcGIS, county appraisal district systems.
  - Valbridge's proprietary national comparable data platform.
  - Microsoft 365 for secure communication, tracking, and document management.

All electronic deliverables are produced using secure cloud-based systems and stored in compliance with client and federal guidelines.

Project Management Philosophy

Mission, Vision & Corporate Values

Mission:

To provide independent, accurate, and timely commercial real estate valuation and advisory services that empower clients to make informed decisions.

Vision:

To be the most trusted and respected source of commercial property valuation in the markets we serve, delivering expert analysis through integrity, independence, and professional excellence.

Core Values:

- **Integrity:** Maintain objectivity, independence, and ethical conduct.
- **Excellence:** Produce defensible, high-quality valuation work supported by rigorous research and the most current market data.
- **Responsiveness:** Communicate clearly, meet deadlines, and adapt to client needs.
- **Professionalism:** Uphold industry standards and continually advance expertise.
- **Collaboration:** Utilize team-based knowledge sharing to enhance accuracy and consistency.

Philosophy Toward High-Volume, Deadline-Driven Projects

Valbridge Property Advisors | San Antonio | Austin's philosophy is to deliver consistent, reliable work through efficient workflows, clear communication, and depth of staffing. Our firm has a proven history of completing large-scale, multi-parcel, and federally funded assignments requiring rapid turnaround, strict compliance, and frequent coordination with multiple stakeholders.

We achieve this by:

- Assigning a dedicated project manager for centralized communication.
- Distributing work across a team of certified appraisers for efficiency.
- Utilizing standardized templates and internal checklists to maintain uniformity.
- Conducting internal peer review to ensure accuracy and compliance.
- Maintaining flexibility in staffing to expand or realign resources when needed.

Communication, Responsiveness & Conflict Resolution

Our firm emphasizes clear, timely communication through scheduled updates, prompt email responses, and a single point of contact for the client. We proactively address potential issues by:

- Identifying risks early and proposing solutions before they impact timelines.
- Maintaining open, honest communication with project partners and stakeholders.
- Providing defensible analysis supported by data to minimize disputes.

- Offering expert-witness support when assignments require litigation or testimony.

Quality Assurance, Scheduling Flexibility & Budget Oversight

Quality assurance is maintained through a multi-layer review system that includes:

- **Primary appraisal review** by a senior or designated appraiser.
- **Secondary compliance review** for USPAP, HUD/GLO, or agency-specific requirements.
- **Document control protocols** to ensure version integrity and secure storage.

Scheduling flexibility is enhanced by our staffing capacity, allowing us to adjust workload distribution based on deadlines or surges in assignment volume. Budget oversight is managed through transparent fee structures, detailed scope alignment, and communication regarding any anticipated changes.

Mitigation of Impacts to Existing Infrastructure/Improvements

Our appraisers conduct site inspections and valuations with minimal disruption to property owners and existing improvements. This includes:

- Coordinating inspection schedules with property managers or occupants.
- Using non-invasive, photography-based documentation techniques.
- Ensuring ADA compliance, safety considerations, and respect for ongoing operations.
- Providing advance notice and obtaining access permissions in compliance with agency guidelines.

Quality Control & Quality Assurance for CE&I Professional Services

For assignments requiring CE&I-related oversight, Valbridge Property Advisors | San Antonio | Austin applies the same stringent QC/QA processes used in all federally funded appraisal assignments:

1. **Defined Standards & Checklists** – USPAP, HUD, GLO, FEMA, and FHWA requirements.
2. **Internal Peer Review** – All reports undergo review by a certified Senior Managing Director.
3. **Subconsultant Oversight** – If subconsultants are used (rare for valuation services), their work is reviewed for accuracy, regulatory compliance, and consistency with Valbridge Property Advisors | San Antonio | Austin' standards.
4. **Performance Tracking** – Documentation of turnaround times, revisions, and deliverable milestones.
5. **Documentation & Audit Readiness** – All assignments are stored in accordance with federal audit and retention requirements.

Valbridge Property Advisors – Organizational Chart

Valbridge Property Advisors operates as a **national franchise network** of independent, locally owned commercial appraisal firms supported by a central corporate entity. The organizational structure is **federated**, not hierarchical, with national leadership providing governance and shared services while local offices maintain operational autonomy.

National Corporate Leadership

Valbridge Property Advisors Franchising System, LLC
Headquarters: Naples, Florida
Role: Governance, compliance, technology infrastructure, marketing support, branding, training, and national standards.

Corporate Officers

- **Chief Executive Officer:** Pledger M. (Jody) Bishop III, MAI, SRA, AI-GRS, CRE
- **Executive Vice President:** David H. Brooks, MAI
- **Vice President of Finance & Operations:** Karlene R. Perry
- **Vice President of Marketing:** Laura Hulberg
- **Vice President of Technology:** Tony Lesicka, MAI

National Board of Directors

(Composed of Senior Managing Directors from regional Valbridge offices)

- **Chair – Lawrence J. Colorito, Jr., MAI**
  Senior Managing Director, Valbridge | Hampton Roads
- **John T. Bosworth, MAI, SRA**
  Senior Managing Director, Valbridge | Charlotte
- **Bruce C. Jolicoeur, MAI**
  Senior Managing Director, Valbridge | Spokane Valley, Northern Idaho, Montana, Kennewick
- **John E. "Josh" Hall III, MAI**
  Senior Managing Director, Valbridge | South Alabama, North Alabama, Daphne, Fairhope, Foley

- **James T. Hartman, MAI, SGA, AI-GRS**
  Senior Managing Director, Valbridge | Lansing–East Lansing
- **Norman C. Hulberg, MAI**
  Senior Managing Director, Valbridge | Silicon Valley
- **Jason Roos, MAI, AI-GRS**
  Senior Managing Director, Valbridge | Kansas City, Minneapolis–St. Paul, Indiana, Fargo, St. Louis, Portland
- **Brett E. Weatherbie, MAI, AI-GRS**
  Senior Managing Director, Valbridge | San Antonio
- **Michele Wood**
  Vice President, Professional Development
  Valbridge | Kansas City, Minneapolis–St. Paul, Indiana, Fargo, St. Louis

Local Office: Valbridge Property Advisors | San Antonio | Austin

Locally owned and operated by four Senior Managing Directors. Each director is a **State Certified General Appraiser** and holds **advanced professional designations** within the appraisal industry.

Local Leadership (Owners / Senior Managing Directors):

- **Paul P. Grafe, MAI, CCIM** – Senior Managing Director
- **Merrill E. Swanson, ARA** – Senior Managing Director
- **Brett E. Weatherbie, MAI, AI-GRS** – Senior Managing Director
- **Clinton J. Bendele, MAI, ARA** – Senior Managing Director

Local offices maintain full operational control, staffing, compliance, business development, and service delivery while adhering to national standards and reporting structures.

Professional References

Company Name: Vantage Bank
Contact Person & Title: Rosie Garcia, First Vice President | Appraisal Management
Address: 1801 S. 2nd St., McAllen, TX 78503
Email Address: rosie.garcia@vantage.bank **Phone Number:** (956) 664-8947
Scope & Duration of Project: More than 100 appraisals performed from 2021-2026 including land, multi-family, business park, apartment and condominium communities, rural and agricultural land, storage facilities, industrial, residential and subdivisions.

Company Name: The University of Texas Rio Grande Valley
Contact Person & Title: Mark Saenz, Facilities Planning and Operations
Address: 1201 W. University Drive, Edinburg, TX 78539
Email Address: mark.saenz@utrgv.edu **Phone Number:** (956) 664-8947
Scope & Duration of Project: More than 34 appraisals performed from 2023-2026 including land, commercial retail, soccer stadiums, HEB locations, office and business parks, VA Clinic, elementary schools, and rent studies.

Company Name: Halff Associates, Inc.
Contact Person & Title: Lorena Corpus, Right of Way Specialist
Address: 100 NE Loop 410, Suite 701, San Antonio, TX 78216
Email Address: lcorpus@halff.com **Phone Number:** (956) 445-5238
Scope & Duration of Project: DPS Waterline Project, Georgetown, Texas - Market value appraisals for 60 parcels - Right-of-Way & Acquisition

Company Name: DeLeon Right of Way Services, Inc.
Contact Person & Title: Eddie DeLeon, Broker, R/W-NAC
Address: 817 W. Jonquil Avenue, McAllen, TX 78501
Email Address: edeleon@deleonrow.com **Phone Number:** (956) 739-7407
Scope & Duration of Project: 2024 - Hidalgo County Drainage Project - 5 parcels, 2025 - Starr County, TxDOT - 6 parcels

Appendix Materials

ACKNOWLEDGEMENT OF ADDENDA

Certificate of Errors and Omissions Insurance
Certificate of General Liability Insurance
Certificate of Workers Compensation Insurance
Conflict of Interest Disclosure
General Questionnaire
Litigation Disclosure Form
House Bill 89 Verification
Senate Bill 13 Verification
Senate Bill 19 Verification
City of Edinburg Non-collusion Affidavit
Conflict of Interest

All completed documents have been uploaded to The City of Edinburg's open.gov procurement site.

CERTIFICATES OF INSURANCE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: PATRICK CORAY
LIA ADMINISTRATORS & INSURANCE SERVICES PO BOX 1319 SANTA BARBARA, CA 93102-1319	PHONE (A/C, No, Ext): 805-963-6624 FAX (A/C, No): 805-962-0652 E-MAIL ADDRESS: PATRICK@LIABILITY.COM
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A: ASPEN SPECIALTY INSURANCE COMPANY
INSURED DUGGER GRAFE SWANSON, INC. DBA: VALBRIDGE PROPERTY ADVISORS 9901 IH-10 WEST, SUITE 1035 SAN ANTONIO, TX 78230	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE $ DAMAGE TO RENTED PREMISES (Ea occurrence) $ MED EXP (Any one person) $ PERSONAL & ADV INJURY $ GENERAL AGGREGATE $ PRODUCTS - COMP/OP AGG $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) $ BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE $ AGGREGATE $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N ☐ N/A If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT $ E.L. DISEASE - EA EMPLOYEE $ E.L. DISEASE - POLICY LIMIT $
A	PROFESSIONAL LIABILITY			AMC000089-1126	04/22/2026	04/22/2027	$5,000,000 EACH CLAIM $5,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

REAL ESTATE APPRAISAL SERVICES PROFESSIONAL LIABILITY INSURANCE.

EVIDENCE OF INSURANCE IS PROVIDED TO CERTIFICATE HOLDER LISTED BELOW.

CERTIFICATE HOLDER

CITY OF EDINBURG
415 W UNIVERSITY DR
EDINBURG TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/29/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER USI INSURANCE SERVICES LLC/PHS 65812460 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	**CONTACT NAME:** **PHONE (A/C, No, Ext):** (866) 467-8730 **E-MAIL ADDRESS:**	**FAX (A/C, No):**
INSURED DUGGER, GRAFE, SWANSON INC DBA VALBRIDGE PROPERTY ADVISORS 9901 W INTERSTATE 10 STE 1035 SAN ANTONIO TX 78230-0938	**INSURER(S) AFFORDING COVERAGE**	**NAIC#**
	INSURER A : Hartford Lloyd's Insurance Company	38253
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. * LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC OTHER:	X		65 SBA NC0332	04/08/2026	04/08/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ $1,000,000 $ $300,000 $ $10,000 $ $1,000,000 $ $2,000,000 $ $2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	X		65 SBA NC0332	04/08/2026	04/08/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $1,000,000 $ $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000	X		65 SBA NC0332	04/08/2026	04/08/2027	EACH OCCURRENCE AGGREGATE [ ]	$ $5,000,000 $ $5,000,000 $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	EMPLOYMENT PRACTICES LIABILITY			65 SBA NC0332	04/08/2026	04/08/2027	Each Claim Limit Aggregate Limit	$5,000 $5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SS0008 attached to this policy.

CERTIFICATE HOLDER

City of Edinburg
415 W UNIVERSITY DR
EDINBURG TX 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/29/2026

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PRODUCER	CONTACT NAME:	
MARSH & MCLENNAN AGENCY LLC/PHS 65810444 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251	PHONE (A/C, No, Ext): (866) 467-8730	FAX (A/C, No):
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC#
DUGGER, GRAFE, SWANSON INC DBA VALBRIDGE PROPERTY ADVISORS 9901 W INTERSTATE 10 STE 1035 SAN ANTONIO TX 78230-0938	INSURER A : Hartford Fire and Its P&C Affiliates	00914
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. * LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		65 WBC AC9B3Y	05/01/2026	05/01/2027	X PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ $1,000,000
							E.L. DISEASE -EA EMPLOYEE	$ $1,000,000
							E.L. DISEASE - POLICY LIMIT	$ $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER	CANCELLATION
City of Edinburg 415 W UNIVERSITY DR EDINBURG TX 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Susan L. Castaneda

ACORD 25 (2025/12)

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CONFLICT OF INTEREST DISCLOSURE

CONFLICT OF INTEREST
DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 06/29/2026

Company/Vendor Name: DUGGER GRAFE SWANSON INC. dba Valbridge Property Advisors | San Antonio | Austin

Printed Name and Title: Paul P. Grafe, MAI, CCIM - Senior Managing Director

Authorized Signatory: Paul P Grafe

GENERAL QUESTIONNAIRE

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: DUGGER GRAFE SWANSON INC. dba Valbridge Property Advisors | San Antonio | Austin
(Full, correct legal name)

- Address: 9901 I-H 10 West, Suite 1035, San Antonio, TX 78230
- Telephone/Fax: 210-227-6229
- Email address: pgrafe@valbridge.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No X

3. Is your Company authorized and/or licensed to do business in Texas? Yes X No____

4. Where is the Company's corporate headquarters located? San Antonio, Texas

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No X

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No X

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Paul P. Grafe, MAI, CCIM - Senior Managing Director
Address: 9901 I-H 10 West, Suite 1035, San Antonio, TX 78230
Telephone: 210-229-6229
Fax: 210-227-8520
Email: pgrafe@valbridge.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture._____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____
   _____
   _____
   _____

10. Provide any other names under which your business has operated within the last 10 years.
    _____
    _____

LITIGATION DISCLOSURE FORM

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

Circle One YES (NO)

1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

HOUSE BILL 89 VERIFICATION

HOUSE BILL 89 VERIFICATION

I, Paul P. Grafe, MAI, CCIM, the undersigned representative of DUGGER GRAFE SWANSON INC. dba Valbridge Property Advisors | San Antonio | Austin, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Paul P Grafe

SIGNATURE OF COMPANY REPRESENTATIVE:

Paul P. Grafe, MAI, CCIM - Senior Managing Director

TYPE/PRINT NAME AND TITLE:

06/29/2026

DATE:

SENATE BILL 13 VERIFICATION

SENATE BILL 13 VERIFICATION

I, Paul P. Grafe, MAI, CCIM, the undersigned representative of DUGGER GRAFE SWANSON INC. dba Valbridge Property Advisors | San Antonio | Austin, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

Paul P Grafe

SIGNATURE OF COMPANY REPRESENTATIVE:

Paul P. Grafe, MAI, CCIM - Senior Managing Director

TYPE/PRINT NAME AND TITLE:

06/29/2026

DATE:

SENATE BILL 19 VERIFICATION

SENATE BILL 19 VERIFICATION

I, Paul P. Grafe, MAI, CCIM, the undersigned representative of DUGGER GRAFE SWANSON INC. dba Valbridge Property Advisors | San Antonio | Austin, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

Paul P Grafe

SIGNATURE OF COMPANY REPRESENTATIVE:

Paul P. Grafe, MAI, CCIM - Senior Managing Director

TYPE/PRINT NAME AND TITLE:

06/29/2026

DATE:

NON-COLLUSION AFFIDAVIT

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Paul P. Grafe, MAI, CCIM, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of DUGGER GRAFE SWANSON INC., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Senior Managing Director

Subscribed and sworn to me this 1st day of July 2026.

By: Glenn Wagner

Notary Public

GLENN WAGNER
My Notary ID # 134138342
Expires January 11, 2027

CONFLICT OF INTEREST DISCLOSURE

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

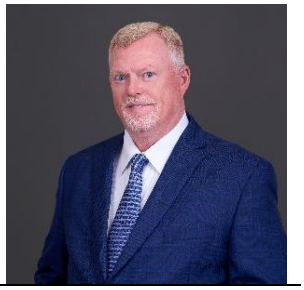
Date:
06/29/2026

Company/Vendor Name:
DUGGER GRAFE SWANSON INC.
dba Valbridge Property Advisors | San Antonio | Austin

Printed Name and Title:
Paul P. Grafe, MAI, CCIM - Senior Managing Director

Authorized Signatory:
Paul P Grafe

Qualifications of Paul P. Grafe, MAI, CCIM
Senior Managing Director
Valbridge Property Advisors | San Antonio | Austin
pgrafe@valbridge.com



Education

- *Bachelor of Science Degree in Agricultural Economics* with a specialization in Real Estate – Texas A&M University; May 1985

Specialized Education

Received credit for the following courses sponsored by the Appraisal Institute, American Society of Farm Managers and Rural Appraisers, Commercial Investment Real Estate Institute and International Right-of-Way Association:

- Separating Real, Personal and Intangible Value, Appraisal Institute
- Standards of Professional Practice Part C
- Business Practices and Ethics
- Advanced Applications, Appraisal Institute
- Decision Analysis for Commercial Investment Real Estate (CI 301)
- Market Analysis for Commercial Real Estate (CI 201)
- Advanced Resource Appraisal (A-34)

Completed all core courses under the American Institute of Real Estate Appraisers required for the MAI designation, 1984-1988. During his education at Texas A&M University, he completed 18 hours of core real estate courses.

Designations/Certifications

- Accredited Member, Appraisal Institute, Certificate No. 8582, MAI; October 1990
- Member, Commercial Investment Real Estate Institute, Certificate No. 8330, CCIM; November 1998
- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1320847-G; November 2017
- State Certified General Real Estate Appraiser; State of New Mexico; Certification No. 03585-G; November 2017.
- Texas Real Estate Broker; License No. 0354271; 1992

Experience

Presently and since 1985, Paul P. Grafe has been engaged in independent real estate fee appraisal and consultant work. Presently, he is Senior Managing Director of Valbridge Property Advisors | San Antonio and Austin. He has qualified as an expert witness and testified for real estate related matters in County, District, and Federal Courts.

Other business interests have included Alamo Fiesta Recreational Vehicle Resort, Boerne, Texas, and ranching registered Angora and Boer Goats. Mr. Grafe has served as an officer on the boards of a number

of civic and education related organizations. He has been active in coaching youth sports and is involved with several FFA and 4-H programs.

Real Estate Specializations

Clients served include corporations, law firms, accounting firms, individuals, financial institutions, mortgage lenders, conduit lenders, governmental agencies, developers and estates.

- Mixed use developments
- Office
- Multi-family
- Retail
- Hotel
- Industrial
- Special purpose properties including resort hotels and developments, retirement communities, nursing homes, golf courses, aircraft hangars, and micro processing facilities.
- Recreational and working ranches in Texas, Colorado and Wyoming
- Small grain farms
- Mushroom farms
- Fertilizer plants
- Nurseries

Paul has developed specializations in the appraisal of multi-family and retail properties as well as appraisal related to condemnation. Additionally, he developed a specialization in litigation valuation especially related to ad valorem tax and condemnation appraisal. In addition to valuation and counseling on real property, he has completed appraisals dealing with many types of equipment and rolling stock.

Generally, his trade area encompasses the State of Texas; however, Mr. Grafe has had the opportunity to complete a number of appraisals throughout the United States over the last fifteen years. These assignments varied in property type to include multi-family, credit leased properties (i.e., CVS Drugstores, Eckerd Drugstores, IHOP Restaurants, etc.), retail, office and industrial. Appraisals have been made in the states of Arkansas, California, Colorado, Indiana, Illinois, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Mississippi, New Mexico, New Hampshire, North Carolina, Oklahoma, Pennsylvania, South Carolina, and Wyoming. Appraisal assignments have also been completed in the Republic of Mexico and Puerto Rico. Appraisals in Mexico have been completed in the states of Tamaulipas, Guanajuato, Nuevo Leon, Mexico, Baja California, Chihuahua, and Sinaloa. The emphasis of these assignments has been industrial and resort properties.

From May 1985 to December 1988, Mr. Grafe was employed as an associate appraiser for Noble, Glen & Associates, Inc. From October 1984 to May 1985, he was employed part time for Brazosland Appraisals in Bryan, Texas as a residential market research intern.

Professional Affiliations

- Member, Appraisal Institute, Certificate No. 8582, MAI; October 1990
- Member, Commercial Investment Real Estate Institute, Certificate No. 8330, CCIM; November 1998
- President, San Antonio Chapter of the Appraisal Institute; 1999 Director, San Antonio Chapter of the Appraisal Institute; 1993-2000
- President, International Right-of-Way Association; 2001 Director, International Right-of-Way Association; 1997-2001
- Treasurer, Boerne Sunrise Rotary Club; 1997 Director, Boerne Sunrise Rotary Club; 1994-1997
- Member, Society of Texas A&M Real Estate Professionals

Seminars and Lectures

- Speaker - 27th Annual Legals Seminar on Ad Valorem Taxation; "How Do You Know I Know You Know What You Say You Know?" Expert Qualification and Disqualification Rules and Issues, 2013
- Scope of Work: Expanding Your Range of Services, 2006
- Speaker – International Right-of-Way Region 2 Seminar; "New Trends in the Appraisal Industry," 2005
- Real Estate Issues Seminar; International Right-of-Way Association Chapter 39; 1997-2011

PAUL PHILLIP GRAFE
9901 W. INTERSTATE 10
SUITE 1035
SAN ANTONIO, TX 78230



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Paul Phillip Grafe**
License #: **TX 1320847 G** License Expires: **05/31/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Clinton J. Bendele, MAI, ARA
Senior Managing Director

Valbridge Property Advisors | San Antonio | Austin
cbendele@valbridge.com



Education

- *Bachelor of Business Administration Degree in Finance*, Southwest Texas State University; December 1999

Specialized Education

Received credit for and successfully completed the following courses sponsored by the Appraisal Institute and the American Society of Farm Mangers and Rural Appraisers:

- Real Estate Appraisal Principles (110)
- Real Estate Appraisal Procedures (120)
- Highest and Best Use/Market Analyses (520)
- Income Capitalization (310)
- General Market Analyses and Highest and Best Use (400)
- 15 Hour USPAP
- Current Trends in South Texas Land Market
- Report Writing & Valuation Analysis (540)
- Advanced Income Capitalization (510)
- Advanced Applications (550)
- Advanced Sales Comparison and Cost Approach (530)
- Integrated Approaches (A304)

Experience

Presently and since December 2004, Clinton J. Bendele has been employed by Valbridge Property Advisors | San Antonio | Austin. He is a Partner/Shareholder and acts as a Senior Managing Director in the firms. Experience includes appraisal and consulting assignments related to residential and commercial properties, farm and ranch, and special use. Mr. Bendele has testified as an expert witness in real estate related matters.

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1337546-G
- Accredited Member, Appraisal Institute, No. 467607, August 2016
- Accredited Member, American Society of Farm Managers and Rural Appraisers (ASFMRA), ARA No. 1146314; 2017

Professional Affiliations

- State Certified General Real Estate Appraiser (No. TX-1337546-G)
- Member of the Appraisal Institute (No. 467607, August 2016)
- Member, American Society of Farm Managers and Rural Appraisers (ASFMRA), ARA No. 1146314
- IRWA Chapter 39 Board of Directors
- Member IRWA – 2014 – present
- South Texas Chapter of the Appraisal Institute Member
- Member "T" Association – Texas State University
- Texas State Hall of Honor Inductee - 2012 - Football
- President - Texas State "T" Association 2015
- President – IRWA Chapter 39 – 2023

- President – Appraisal Institute South Texas Chapter - 2024

Real Estate Specializations

- Commercial properties including convenience stores, hotels, industrial properties, auto dealerships, retail properties, office, and mini storage
- Commercial rental studies
- Estate planning and undivided interest valuations
- Ranches ranging from small properties to those in excess of 125,000 acres
- Groundwater and riparian water rights
- Right-of-Way appraisal
- Working, recreational, and game managed ranches
- Rural property partitions
- Yellow Book Appraisals - Uniform Appraisal Standards for Federal Land Acquisition
- Hunting and grazing lease studies
- Commercial acreage valuation in metropolitan areas; transition land
- Appraisals for government entities
- Irrigated and dry farmland
- Undivided interest valuation

CLINTON JAMES BENDELE
9901 IH-10 WEST STE 1035
SAN ANTONIO, TX 78230



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Clinton James Bendele**
License #: **TX 1337546 G** License Expires: **11/30/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Brett E. Weatherbie, MAI, AI-GRS
Senior Managing Director
Valbridge Property Advisors | San Antonio | Austin
bweatherbie@valbridge.com



Education
- *Bachelor of Arts Degree, Psychology*, Auburn University, June 1996
- School of Business, University of Texas at Austin, 1991-1994

Designations/Certifications
- Designated Member of the Appraisal Institute, MAI, August 2012)
- Designated Member of the Appraisal Institute, AI-GRS, March 2022
- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1337354-G

Specialized Education
Received credit for and successfully completed the following Appraisal/Real Estate Courses:

Appraisal Institute
- Uniform Standards of Professional Appraisal Practice - USPAP
- Business Practices and Ethics
- Basic Appraisal Principles (110)
- Basic Appraisal Procedures (120)
- General Market Analysis and Highest and Best Use (400G)
- Basic Income Capitalization (310)
- General Applications (320)
- Appraisal Curriculum Overview – General
- Advanced Income Capitalization (520)
- Advanced Sales Comparison & Cost Approaches (530)
- Report Writing & Valuation Analysis (540)
- Advanced Applications (550)
- Fundamentals of Separating Real Property, Personal Property, & Intangible Business Assets (833)
- Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions
- Review Theory - General

American Society of Farm Managers and Rural Appraisers
- Requirements of UASFLA - the "Yellow Book"
- Valuation of Conservation Easements and Other Partial Interests in Real Estate (A315)

Texas A&M University – Commerce
- Basic Real Estate Appraisal (Appraisal VII 271)
- Uniform Residential Appraisal Report (Appraisal X 2101)
- Farm and Ranch Marketing (CERM 05)
- Principles of Real Estate I (0111)
- Principles of Real Estate II (0112)
- Texas Law of Agency (1111)

Board of Tax Professional Examiners

- Texas Property Tax System (Course 1)

McKissock, LP

- Supervisor-Trainee Course for Texas
- Fair Housing, Bias, and Discrimination

Experience

Presently and since August 2004, Brett E. Weatherbie has been employed by Valbridge Property Advisors | San Antonio | Austin. He is a Partner/Shareholder and serves as a Senior Managing Director in the firms.

Real Estate Specializations

Experience includes appraisal and consulting assignments related to commercial, retail, office, medical office, hotel/lodging, industrial, manufacturing, multi-family, residential subdivisions, residential single-family, commercial land, farm and ranch, agricultural, coastal/gulf coast properties, USFLA ("Yellow Book") compliant appraisals, conservation easements, IRS charitable donations, undivided interest valuations, equal & uniform analysis, special purpose/use properties, a wide variety of income producing properties and litigation support. He has qualified as an expert witness and has testified for real estate related matters in Court.

Generally, his primary trade area includes South, West and Central Texas. Mr. Weatherbie has also completed appraisals in Colorado, Michigan, Montana, Arkansas and Indiana. Clients served include financial institutions, governmental agencies, non-profit organizations, attorneys, individuals, and corporations.

Having grown up in San Antonio, Brett graduated from Clark High School in 1991. After attending The University of Texas at Austin where he was enrolled in the School of Business, he graduated from Auburn University in 1996. He enlisted in The U.S. Army in 1997 and was assigned to the Army World Class Athlete Program. An alternate to the 2000 Olympic Team, he also achieved a silver medal at the 1999 Pan American Games, and a team gold medal in the 1999 Military World Championships. From July 2003 to July 2004, he was employed by the Bexar County Appraisal District in San Antonio, Texas, as a Class II Appraiser.

Professional Affiliations

- Valbridge Property Advisors, Inc. Board of Directors (Present)
- Appraisal Institute International Relations Committee (2024)
- Appraisal Institute Leadership Development & Advisory Council Planning Committee (2020-2022)
- Appraisal Institute National Nominating Committee (2021)
- President - South Texas Chapter of the Appraisal Institute (2018)
- First Vice President - South Texas Chapter of the Appraisal Institute (2017)
- Second Vice President – South Texas Chapter of the Appraisal Institute (2016)
- Treasurer – South Texas Chapter of the Appraisal Institute (2015)
- Secretary – South Texas Chapter of the Appraisal Institute (2014)
- Board of Directors - South Texas Chapter of the Appraisal Institute (2013)
- Board of Directors - South Texas Chapter of the Appraisal Institute (2012)
- Associate Member Committee Chair - South Texas Chapter of the Appraisal Institute (2011-2012)

Recent Seminars and Lectures

- Appraisal Institute Leadership Development & Advisory Council Conference (2016, 2017 & 2019)

Honors & Awards

- 2016 Recipient of the Ted Anglyn Outstanding Participant Award for outstanding contribution as a first-year participant in the Leadership Development & Advisory Council

BRETT EDWARD WEATHERBIE
865 ESTES AVENUE
SAN ANTONIO, TX 78209



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **BRETT EDWARD WEATHERBIE**
License #: **TX 1337354 G**
License Expires: **09/30/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Merrill E. Swanson, ARA
Senior Managing Director

Valbridge Property Advisors | San Antonio | Austin
mswanson@valbridge.com



Education

- *Bachelor of Science Degree in Agricultural Economics*, emphasis on Real Estate, Texas A&M University; 1986
- *Master of Agriculture Degree in Land Economics and Real Estate*, Texas A&M University; 1988

Specialized Education

Successfully completed the following courses offered by the American Society of Farm Managers and Rural Appraisers:

- Principles of Rural Appraisal (Exam A-20)
- Advanced Rural Appraisal (Exam A-30)
- Highest and Best Use (Exam A-29)
- Eminent Domain (Exam A-25)
- Appraisal Report Writing (Exam A-15) Standards and Ethics (Par 1) (Exam A-12)
- Managing Lease Hunting and Fishing Enterprises
- Conservation Easements and Other Partial Interests in Real Estate
- Wind Powered Electric Generators and Their Impact on Land Ownership
- Appraising Natural Resources
- Texas Hill Country Vineyard Valuation Seminar

Successfully completed the following courses offered by the American Institute of Real Estate Appraisers:

- Basic Valuation Procedures (Exam 1A-2)
- Real Estate Appraisal Principles (Exam 1A-1)
- Capitalization Theory and Techniques Part A (Exam 1BA)
- Standards of Professional Practice (Exam SPP)

Designations/Certifications

- Accredited Member, American Society of Farm Managers and Rural Appraisers (ASFMRA), ARA No. 1107; July 1998
- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1325511-G; September 1993
- Texas Real Estate Broker; License No. 376017 (2002); Salesman (1986)

Experience

Presently and since August 1989, Merrill E. Swanson has been actively engaged as an appraiser with Valbridge Property Advisors | San Antonio | Austin. He is a Partner and serves as Senior Managing Director in the firms.

Real Estate Specializations

- Large, high profile agricultural properties
- Farm and ranch valuation: rice, cotton and grain farms
- Working and recreational ranches
- Undivided interests and conservation easements in rural properties

- Special purpose agribusiness properties: grain handling and drying facilities, fertilizer plants, cotton gins, large wholesale plant nurseries, cattle feedlots, horse breeding and training operations
- Rural land ranging from small properties to ranches in excess of 100,000 acres
- Industrial and commercial land in metropolitan areas
- Commercial real estate in smaller cities throughout Texas
- Water rights
- Cost segregation studies for depreciation purposes
- High end rural residential appraisals in Texas and the Western States
- Case Study Analysis related to impact studies

Mr. Swanson's primary trade area includes South and Central Texas, the Texas Gulf Coast and West Texas. Appraisals have been prepared in all major land resource regions in Texas. Additional out of state licensing experience includes valuations in Colorado, New Mexico, Arizona, Wyoming, Montana and Arkansas.

Clients served include attorneys, accountants, commercial lending institutions and trust departments, major insurance companies, governmental banking entities, estates, individuals, land investors, mortgage companies, conservancies and the National Park Service.

Early career real estate experience includes positions as (1) Leasing Agent of office-warehouse space, William N. Carl Company, Houston, Texas (1986) and (2) Land Market Research Assistant, Raymond R. Betz Interests, Inc., Houston, Texas (1987).

Mr. Swanson is a native of El Campo in the Texas Gulf Coast with family farming and ranching interests in Wharton and Goliad Counties.

Professional Affiliations

- Accredited Member, American Society of Farm Managers and Rural Appraisers, (ASFMRA), ARA - Certificate No. 1107; July 1998
- ASFMRA National Association – National President (2015-2016), Officer, Executive Council (2013-2017). Co-Chair Government Relations Committee (2011 to 2014). Executive Council, District V Vice President (Texas, Colorado, New Mexico, Kansas and Oklahoma) (2007-2009)
- Texas Chapter, ASFMRA – President (2004); Officer (2002-2003); Board Member (2000-2001; 2005)
- Past Team Captain (2000 to 2015) – South Texas Region for Texas Chapter, ASFMRA Panel Discussion at the annual Outlook Conference for Rural Land held by the Real Estate Center at Texas A & M University
- Texas Alliance of Land Brokers (TALB) – President (2005); Officer (2004); Secretary/Treasurer 2009; Board Member/Director (2000 - 2003; 2006-2008)
- Past Chairman – Board of Trustees now President, Board of Chapter Advisors (BCA), Alpha Mu Chapter, Phi Gamma Delta Fiji, Texas A&M University (Current)

MERRILL EUGENE SWANSON
9901 IH 10 WEST, STE 1035
SAN ANTONIO, TX 78230



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Merrill Eugene Swanson**
License #: **TX 1325511 G** License Expires: **09/30/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

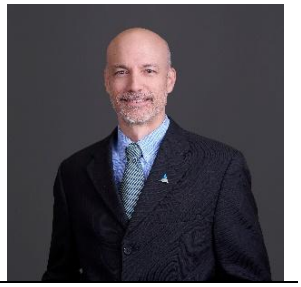
For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Mitchell N. Kirkpatrick, MAI, CCIM

Director

Valbridge Property Advisors | San Antonio
mkirkpatrick@valbridge.com



Education

- *Master of Business Administration*, Texas A&M University-Corpus Christi, August 2001
- *Bachelor of Arts in Communications,* Texas A&M University-Corpus Christi, December 1994

Specialized Education

Successfully completed and received credit for the following courses:

The Appraisal Institute

- Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book")
- Litigation Appraising
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
- Advanced Applications
- Advanced Sales Comparison and Cost Approaches
- Advanced Income Capitalization
- Report Writing and Valuation Analysis
- Uniform Standards of Professional Appraisal Practice – USPAP
- Business Practices and Ethics
- Basic Appraisal Principles
- Basic Appraisal Procedures
- General Market Analysis and Highest and Best Use
- Basic Income Capitalization

The CCIM Institute

- Evaluating Self-Storage Investments
- Financial Analysis for Commercial Investment Real Estate
- Market Analysis for Commercial Investment Real Estate
- User Decision Analysis for Commercial Investment Real Estate
- Investment Analysis for Commercial Investment Real Estate

Designations/Certifications

- CCIM (Certified Commercial Investment Member), Certificate No. 22093, October 2016
- MAI (Member Appraisal Institute), Certificate No. 501791, July 2012
- Certified General Appraiser, State of Texas; Certification No. TX-1338031-G, January 2010
- Real Estate Broker's License, State of Texas; License No. 561786; July 2009
- CPA, State of Texas (Inactive); License No. 85485; December 2004

Experience

Presently and since April 2014, Mitchell has been employed by Valbridge Property Advisors | San Antonio. He currently serves as a Director for the firm.

From 2007 to 2014, he worked as a commercial real estate appraiser in Corpus Christi with American Appraisers, Inc. and as a partner with the appraisal firm Smith, Kirkpatrick, & Klager, LLC.

Real Estate Specializations

Experience includes assignments as both an appraiser and a consultant in relation to various uses of real estate including: right-of-way/eminent domain, retail (regional shopping center and net leased retail), multi-tenant/single-tenant office, medical offices, multi-family, self-storage facilities, automobile dealerships, hotel/hospitality, RV parks, subdivision analysis, Yellow Book (UASFLA), contaminated land (super fund), industrial uses including: cold storage, transload (truck/rail) facilities, grain storage facility, and warehousing, air rights analysis, undivided interests, cost segregation; other special-purpose projects have included a naval-air station, an operating landfill, an armory, and a public utility. Mr. Kirkpatrick has completed assignments in the context of litigation and has served as an expert witness.

Mr. Kirkpatrick's trade area is San Antonio south to Victoria, Laredo, Corpus Christi, and the Rio Grande Valley; the Texas Hill Country, Austin, West Texas (particularly the Permian Basin region), and New Mexico are also activity areas. Appraisals have also been conducted by Mr. Kirkpatrick in California, Arizona, and Florida. Clients served include attorneys, businesses, financial institutions, governmental agencies, individuals, and non-profit organizations.

In the early-to-mid 2000's, Mr. Kirkpatrick worked as a Certified Public Accountant in the taxation and audit departments for the firms Flusche, Van Beveren, and Kilgore (FVBK), P.C. and G.F. Valdez and Company, in Corpus Christi.

Professional Affiliations

- South Texas Chapter, Appraisal Institute, 2022 Immediate Past President
- South Texas Chapter, Appraisal Institute, 2021 President
- South Texas Chapter, Appraisal Institute, 2020 Vice President
- South Texas Chapter, Appraisal Institute, 2019 Second Vice President
- South Texas Chapter, Appraisal Institute, 2018 Treasurer
- South Texas Chapter, Appraisal Institute, 2017 Secretary
- South Texas Chapter, Appraisal Institute, 2016 Director
- South Texas Chapter, Appraisal Institute, 2015 Director
- South Texas Chapter, Appraisal Institute, 2014 Director
- San Antonio/South Texas Chapter, CCIM, 2018-2020 Education Director

Recent Seminars and Lectures

Appraisal Institute Leadership Development & Advisory Council (May 2019) in Washington, D.C.

MITCHELL NEIL KIRKPATRICK
9901 INTERSTATE 10 W STE 1035
SAN ANTONIO, TX 78230



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Mitchell Neil Kirkpatrick**
License #: **TX 1338031 G** License Expires: **02/28/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Mary E. Douglas, MAI
Director

Valbridge Property Advisors | San Antonio
mdouglas@valbridge.com



Education

- Bachelor's Degree, Business Administration in Finance, Mays Business School, Texas A&M University, 2009
- Master's Degree, Land Economics and Real Estate, Mays Business School, Texas A&M University, 2010

Specialized Education

Texas A&M University: Graduate Program in Land Economics and Real Estate

Appraisal Institute:

- Real Estate Appraisal Principles*
- Basic Valuation Procedures*
- Basic Income Capitalization*
- Advanced Income Capitalization*
- Case Studies in Real Estate Valuation*
- Report Writing and Valuation Analysis*
- General Applications*
- Advanced Applications*
- Advanced Sales Comparison and Cost Approaches*
- Highest and Best Use and Market Analysis*
- USPAP (Course – I410N)
- Business Practices and Ethics
- General Appraiser Site Valuation and Cost Approach (OL-402G)

* Credit received from approved Master's Degree Program from Texas A&M University

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas, Certification No. TX-1380326-G
- Designated Member of the Appraisal Institute, MAI, April 2018

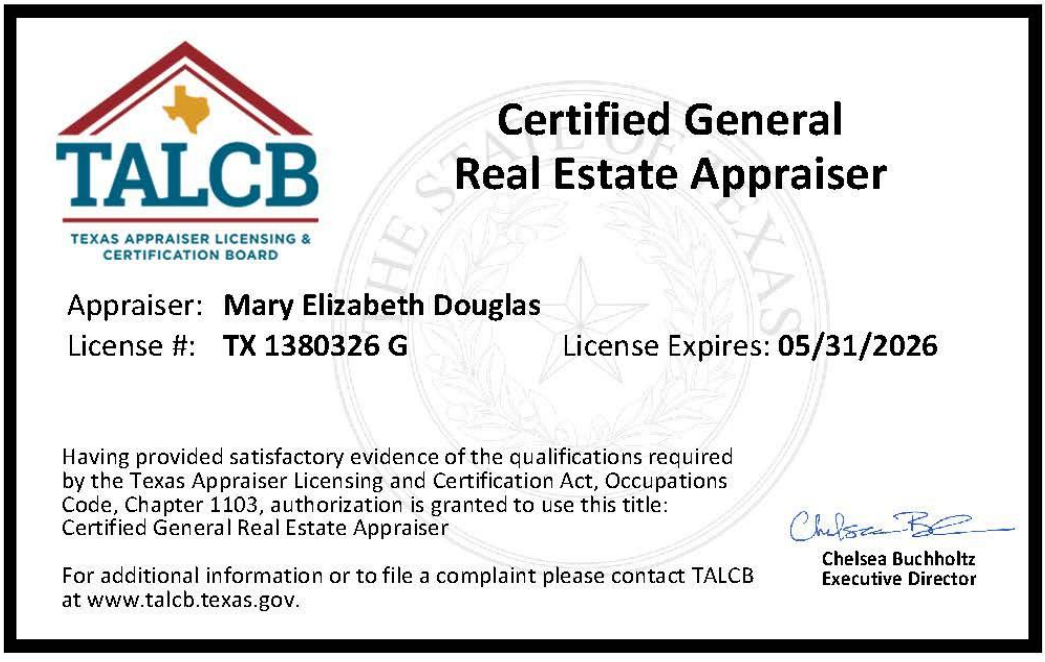
Professional Affiliations

- Member of the Appraisal Institute (No. No. 550469, April 2018)

Experience

- Presently and since January 2011, Mary E. Douglas, MAI has been employed by Valbridge Property Advisors | San Antonio. Experience includes appraisal and consulting assignments related to commercial, retail, office, medical office, hotel/lodging (luxury, full service and limited service), industrial, multi-family, commercial land, ad valorem tax litigation support and special purpose/use properties including automobile dealerships, as well as a wide variety of income producing properties.

MARY ELIZABETH DOUGLAS
9901 W IH-10 STE 1035
SAN ANTONIO, TX 78230



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Mary Elizabeth Douglas**
License #: **TX 1380326 G** License Expires: **05/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Christopher J. Swisher
Senior Appraiser
Valbridge Property Advisors | San Antonio
cswisher@valbridge.com



Education
- *Bachelor of Arts Degree, Psychology*, University of Texas at San Antonio, December 2006

Specialized Education
Received credit for and successfully completed the following Appraisal/Real Estate Courses:

Appraisal Institute
- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Income Approach Part I
- General Appraiser Income Approach Part II
- General Appraiser Sales Comparison Approach
- General Appraiser Report Writing and Case Studies
- Advanced Income Capitalization
- Advanced Market Analysis and Highest & Best Use
- Quantitative Analysis
- Advanced Concept and Case Studies

American Society of Farm Managers and Rural Appraisers
- Requirements of UASFLA - the "Yellow Book"
- Valuation of Conservation Easements and Other Partial Interests in Real Estate (A315)

Champions School of Real Estate
- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice – USPAP
- Appraiser Trainee/Supervisory Appraiser

McKissock Learning
- Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)

Designations/Certifications
- State Certified General Real Estate Appraiser; State of Texas; Certification No.: TX 1380946 G
- Texas Real Estate Commission – Real Estate Broker; State of Texas; License No. 570816
- Candidate for Designation, South Texas Chapter of the Appraisal Institute

Experience
Presently and since September 2016, Christopher Swisher has been engaged in independent real estate fee appraisal and consultant work. Chris is currently employed by Valbridge Property Advisors | San Antonio, where he is currently recognized as a Senior Appraiser.

Real Estate Specializations

Experience includes appraisal and consulting assignments related to the following:

- Retail properties
- Industrial properties
- Office properties
- Multi-family
- Residential subdivisions
- Residential properties
- Mixed-use developments
- Agricultural, farm and ranch properties; small acreage ranchettes to ranches in excess of 100,000 acres
- Conservation easements
- Historical properties (State and Federally Designated)
- Coastal/gulf properties
- Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA) - "Yellow Book Appraisals"
- IRS Charitable Donations
- Undivided Interest Valuations
- Partition Analyses
- Right-of-Way Appraisals and Review
- Single-Tenant Net Lease/Ground Lease properties
- Special purpose properties including automobile dealerships, religious/assembly facilities, education facilities (primary, secondary, and higher learning), wedding/event centers, aircraft facilities, government facilities, convenience stores/gas stations/truck and travel centers, quarry/mining properties, mortuary/funeral homes, marinas, designated wetlands, feed lots, railyards, RV/mobile home parks, golf courses, etc.

Clients served include corporations, law firms, accounting firms, individuals, financial institutions, mortgage lenders, governmental agencies, developers and estates.

A native of Laredo, Chris graduated from Saint Augustine High School in 2001. He then attended the University of Texas at San Antonio, where he graduated with a Bachelor of Arts Degree with a concentration in Psychology. Chris lives in the Texas Hill Country with his wife and two sons. In addition to real estate, other areas of interest include serving his church, spending time with family, playing golf, bird hunting, fishing, camping, etc.

Professional Affiliations

- Member, Real Estate Council of San Antonio
- Member, San Antonio Board of Realtors
- Member, Houston Board of Realtors
- Member, Texas Association of Realtors
- Member, National Association of Realtors

CHRISTOPHER JAMES SWISHER
9901 IH-10 WEST STE 1035
SAN ANTONIO, TX 78230



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TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Christopher James Swisher**
License #: **TX 1380946 G** License Expires: **12/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner

Qualifications of Wesley T. Collier
Senior Appraiser
Valbridge Property Advisors | San Antonio
wcollier@valbridge.com



Education

- *Master of Business Administration, Texas State University - August 2005*
- *Bachelor of Business Administration in Finance, Texas State University - August 2002*

Specialized Education

Appraisal Institute (Courses Completed):

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice (USPAP)
- Texas Appraising for the Supervisor and Trainee
- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Income Approach I
- General Appraiser Income Approach II
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Report Writing and Case Studies
- Advanced Income Approach
- Quantitative Analysis
- Advanced Market Analysis and Highest & Best Use

Professional Affiliations

- Alamo Heights United Methodist Church: Board of Stewards 2018-2022
- Northwood Presbyterian Day School: Board of Directors 2018-2021
- Northwood Presbyterian Day School Board of Directors: Treasurer 2019-2022

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No.: TX 1381359 G

Real Estate Specializations-

- Commercial, retail, office, and industrial properties
- Estate planning
- Convenience stores
- Working, recreational, and game managed ranches
- Income producing properties
- Government acquisitions

Experience

Presently and since May 1, 2020, Wes Collier has been employed by Valbridge Property Advisors | San Antonio, where he works as a State Certified General Real Estate Appraiser. Valuation experience includes appraisal assignments related to farm and ranch, industrial properties, estates, and government acquisitions.

A native of Uvalde, TX, Wes graduated from Uvalde High School and then attended Texas State University. Previous experience includes work in both the financial advisory and oil/gas industries.

WESLEY COLLIER 511
COUNTRY LANE SAN
ANTONIO, TX 78209



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TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Wesley Collier**
License #: **TX 1381359 G**
License Expires: **09/30/2027**

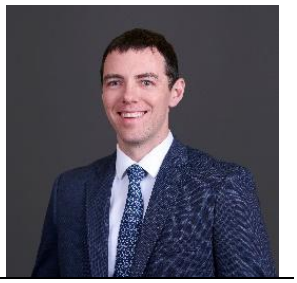
Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Justin Bruni
Appraiser

Valbridge Property Advisors | San Antonio
jbruni@valbridge.com



Education

- *Bachelor of Science, Mechanical Engineering, Minor in Mathematics,* Baylor University - 2014

Specialized Education

Received credit for and successfully completed the following Appraisal / Real Estate Courses sponsored by the Appraisal Institute, Champions School of Real Estate, and the American Society of Farm Managers and Rural Appraisers:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice (USPAP)
- Texas Appraising for the Supervisor and Trainee
- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Report Writing and Case Studies
- General Market Analysis and Highest and Best Use

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1381515 G

Experience

Presently and since May 2019, Justin Bruni has been employed by Valbridge Property Advisors | San Antonio. Valuation experience includes appraisal assignments related to farm and ranch, commercial, industrial, special purpose properties, and right-of-way acquisitions. He has been involved in numerous right-of-way projects including pipeline, transmission line, and road widening projects.

A San Antonio native, Justin graduated from Texas Military Institute in 2010. After graduation, he attended Baylor University. He is currently active in the family ranching operation in Webb County.

Real Estate Specializations

- Right of Way
- Rural Properties
- Yellow Book Appraisals – Uniform Appraisal Standards for Federal Land Acquisition
- Commercial properties
- Industrial properties
- Appraisals for government entities


TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD
Certified General Real Estate Appraiser
Appraiser: Justin Bruni
License #: TX 1381515 G
License Expires: 11/30/2026
Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser
For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.
Chelsea Buchholtz
Executive Director

Qualifications of Lauren T. Perkins
Appraiser

Valbridge Property Advisors | Austin
l.perkins@valbridge.com



Education

- *Bachelor's Degree, Agricultural Economics, Finance & Real Estate, Texas A&M University, 2021*
- *Master's Degree, Land Economics and Real Estate, Mays Business School, Texas A&M University, 2022*

Specialized Education

Texas A&M University: Graduate Program in Land Economics and Real Estate

Appraisal Institute:

- Basic Appraisal Principles*
- Basic Appraisal Procedures*
- Real Estate Finance, Statistics, and Valuation Modeling*
- General Appraiser Market Analysis and Highest and Best Use*
- General Appraiser Site Valuation and Cost Approach*
- General Appraiser Income Approach I*
- General Appraiser Income Approach II*
- General Appraisal Report Writing and Case Studies*
- Advanced Income Approach**
- Advanced Market Analysis and Highest and Best Use**
- Quantitative Analysis
- Advanced Concepts and Case Studies
- General Appraiser Sales Comparison Approach

*Credit received from approved Undergraduate Degree from Texas A&M University
**Credit received from approved Master's Degree Program from Texas A&M University

Mckissock Learning:

- Uniform Standards of Professional Appraisal Practice (USPAP)

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No.: TX 1381524 G

Experience

Presently and since January 16, 2023, Lauren Perkins has been employed by Valbridge Property Advisors | San Antonio, where he works as a State Certified General Real Estate Appraiser. Valuation experience includes appraisal assignments related to farm and ranch, industrial properties, estates, and government acquisitions.

A native of Lampasas, TX, Lauren graduated from Lampasas High School in May 2018 and then attended Texas A&M University.

LAUREN TAYLOR PERKINS
1583 FM 1478
LAMPASAS, TX 76550



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Lauren Taylor Perkins**
License #: **TX 1381524 G** License Expires: **12/31/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director

Qualifications of Stephanie E. Dermody
Associate Appraiser

Valbridge Property Advisors | San Antonio
sdermody@valbridge.com



Education

- Bachelor's Degree, Agricultural Economics, Policy & Economic Analysis, Texas A&M University, 2011
- Master's Degree, Land Economics and Real Estate, Mays Business School, Texas A&M University, 2017

Specialized Education

Texas A&M University: Graduate Program in Land Economics and Real Estate

Champions School of Real Estate (courses completed):

- Real Estate Appraisal Principles*
- Basic Valuation Procedures*
- 15-Hour National Uniform Standards of Professional Appraisal Practice (USPAP)
- Texas Appraising for the Supervisor and Trainee

* Credit received from approved Master's Degree Program from Texas A&M University

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX 1381488 G
- Certificate in International Trade and Agriculture (CITA) – 2011
- Real Estate Financial Modeling (REFM) Training - 2014
- Argus DCF Training – 2014

Experience

Presently and since August 2017, Stephanie E. Dermody has been employed by Valbridge Property Advisors | San Antonio. Experience includes appraisal and consulting assignments related to commercial and special purpose property use.

A native of the Texas Hill Country, Stephanie graduated from Boerne High School in December 2006.

STEPHANIE EILEEN DERMODY
27434 CAMINO HVN
BOERNE, TX 78015



TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Stephanie Eileen Dermody**
License #: **TX 1381488 G** License Expires: **09/30/2026**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director



Valbridge Property Advisors | Austin provides independent property valuation and consulting services, advising clients on a variety of real estate business and investment decisions. In today's real estate market, our complete independence from brokerage firms and other transaction participants ensures additional confidence in making reliable investment decisions for both investors and owner users. Our clients benefit from the collective strength of one of the most knowledgeable and experienced real estate appraisal firms in the U.S., having over 76 locations and over 200 MAI designated appraisers.

COMPREHENSIVE VALUATION AND ADVISORY SERVICES

Valbridge Property Advisors | Austin specializes in appraising all types of property and land. We produce custom, consistent appraisal reports across the U.S. market for:

- Office buildings
- Industrial buildings
- Retail buildings
- Apartments, multifamily, senior living buildings
- Hotel, lodging, hospitality, recreational buildings
- Other special-purpose buildings
- Ranches and farmland
- Agribusiness facilities
- Water rights
- Partitioning of property
- Estate planning & settlement

SPECIALTY SERVICES

- Portfolio valuation
- Real estate market and feasibility analysis, including rent and demand studies
- Site analysis and selection
- Property and lease comparables, including lease review
- Due diligence
- Property tax assessment review, property tax appeals, real estate tax implication analysis
- Valuations and analysis of property for right-of-way, eminent domain, easements
- REO and foreclosure evaluation
- Valuations of property for financial reporting, including goodwill impairment, impairment or disposal of long-lived assets, fair value and leasehold valuations
- Valuation of property for insurance, estate planning and trusteeship, including fractional interest valuation for gifting and IRS purposes
- Litigation support, including expert witness testimony
- Business and partnership valuation and advisory services, including partial interests

VALBRIDGE PROPERTY ADVISORS | AUSTIN · 901 Mopac Expressway South, Bldg 1, Suite 300, Austin, TX 78746
Phone: 737-242-8585 · **www.valbridge.com**



The team of appraisers at Valbridge Property Advisors | San Antonio provides independent property valuation and consulting services, including advising clients on real estate business and investment decisions such as buy-sell-hold and lease-own alternatives. In today's highly scrutinized regulatory environment, our independence—including from real estate brokerage firms—makes your life simpler and provides a better result. Our clients benefit from the collective strength of Valbridge Property Advisors, one of the largest commercial real estate appraisal firms in the U.S.

COMPREHENSIVE VALUATION AND ADVISORY SERVICES

Valbridge Property Advisors | San Antonio specializes in appraising all types of property and land. We produce custom, consistent appraisal reports across the U.S. market for:

- Office buildings
- Industrial buildings
- Retail buildings
- Apartments, multifamily, senior living buildings
- Hotel, lodging, hospitality, recreational buildings
- Other special-purpose buildings
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- Agribusiness facilities
- Water rights
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- Estate planning & settlement

SPECIALTY SERVICES

- Portfolio valuation
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- Valuations and analysis of property for right-of-way, eminent domain, easements
- REO and foreclosure evaluation
- Valuations of property for financial reporting, including goodwill impairment, impairment or disposal of long-lived assets, fair value and leasehold valuations
- Valuation of property for insurance, estate planning and trusteeship, including fractional interest valuation for gifting and IRS purposes
- Litigation support, including expert witness testimony
- Business and partnership valuation and advisory services, including partial interests

VALBRIDGE PROPERTY ADVISORS | SAN ANTONIO · 9901 IH-10 West, Suite 1035, San Antonio, TX 78230
Phone: 210.227.6229 Fax: 210.227.8520 · **www.valbridge.com**



STATEMENT OF QUALIFICATIONS

City of Edinburg

RFQ 2026-8 Project Management Services

July 14, 2026

FREESE AND NICHOLS

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956-937-3137 | freese.com
312 E. Harrison Avenue, Suite B
Harlingen, Texas 78550

July 14, 2026

Mardoqueo Hinojosa
City Engineer
415 W. University Drive
Edinburg, TX 78539

RE: RFQ 2026-8 Project Management Services

956-937-3137 | freese.com
312 E. Harrison Avenue,
Suite B
Harlingen, Texas 78550

Dear Mr. Hinojosa and Selection Committee:

Freese and Nichols, Inc. (FNI) is pleased to submit our Statement of Qualifications to provide Project Management Services for the City of Edinburg (City). We appreciate the opportunity to be considered for this on-call contract and are committed to delivering responsive, high-quality project management services that help the City successfully deliver capital improvement projects of every size and complexity.

With a full-service office in Harlingen, just minutes from Edinburg, FNI combines the accessibility of a local partner with the resources of one of Texas' most experienced engineering and program management firms. Our professionals have successfully managed projects throughout the Rio Grande Valley and surrounding counties, providing us with a strong understanding of the region's infrastructure needs, permitting processes and stakeholder expectations. FNI offers the City several key advantages:

Local Presence and Responsiveness. Our Harlingen office allows us to provide prompt on-site support, attend meetings on short notice and maintain close communication throughout every assignment.

Comprehensive Project Management Experience. From project initiation through closeout, FNI provides budgeting, scheduling, procurement support, design coordination, construction administration, quality management and stakeholder communication for municipal capital improvement programs.

Proven Municipal Partner. For more than 132 years, FNI has helped Texas communities deliver critical infrastructure safely, efficiently and on schedule. Our scalable team combines local leadership with statewide technical resources to meet the needs of projects of any size.

Firm Information

Full Firm Name: Freese and Nichols, Inc.

Address: 312 E. Harrison Avenue, Suite B, Harlingen, Texas 78550

Legal Status of Respondent: Corporation

State of Incorporation: Texas

Fax: N/A

Primary Point of Contact

Name/Title: Alfredo (Fred) Resendez, PE/Construction Manager

Physical Address: 312 E. Harrison Avenue, Suite B, Harlingen, Texas 78550

Phone: 956-937-3137 (office); 956-873-1203 (mobile)

Email: fred.resendez@freese.com

Secondary Point of Contact

Name/Title: Moses Ahmadi, PMP/ Project Manager

Physical Address: 9601 McAllister Freeway, Suite 1008, San Antonio, Texas 78216

Phone: 210-729-6762 (office); 210-392-7907 (mobile)

Email: moses.ahmadi@freese.com

At FNI, we believe successful project management means more than delivering projects, it means serving as a trusted advisor who proactively manages risk, communicates effectively and keeps projects moving forward. We look forward to partnering with the City of Edinburg to help deliver infrastructure that serves the community for years to come.

FNI has reviewed the Professional Services Agreement and confirms that the firm can meet the prerequisite insurance requirements. If selected, FNI is prepared to negotiate and enter into the Professional Services Agreement in a form mutually acceptable to both parties.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to the opportunity to serve the City of Edinburg.

Sincerely,

Chris Trevino, PE, CCM* | Principal
210-298-3817 | chris.trevino@freese.com

Authority to bind his firm in a contract.
Firm: Freese and Nichols, Inc.
Address: 312 E. Harrison Avenue, Suite B, Harlingen, Texas 78550
Cameron County
210-298-3817 | chris.trevino@freese.com



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Commitment to Quality

Our commitment to quality and continuous improvement has been recognized nationally, with FNI twice receiving the **Malcolm Baldrige National Quality Award**. We're the first engineering/architecture firm so honored. The Baldrige program is a public-private partnership through the U.S. Department of Commerce that recognizes organizations for national leadership in performance excellence.

For nearly three decades, our firm has applied the Baldrige program's integrated management framework and assessment tools to improve practices and measure results, strengthening our business so we can continue delivering exceptional client service.

01

Overall Qualification of Team

Firm History and Overview

FNI is a client-focused, regionally based firm with national expertise. We meet client needs with responsiveness and flexibility. Dating back to our firm's founding in 1894, we put relationships first — clients, teaming partners and staff — and seek long-term relationships, many of which are counted in decades, not years.

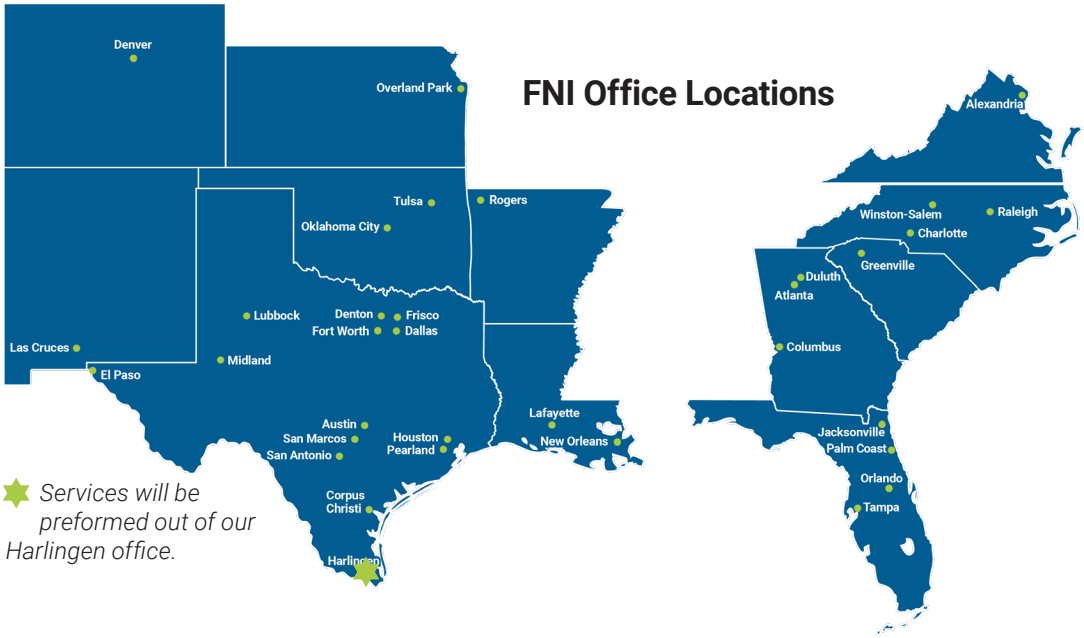
FNI provides a broad range of services to plan, design and manage public infrastructure projects. We help our clients through every stage of the project life cycle: planning, design, program management, funding procurement, regulatory compliance, construction management and operations and maintenance. Our project teams are known for exceeding client expectations through innovative concepts and high-performing designs.

1894
Year company was founded

1,400+
Multi-discipline professionals

30+
Offices nationwide

FNI Office Locations



Services will be preformed out of our Harlingen office.

With over 100 Program Management and Construction Management (CM) staff employed nationwide, FNI's CM Group is committed to providing exceptional client service by using established procedures and processes to monitor construction operations and verify all work complies with plans and specifications.

MUNICIPAL PUBLIC INFRASTRUCTURE EXPERIENCE IN TEXAS









Unique Qualifications and Best Practices

Project Management

FNI has a long-standing history of successfully delivering program management, owner's representative and CM services for public sector clients throughout Texas. Over the past two years, FNI has provided comprehensive project management services for multiple governmental agencies, including the City of Kerrville and the Texas Department of Transportation (TxDOT), guiding complex projects from planning and procurement through construction and occupancy while maintaining schedule, budget and stakeholder expectations.

Most recently, FNI served as the Project Manager and Design-Build (DB) Advisor for the **City of Kerrville's Public Safety Facility,** a new 55,000 SF municipal complex that consolidated police, fire administration, EMS and municipal court services into a single facility. FNI guided the City through the entire design-build selection process, coordinated communication among stakeholders and served as the primary liaison between the City and the design-build team. Through proactive project leadership, strategic decision-making and continuous stakeholder engagement, the project was completed on schedule in August 2025 and maintained its original construction budget of $45 million, including all change orders.

FNI also continues to provide Project and CM services for the **City of Kerrville's Heart of the Hills Heritage Center (formerly the A.C. Schreiner House and Grounds).** This complex historic renovation involved transforming a century-old residence into a public museum while navigating permitting challenges, hazardous material concerns, historical preservation requirements and significant post-pandemic cost escalation pressures. FNI worked closely with City leadership to evaluate project viability, manage budget constraints, coordinate stakeholder communications and provide regular reporting to the City Council, Heritage Foundation, community groups and project donors. Through diligent management and cost oversight, the project was completed below the

CITY OF KERRVILLE'S PUBLIC SAFETY FACILITY



The following services are available to the City:

- Owner's Representative
- Project Management
- Construction Management
- Schedule Management and Tracking
- Budget Management, Analysis and Tracking
- Construction Inspections
- Plan/Constructability Reviews
- Documents Control/Admin Support
- CM Field Support
- Commissioning
- Existing Facilities Condition Assessment
- Review Payment Applications and Quantities
- Review Change Orders
- Attend Various Project-Related Meetings
- Review Record Drawings for Accuracy
- Visit Project Sites, as Needed
- Manage Construction Activities and Documentation
- Coordinate Utilities for Construction Activities
- Program Management
- Architectural Support
- Cost Estimating
- Utility Systems
- Complete Range of Engineering Support
- Design Phase Support
- Pre-Construction Meeting
- Project Inspection and Reports
- Submittal Review
- Log, Track and Assist with Project Documentation Needs
- Review and Process Construction Materials
- Formulate Change Order Documentation Upon Request
- Manage Testing Results and Invoices
- Coordinate Punch List Preparation and Completion
- Provide Project Closeout Meeting and Documentation Assistance, as Needed
- Other Related Services, as Needed

original budget, with a final construction cost of $5.25 million compared to the original budget of $5.5 million.

FNI's experience managing large-scale governmental projects is further demonstrated through its role on the **TxDOT Stassney Campus Program**, a $360 million, 50-acre campus development consolidating 28 divisions and approximately 2,000 employees. FNI provided project management, program management, construction procurement, Owner's Representative services, CM and facility commissioning. Faced with significant site challenges, schedule constraints and the impacts of COVID-19, FNI successfully advised TxDOT to implement an alternative CMAR delivery approach that accelerated the construction start by six months and enabled the project to be completed on schedule while accommodating additional owner-requested scope enhancements.

Across these projects, FNI consistently demonstrated its ability to manage complex capital improvements in a timely manner by:

- Providing full-service program and project management from planning through occupancy.
- Maintaining proactive communication among owners, design teams, contractors, elected officials and community stakeholders.
- Identifying and mitigating risks early to prevent schedule and budget impacts.
- Applying alternative delivery expertise, including Design-Build and Construction Manager at Risk (CMAR).
- Delivering owner-focused construction oversight that promotes accountability, transparency and project success.

Construction Management

FNI has a large CM Group and many of our clients hire us directly for third-party CM on projects that we did not design. As part of the Project Management Plan for each project, we will include a Construction Quality Management Plan to establish the proposed procedures and processes to monitor construction operations and to verify that all work performed is in conformance with the plans and specifications. Our role will be to make sure each project has adequate and proper inspection to verify that the City is getting what it is paying for on each project.

FNI's team, including owner reps, advisors and construction managers, will act as an extension of the City, aligned with its mission, values and goals. We will prioritize the City's best interests with every action and recommendation, offering transparent guidance, protecting public resources and verifying that decisions support the City's vision, safeguard investments and maximize value for residents.

The FNI team understands that our CM responsibilities include providing the City with constant communication, information flow reporting, regular meetings, quality control best practice procedures, quality assurance (QA) field oversight and accurate field documentation to provide successful project delivery of scope, budget, schedule and quality throughout the construction phase. The FNI team will review and provide feedback on the contractor and subcontractor's Quality Control (QC) Plans with emphasis on safety, quality, cost, time resources and contract document compliance.

STASSNEY CAMPUS PROGRAM MANAGEMENT AND CONSTRUCTION SERVICES











Prior to the start of new construction activities, pre-construction activity meetings will be scheduled as part of the Contractor's QC plan. This proactive measure allows the program team to understand in detail how the contractor will execute the scheduled activity and typically addresses risks, concerns, issues, or potential flaws, so they can be rectified or resolved before the start of the activity. Equipment dry runs will be recommended as part of the contractor's quality control plan.

Performing QC and maintaining program standards is the responsibility of the contractor. However, through continuous review and monitoring, FNI can verify program QA. Continual analysis of the Contractor's schedule, construction progress and reports, will assist in identifying critical issues, such as schedule slippage. These issues will be brought to the Contractor's attention and reported in weekly progress status reports, with corrective or directive action requested of the Contractor.

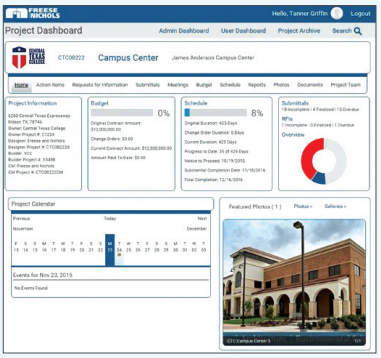
FNI will also develop and implement a CM QA program, details of which will be outlined in the Project Plan. The team will verify compliance with environmental permits, Stormwater Pollution Prevention Plan (SWPPP), traffic control, shop drawings, contractor personnel competency, material sourcing and approved vendors. The QA Program, will encompass, but not be limited to:

- Field quality oversight
- Detailed inspection check lists
- Daily photos and video documentation
- Inspection diary documentation
- Two-week look ahead schedule comparisons to baseline schedule
- Available onsite equipment, personnel, upcoming weather and pre-activity construction meeting minutes

At the completion of construction, the FNI team will provide facility commissioning, verify all operations and maintenance manuals, project records, as-built drawings and certifications and assist the City with contract close-out activities. Continuous contractor performance tracking throughout the duration of construction will be noted, resulting in a final contractor evaluation pertaining to scope, budget, schedule, quality, timely responsiveness and safety criterion. This evaluation could be considered by the City for future project reference and determination of contractor responsibility. A final project report will be submitted and reviewed with City management that will discuss lessons learned and operational recommendations for the City's future use.

Finally, the FNI team will request a performance evaluation from the City for feedback on our performance and ideas that could help us improve.

FNiManager



FNiManager Dashboard

Streamlining the Flow of Information

FN*i*Manager, FNI's in-house documentation management system, streamlines the flow of information and stores project data for convenient access. System benefits and features include:

- Field personnel can upload daily reports and photos from tablets or smartphones.
- Instant access to plans, specifications and project documentation expedites the construction process.
- Password protection allows for secure access by team members and stakeholders.
- Communications can be directed toward specific team groups through use of customizable permissions.
- Intuitive interface reduces time spent navigating and clicking.

Office Location and Staffing

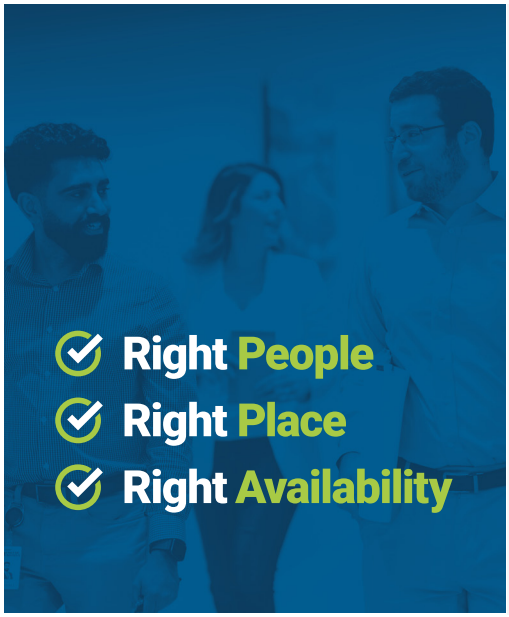
With a full-service office in Harlingen, just minutes from Edinburg, FNI combines the accessibility of a local partner with the resources of one of Texas' most experienced engineering and program management firms. Our professionals have successfully delivered projects throughout the Rio Grande Valley and surrounding counties, giving us a strong understanding of the region's infrastructure needs, permitting processes and stakeholder expectations.

All services under this contract will be managed and coordinated through FNI's Harlingen office, allowing our team to provide prompt on-site support, attend meetings on short notice and maintain close communication with City staff throughout every assignment. Our local presence enables us to respond quickly to routine requests while providing the continuity and accessibility expected of a trusted long-term partner.

FNI is committed to providing responsive service and understands that time is money. Recognizing that on-call contracts often include projects of varying size and complexity, FNI has structured our team to efficiently support both large, multi-disciplinary assignments and smaller, task-specific projects. For routine or part-time assignments, we will tailor staffing levels to match the scope of work, utilizing a lean project team led by an experienced Project Manager with direct access to the specialized technical professionals needed for each task. This scalable approach allows the City to receive senior-level expertise without unnecessary overhead while maintaining the flexibility to quickly expand the team when project requirements warrant.

FNI has assembled the right people, in the right location, and with the right availability to successfully support the City. Our proposed team was selected based on technical expertise, familiarity with the region, and a proven history of working together on similar municipal projects. Supported by our local professionals and the depth of our firm-wide resources, we are prepared to dedicate the personnel necessary to complete every assignment on schedule, within budget, and to the City's expectations.

During all phases of planning, design, and construction, the City can expect proactive project oversight and responsive communication.



Choosing a Project Team

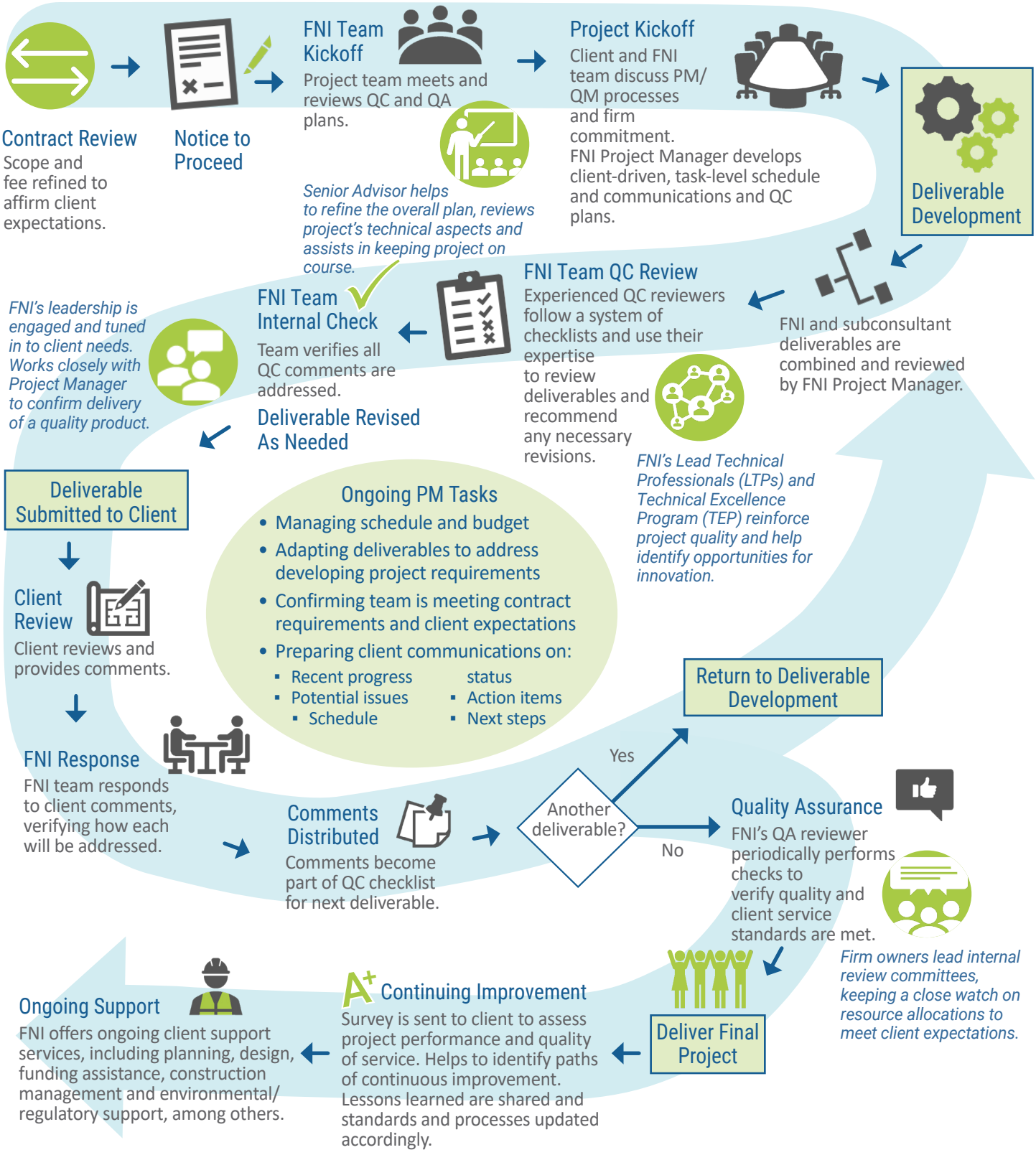
We've put forth the advance-planning effort to verify we have the **right team members**, in the **right place**, with the **right availability** to meet the Trust's goals. Several factors influenced this choice, including individual experience and history of working together on common projects.

Our chosen team combines decades of experience in a wide range of disciplines. This complementary blend of team member expertise in their various areas of specialization results in a solid, well-rounded team, which ultimately benefits the client.

Beyond the proposed team, FNI has access to **1,400+ employees firmwide** to assist, as necessary. As a firm focused on client service, we will commit the resources required to get the job done.

Project and Quality Management Processes

The "D" in FNI's LEADS values stands for "Deliver Quality." This value is foundational to our company culture and informs our comprehensive approach to Project Management (PM) and Quality Management (QM). Multiple components work together to foster a culture of excellence and elevate our overall quality of service. This focus extends beyond a specific project and reinforces our efforts to build trusted-advisor relationships with our clients.



History in Performing Project Management Services



HIGHLIGHTS

- Renovation of a historic existing facility
- Community Involvement – combination of tax dollars and community donations funded the project
- Transforming a facility originally built as a residence into a public space

AC Schreiner House and Grounds

City of Kerrville

The City of Kerrville's 2050 Comprehensive Plan includes a vision to create a vibrant hub and cohesive gathering place near downtown. To realize its vision, the City decided to renovate and convert the historic A.C. Schreiner house into a museum and rename it – Heart of the Hills Heritage Center.

The Heritage Center is located on the Butt-Holdsworth Memorial Library Campus, just outside of downtown Kerrville. FNI was responsible for renovating and converting the historic A.C. Schreiner House into a new public museum, along with other site improvements.

FNI acted as the Owner's Representative, playing a crucial role in overseeing the project. Not only has our team provided DB advisory services to guide decision-making during the renovation process, but we are also offering CM services to support smooth execution.

Part of these DB advisory services included collaborating with the City to assess the project's viability regarding budgeting, permitting and code compliance. Project pricing was developed before the pandemic. One challenge the City faced was funding issues in a post-COVID market where prices are 20 to 30% higher on average.

LOCATION
Kerrville, TX

DATES
Actual NTP: 12/01/2022

Substantial Completion: 01/05/2026

PROJECT SIZE
5,000 SF

TYPE OF CONSTRUCTION
Renovation
Design-Build

With its rich history, the A.C. Schreiner house is being carefully restored to preserve its architectural significance.

Challenges during this phase included permitting issues and hazardous materials, common in structures from the turn of the 20th century. The team also evaluated the benefits of securing a historical designation for the mansion. The FNI team determined that the historical designation helps ease code challenges and avoid costly modernization.

As Owner's Representative, FNI was responsible for providing regular updates to the City Council, the Heritage Foundation, as well as community groups and donors.









COSTS

Original Project Budget:
$5,500,000

Final Construction Cost, including Change Orders:
$5,250,000

SERVICES

- DB advisory
- Owner's Representative
- CM services
- Regular updates to City Council, the Heritage Foundation, community groups and donors

PROJECT REFERENCES

Owner:
City of Kerrville
Michael Hornes
Assistant City Manager
830-258-1110
michael.hornes@kerrvilletx.gov

Length of Business Relationship with Owner:
24 years

TEAM MEMBERS

- Joel Kokemor
- John New



HIGHLIGHTS

- Vertical construction
- Combination of funding from tax dollars and City selling bonds
- Fast-paced and high profile within the community
- Community engagement

Public Safety Facility Design-Build Owner Representative

City of Kerrville

Kerrville's forward-thinking 2050 Comprehensive Plan outlines a bold vision: modernizing and consolidating City operations within a unified hub. Responding to this vision, the City chose to consolidate four separate City offices into a cohesive entity known as the Public Safety Facility.

Recognizing the imperative to modernize City services in anticipation of projected population growth, the Public Safety Facility centralizes operations to optimize efficiency and foster collaboration among key stakeholders and traditionally siloed groups.

FNI served as the DB Advisor to the City for this transformative endeavor to construct a cutting-edge 55,000-SF building. This municipal safety operations facility seamlessly integrates the municipal court, police administration, fire administration and emergency services, all under one roof.

Additionally, a new parking lot and associated site improvements enhanced accessibility and functionality.

FNI, as the Owner's Representative, was instrumental in shepherding the City through the entire DB selection process. Through meticulous guidance and expertise, we facilitated the selection of a strong DB builder who met and exceeded expectations, delivering results on time and within budget.

LOCATION
Kerrville, TX

DATES
Actual NTP: 11/15/2022
Substantial Completion: 08/20/2025

PROJECT SIZE
55,000 SF

TYPE OF CONSTRUCTION
New
Design-Build

To match this pace, strategic choices in building materials and techniques, prioritizing functionality over form, were made to meet the accelerated schedule. **Throughout the process, Joel served as the vital liaison between the City and the DB team, confirming seamless communication and alignment of objectives.**









COSTS

Original Project Budget:
$45,000,000

Final Construction Cost, including Change Orders:
$45,000,000

SERVICES

- DB advisory
- Owner's Representative
- CM services

PROJECT REFERENCE

Owner:
City of Kerrville
Michael Hornes
Assistant City Manager
830-258-1105
michael.hornes@kerrvilletx.gov

Length of Business Relationship with Owner:
24 years

TEAM MEMBERS

- Joel Kokemor
- John New
- Kirk Millican
- Robert McKay



Stassney Campus Program Management and Construction Services

Texas Department of Transportation

In April 2022, the TxDOT completed the design and construction of a new campus facility that consolidated 28 TxDOT divisions in Austin, Texas. This consolidation was needed to improve efficiency, communication and collaboration between the various divisions. The campus includes a large, multistory office building, structured parking garage, warehouse and print shop, materials testing laboratory, central utility plant and other corporate campus-type amenities.

The campus is a 50-acre site and includes a 400,000-SF administration building, 150,000-SF warehouse, 80,000-SF materials testing lab, structured parking for 1,600 employees, surface parking for 70 fleet vehicles, dedicated public parking and related support structures, including a central utility plant to service the campus.

Employee amenities include a full-service dining facility, a fitness center with an onsite nurse and two miles of walking trails with exercise stations.

FNI provided program and CM services across all phases of the project, from programming through design, construction procurement, onsite construction Owner's Representation and facility commissioning. During the programming, design and construction procurement phases, FNI augmented TxDOT staff with management resources to help guide the project's

HIGHLIGHTS

- Consolidates 28 stakeholder groups across Travis County
- Five secure facilities on a 50-acre site
- Tight budget set by the 2019 State Legislature
- Schedule constraints due to expiring ground leases on current facilities, creating an opportunity for changes in TxDOT's operations and work environment

LOCATION
Austin, TX

DATES
Actual NTP: 10/28/2019
Substantial Completion: 04/13/2022

PROJECT SIZE
400,000 SF administration building, 150,000 SF warehouse, 80,000 SF materials testing lab

TYPE OF CONSTRUCTION
New

development to meet TxDOT's goals within strict budget and schedule restraints. During construction, FNI had a team on site full-time providing CM oversight, field inspections, commissioning and verification of compliance with applicable building codes.

Significant or Sustainable Aspects of the Project

Because this project was publicly funded, TxDOT was acutely aware of public perception of how the funding was used. TxDOT views this new campus as its home for the next 60 to 80 years. In response to these factors, the campus design is focused on sustainable facilities that offer flexible working environments and building systems and finishes that are durable, reliable and maintainable.

Client Background Information and Challenges

TxDOT's Support Services Division (SSD) is responsible for design and construction of its facilities across Texas. However, SSD staff does not have the capacity to manage the design and construction of an entirely new campus the size and complexity of the consolidated campus.

The land that TxDOT acquired posed significant physical challenges for the program. The topography of the 50-acre site has significant elevation changes with ravines and a small creek bisecting it from north to south. At the time the land was acquired, TxDOT did not realize that the surrounding developments contribute a significant amount of runoff to the creek. Subsequent drainage studies resulted in the need for multiple detention ponds and large culverts at three creek crossings for utilities and vehicle movement between facilities.

TxDOT was unfamiliar with alternative project delivery methods and expected that the project would be procured using the traditional design/bid/build approach. **FNI recognized that it would be challenging to bid a complex $300 million development including 50 acres and a five-story building. Through meetings with executive leadership and general counsel, FNI advised TxDOT to use the alternative project delivery method known as CMAR to receive the best construction value while compressing the schedule by awarding early civil and foundation packages as the remaining design was completed. TxDOT approved the approach and the construction contracting community responded with great interest. A Guaranteed Maximum Price was agreed to with the most qualified proposer and Construction Notice to Proceed using a fast-tracked schedule was issued in October 2019, six months earlier than originally planned (March 2020).**

In the first year of construction, multiple periods of heavy rain caused unexpected erosion of the creek banks due to the large volume of water and poor soil conditions. At TxDOT's request, FNI's geomorphology and stormwater management experts assessed the design of the detention ponds and creek crossings. FNI's evaluations and recommendations to TxDOT and the Civil Engineer of Record resulted in modifications to detention pond outflows and armoring of the creek banks at the creek crossings to reduce the volume and velocities of the water during heavy storm events.

Despite the physical site challenges and the impact of COVID-19 through most of construction, the project remained on budget and was completed in April 2022, allowing ample time for TxDOT to relocate almost 2,000 employees from the Riverside offices and other facilities across the Austin area.

COSTS

Original Project Budget:
$320,000,000

Final Construction Cost, including Change Orders:
$360,000,000

Physical site challenges and COVID-19 impact led to owner-added scope after budget was set.

SERVICES

- Program management services
- CM services
- Construction procurement
- Owner's Representative
- Facility commissioning

PROJECT REFERENCE

Owner:
Texas Department of Transportation
Brian Sweat
Director, Support Services Division
512-416-3329
brian.sweat@txdot.gov

Length of Business Relationship with Owner:
32 years

TEAM MEMBERS

- Joel Kokemor



O.N. Stevens Water Treatment Plant Raw Influent Improvements

City of Corpus Christi

The City of Corpus Christi's O.N. Stevens Water Treatment Plant (ONSWTP) is the City's only water plant and has a permitted capacity of 161.5 MGD.

This effort will expand the City's sole water treatment plant capacity and resilience while maintaining continuous operations through carefully sequenced hydraulic, process and infrastructure improvements. The City of Corpus Christi's O.N. Stevens Water Treatment Plant (ONSWTP) is the City's only water plant with a permitted capacity of 161.5 MGD. Two 100 MGD treatment trains are in service, but hydraulic restrictions in pretreatment and raw water influent infrastructure limit overall capacity. FNI is leading hydraulic and process improvements design, bid and construction phase services, including new raw water piping up to 108 inches, flow metering, flow control structures and computational fluid dynamics (CFD) verification. Improvements will increase rated capacity to 200 MGD and add chemical feed, storage and containment plus required electrical, instrumentation and controls to improve mixing of multiple source waters and increase operational flexibility and resilience. A complex sequencing plan guides construction to minimize impacts to daily operations.

Project Risks and Mitigation Measures Taken

Risk: Maintaining plant operation during construction.

Mitigation: Work was sequenced to avoid interrupting treatment processes and critical functions. A sequencing strategy with multiple shutdowns was developed with the City to provide gravity bypass for major activities without long-term capacity impacts.

HIGHLIGHTS

- Expanded existing water treatment plant capacity from 161.5 MGD to 200 MGD
- Maintained continuous plant operations through phased construction
- Provided design, bidding, and construction phase services

LOCATION
Corpus Christi, TX

DATES
Actual NTP: 05/15/24
Substantial Completion: 05/12/2027

PROJECT SIZE
161.5-MGD WTP

TYPE OF CONSTRUCTION
Expansion/Renovation

Risk: Temporary re-routes.

Mitigation: Return wash water pipelines and portions of electrical power infrastructure conflicted with proposed improvements. The team coordinated with the City and Contractor in advance to define temporary pipeline and power reroutes, streamlining transitions to shutdowns.

Risk: Bypass provisions for regular operations.

Mitigation: Partial bypass capability was provided for O&M downtime of the Raw Water Junction.

Successes, Failures and Lessons Learned

Successes: Utility relocation with American Electric Power (AEP was coordinated effectively and in advance to meet clearance and access requirements within the AEP easement. The plant remains on track to stay operational at required capacities through construction shutdowns. Construction planning prioritizes maintaining service, with sequencing challenges actively managed through phasing, bypassing, utility coordination and access. Design also accounted for future expansion to avoid limiting later improvements.

Failures: Post-pandemic cost impacts resulted in a high single bid that led to re-bidding, schedule delays and added price escalation, requiring adjustments to project expectations and planning. Extended lead times for large diameter pipeline procurement are affecting the schedule and require ongoing coordination to manage impacts.

Lessons Learned: Allowance for a steel pipe alternative to bar-wrapped pipe during bidding could have reduced schedule impacts associated with procurement lead times.

COSTS

Original Project Budget:
$3,600,000

Final Construction Cost, including Change Orders:
$3,600,000

SERVICES

- Hydraulic and process improvements design
- Raw water conveyance and pipeline design (up to 108-inch diameter)
- Computational Fluid Dynamics (CFD) analysis and design verification
- Flow metering and flow control structure design
- Chemical feed, storage, and containment system design
- Electrical, instrumentation, and controls (I&C) design
- Construction sequencing and operational continuity planning
- Bid phase and construction phase services

PROJECT REFERENCE

Owner:
City of Corpus Christi, TX
Jeffrey Edmonds PE
Director of Engineering Services
361-826-3851
JeffreyE@corpuschristitx.gov

Length of Business Relationship with Owner:
100 years

TEAM MEMBERS

- John New
- Jesus Suarez III

Qualifications and Experience of the Project Team

TEAM ORGANIZATION

City of Edinburg



Principal-in-Charge
Chris Trevino, PE, CCM



Project Manager
Moses Ahmadi, PMP



Senior Advisor
John New, PE, CCM, Assoc. DBIA



Quality Control
Juan Bujanos, PE, CFM

MAJOR WORK AREAS

Construction Managers
Alfredo (Fred) Resendez, PE
Joel Kokemor, LEED AP®

Construction Representative
Jesus Suarez, III, CMIT

SUPPORT WORK AREAS

Alternative Delivery
Clark Sykes, Assoc. DBIA

Cost Estimating
John Rinacke, CMIT

Scheduling
Thedi Mitchell

Commissioning
Robert McKay, PE

Funding
Mark Evans

Constructability
Richard Provolt, CCM, CCCA

Risk and Compliance
Jace Houston

DESIGN / TECHNICAL REVIEW

Architecture
Kirk Millican, AIA, RID

Mechanical & Plumbing
Van Cashen, PE, LEED AP® BD+C, ENV SP

Civil
Jose Garcia Ceballos, PE, PMP

Structural
Brad Watson, PE

Electrical
Jeff Hensley, PE

Stormwater
Kim Patak, PE, CFM, ENV SP

Transportation
Giancarlo Patino, PE, CFM, PMP

Utilities & Transmission
Erin Mills, PE, PACP, LACP, MACP



Moses Ahmadi **PMP**

Project Manager

Moses's extensive experience spans a wide range of construction and project management roles, primarily focused on large-scale capital improvement and infrastructure projects.

Moses has a strong background in managing all phases of projects, from initial programming and design through construction, closeout and compliance. He has a proven ability to manage project budgets, schedules, procurement processes and stakeholder coordination effectively. Clients can expect meticulous attention to detail, strong technical expertise and the ability to lead diverse teams to successful project completion.

EXPERIENCE

23 years (1 with FNI)

EDUCATION

BS, Civil and Environmental Engineering, The Citadel, The Military College of South Carolina

REGISTRATION

Project Management Professional, Project Management Institute #3652677

RELEVANT PROJECT EXPERIENCE WITH FNI

Intercollegiate Athletics Expansion and Renovation* | The University of Texas Rio Grande Valley | Project Manager
Moses' key responsibilities included managing the project budget and schedule, leading from programming through design and construction and providing smooth coordination between AE firms, University of Texas stakeholders and contractors.

Park West Infrastructure Project* | The University of Texas at San Antonio | Project Manager
Moses' role involved establishing and maintaining the project budget and schedule, managing the project from programming through design and construction and facilitating effective coordination between AE firms, University of Texas stakeholders and contractors.

Inner Harbor Seawater Desalination Plant | City of Corpus Christi | CM Services
FNI is providing owner's representative services for Phase 1 Pre-Construction of this progressive DB collaborative delivery method.

Wells 10, 11 and 12 with Collection Line | City of College Station | CM Services
FNI is providing design, bid, construction and startup phase services to construct three new water supply wells and approximately 10,000 LF of well collection line to convey flow to the existing well collection system.

Capital Improvement Projects* | New York City School Construction Authority | Project Officer
Serving as an Owner's Representative on more than 15 Capital Improvement Projects, Moses managed the coordination between the general contractors, school administrators, engineers and architects of record. He was responsible for managing the change order process with the general contractor, as well as overseeing and approving the pay application process. He verified contract compliance and managed the closeout process with both the general contractor and the Department of Buildings. Additionally, Moses reviewed and managed the submittal and RFI process.

** Non-FNI Experience*



Chris Trevino PE, CCM

Principal-in-Charge

Chris has extensive experience in the planning, design and construction of infrastructure and civil-related projects.

His experience includes transportation design, project management, construction inspection, CM, program management and client/owner representation for infrastructure and heavy civil-related projects with public and private sectors, giving him a firsthand understanding of local governments' challenges and needs.

EXPERIENCE

22 years (6 with FNI)

EDUCATION

MBA, Project Management, The University of Texas at San Antonio

BS, Architectural Engineering, University of Texas at Austin

REGISTRATIONS

Professional Engineer, TX #102438

Certified Construction Manager, Construction Management Association of America, #6114

TxDOT Precertifications (ESN #17831): 11.1.1 Roadway Construction Management and Inspection, 18.5.1 Utility Construction Management and Verification, 4.5.1 Constructability Review, 3.2.1 Route Studies & Schematic Design, 4.2.1 Roadway Design

PROFESSIONAL AFFILIATIONS

Construction Management Association of America, Member

Texas Public Works Association, Member

RELEVANT PROJECT EXPERIENCE

On-Call Engineering Services | City of Hutto | Project Manager
FNI provided plan review services for projects needing additional expertise for traffic impact analysis, drainage report analysis, site plan, plat and subdivision construction plans.

2020 Transportation Bond General Engineering Consultant Services | City of Pflugerville | Program Manager
FNI provided General Engineering Consultant (GEC) services to support the management and implementation of the City's Transportation Bond Program. As the GEC, FNI supported the City in the bond program, including program and project management oversight, project controls, cash flow forecasting, schedule management, risk mitigation, design management and oversight, bid phase assistance and construction phase assistance. Chris is serving as the Senior Advisor assisting the Program Manager with managing the budget, schedule, staffing and quality of services. Previously, Chris served as the Program Manager for the City of Pflugerville's 2020 Transportation Bond Program. The $101.7 million 47 program includes neighborhood street reconstruction, intersection improvements, additional capacity, operational improvements and a corridor study.

2023 Street Maintenance Program | City of Alamo Heights | Project Manager
FNI provided design, bid and construction phase services for street improvements as part of the City's Street Maintenance Program. The street improvements varied by street and consisted of spot base failures, full-depth repairs between existing curbs, wedge milling and/or full-width milling with overlay. Chris served as the Project Manager providing design, bidding and construction phase services for the City's 2023 Street Maintenance Program. He served the same role for the 2022 and 2021 Street Maintenance Programs.

2019 On-Call Services | Ford Engineering | QA/QC
FNI performed roadway, drainage and constructability QA/QC reviews for the City of San Antonio (COSA) as part of the 2017 COSA Bond. Chris performed QA/QC and constructability reviews of submittals for various street rehabilitation projects, including the rehabilitation of urban collector and minor arterial roadways.



Juan Bujanos PE, CFM

Quality Control

Juan is an FNI Account Director based in Lower Rio Grande Valley. He has more than two decades of experience managing multimillion-dollar projects, overseeing all aspects from planning, strategy and design to inspection and post-construction work across South Texas.

His experience includes construction of heavy civil related infrastructure projects, project management, CM and client/owner representation. His experience in municipal, state and private sectors gives him a unique understanding of local governments' challenges and needs.

EXPERIENCE

32 years (6 with FNI)

EDUCATION

BS, Electrical Engineering, Texas A&M University

REGISTRATIONS

Professional Engineer, TX #97472

Certified Floodplain Manager, Texas Floodplain Management Association, #2446-13N

RELEVANT PROJECT EXPERIENCE

Port Isabel Water Treatment Plant Improvements | Laguna Madre Water District | Senior Advisor
FNI is providing planning and design phase services to improve and expand the 2.9-MGD conventional water treatment plant to a 5-MGD low-pressure microfiltration system at Water Plant 1. Improvements include a new raw water pump station, microfiltration system and building, high-service pump station, 1.5-MG ground storage tank and 0.6-MG elevated storage tank. Additional work includes a new raw water transfer pump station and improvements to the high-service pump station at Water Plant 2.

Emergency Preparedness Plan | Military Highway Water Supply Corp | Client Representative
FNI assisted the Military Highway Water Supply Corporation (MHWSC) with the new Senate Bill 3 legislative requirements for affected water utilities. MHWSC was required to develop and implement an emergency preparedness plan to demonstrate the utility's ability to provide emergency operations during an extended power outage.

South Wastewater Treatment Plant Chlorine Contact Chamber Sluice Gate Replacement | Brownsville Public Utilities Board | Senior Advisor
FNI is providing design bid and construction phase services for new gates at three chlorine contact basins and additional engineering services for each basin's existing influent gate, which includes removing the existing gate, installing a new gate upstream in the influent channel and replacing the existing manual crank with a new electric actuator with the ability to control the gate remotely.

Planning and Design of Wastewater Treatment Plant Rehabilitation | City of Mercedes | Senior Advisor
FNI is providing preliminary and final design services for system improvements at an existing wastewater treatment facility. Our services include the evaluation, rehabilitation and replacement of treatment processes, structures, mechanical equipment, electrical systems, instrumentation and controls and associated collection system lift stations to restore capacity and reliability and support regulatory compliance.



John New **PE, CCM , Assoc. DBIA**

Senior Advisor

John serves as FNI's Central Division Manager and is a firm Vice President/Principal.

As a Project and Construction Manager, John has performed cost estimating and cost control; project scheduling; progress reporting; development of communication procedures and protocols; value engineering; issue identification, tracking and resolution; conducting and documenting meetings; performing constructability reviews; administering construction contracts; facilitating and negotiating construction changes and their associated cost/time impacts; serving as full-time on-site inspector; and other related duties associated with serving as an extension of an Owner's staff. John's CM and inspection services experience includes educational buildings, recreation buildings, natatoriums, medical office facilities, laboratories, offices, warehouses, telecommunication switch facilities, courtroom renovations and maintenance buildings along with the utility and civil work associated with drainage facilities, flood control dams and reservoir dams, small asphalt parking area renovations to asphalt and concrete streets, retaining walls, 6-inch water lines to 120-inch wastewater lines and wastewater plants.

EXPERIENCE

36 years (35 with FNI)

EDUCATION

BS, Construction Management, Texas A&M University

REGISTRATION

Professional Engineer, TX #96330

Certified Construction Manager, Construction Management Association of America #4347

Associate Design-Build Professional, Design-Build Institute of America, #5713

PROFESSIONAL AFFILIATIONS

Texas Public Works Association, Member

Construction Management Association of America, Member

American Water Works Association, Member

Construction Specifications Institute, Member

RELEVANT PROJECT EXPERIENCE WITH FNI

Heart of the Hills Heritage Center | City of Kerrville | Senior Advisor
FNI performed the renovation and conversion of the historic AC Schreiner house on the Butt-Holdsworth Memorial Library Campus into a new public museum along with other improvements to the site.

Public Safety Facility DB Owner Representative | City of Kerrville | Senior Advisor
FNI is serving as a DB Advisor to the City on its Public Safety Facility Project, which will consist of a new 69,000+ SF building that will house a municipal court, police administration and related space, fire administration and related space and a new parking lot with associated site improvements.

Customer Solutions Center | New Braunfels Utilities (NBU) | Project Manager
FNI was retained to provide Owner's Representative services on the renovation of an existing 33,000 SF facility that would accommodate approximately 100 NBU staff.

NBU Headquarters | NBU | Senior Advisor
FNI is providing third-party CM and inspection services for the vertical construction of the new NBU Headquarters. The project consists of the development of a 76-acre site, including a 150,000 SF four-story administration building, maintenance building, equipment storage building and maintenance yard.

On-Call Inspection Services | City of Austin | Principal-in-Charge
FNI provided third-party construction inspection services for projects assigned by City of Austin project managers.



Alfredo (Fred) Resendez PE

Construction Manager

Fred is a Project Manager with experience in designing, expanding and rehabilitating water and wastewater treatment plants, lift stations, water distribution and wastewater collection systems.

He is experienced in CM, overseeing projects from their inception phase to their closeout. Fred has coordinated local, state and federal rules and regulations with the EPA, TCEQ, TxDOT and OSHA.

EXPERIENCE

21 years (5 with FNI)

EDUCATION

BS, Civil Engineering, University of Texas at San Antonio

REGISTRATIONS

Professional Engineer, TX #108838

** Non-FNI Experience*

RELEVANT PROJECT EXPERIENCE

Randolph Pump Station Improvements | San Antonio Water System | Staff Team
FNI provided design services to rehabilitate and upgrade the Randolph Pump Station to comply with TCEQ requirements and American Water Works Association and OSHA standards. The project included updating disinfection facilities with on-site hypochlorite generation to enhance site safety.

Lift Station Rehabilitation and Wastewater Modeling | Laguna Madre Water District | Engineering Support
FNI provided design, bid and construction phase services for the rehabilitation of multiple lift stations. Lift Stations No.1 and No. 37 included flow monitoring, force main cleaning/C-factor analysis and design, gravity main design and collection system improvements. Lift Station No. 2 and Port Isabel Wastewater Treatment Plant Lift Station included replacement of pumps, piping and appurtenances. Fred is the local liaison between the Owner, Contractor and FNI CM group. He conducts routine field inspections.

Liberty Boulevard Utility Adjustment | City of Penitas | Project Manager
FNI is providing gravity sanitary sewer manhole adjustments and force main alignment relocation due to the TxDOT street widening project along Liberty Boulevard. Fred was the day-to-day contact. He set deadlines, assigned responsibilities, monitored and summarized progress of the project, accomplished project goals, led project meetings, coordinated the collection and dissemination of information and managed all aspects of the project, including the subconsultants.

Professional Engineering Services List* | Brownsville Public Utilities Board (BPUB) | Project Manager
The Brownsville Public Utilities Board solicited for professional engineering services for five individual engineering design projects, including Water Treatment Plant No. 1 Improvements, Robindale Wastewater Treatment Plant Improvements, South Wastewater Treatment Plant Improvements, and Lift Station Rehabilitation Packets 1 and 2. Fred coordinated with the five individual consultants and various BPUB Department Personnel to provide the necessary documentation required for preliminary design. He also assembled and coordinated review teams for design review workshops for the submitted design progress packets.



Joel Kokemor LEED AP®

Construction Manager

Joel's background includes the estimating, CM and supervision of large vertical projects and civil utility projects.

He is responsible for client communications and daily coordination while serving as the primary point of contact with the contractor, inspection services and testing laboratories. He advances project goals and objectives by establishing project procedures and monitoring compliance. Joel helps to clearly define the scope of work while overseeing the schedule and budget. He participates in client and construction meetings as an owner's representative.

EXPERIENCE

24 years (6 with FNI)

EDUCATION

Bachelor of Construction Science, Southwest Texas State University

REGISTRATION

LEED Accredited Professional #0010311121, U.S. Green Building Council

RELEVANT PROJECT EXPERIENCE WITH FNI

Heart of the Hills Heritage Center | City of Kerrville | DB Senior Advisor and Owner Representative
FNI performed the renovation and conversion of the historic AC Schreiner house on the Butt-Holdsworth Memorial Library Campus into a new public museum along with other improvements to the site.

Public Safety Facility DB Owner Representative | City of Kerrville | DB Senior Advisor and Owner Representative
FNI is serving as a DB Advisor to the City on its Public Safety Facility Project, which will consist of a new 55,000 SF building that will house a municipal court, police administration and related space, fire administration and related space and a new parking lot with associated site improvements.

NBU Headquarters | NBU | Assistant Project Manager
FNI is providing third-party CM and inspection services for the vertical construction of the new NBU Headquarters. The project consists of the development of a 76-acre site, including a 150,000-sf four-story administration building, maintenance building, equipment storage building and maintenance yard. Joel also serves as Owner's Representative.

2023 Staff Augmentation and Program Management | NBU | Construction Manager
FNI is providing a variety of staff augmentation and program management services for NBU in support of their $100 million/year Capital Improvement Plan (CIP). These services include program management, project management, CM and inspection services, updating and refining the CIP, master planning, hydraulic modeling and as-needed design work.

Georgetown Harmony Science Academy | Harmony Public Schools | Project Manager
FNI provided construction services for a 58,000-SF elementary facility, including parking lot, playgrounds and landscaping. Services included concrete, drywall, glazing, finishes, roofing, electrical, mechanical, plumbing, landscaping, low voltage and other associated work.



EXPERIENCE

28 years (7 with FNI)

REGISTRATIONS

Construction Manager-in-Training, Construction Management Association of America

ACI Concrete Field Testing Technician – Grade I, American Concrete Institute

Jesus Suarez III, CMIT

Construction Representative

Jesus' CM and inspection experience includes the inspection of concrete and reinforcing steel used in foundations, piers and other structures.

Prior to beginning his career as a Construction Manager and Inspector, Jesus was a United States Marine Corps Unit Supervisor where he provided instruction, supervision and evaluation of more than 35 personnel. Jesus is bilingual and is an excellent teacher/trainer who is adept at managing multiple personality types. He is able to make difficult decisions in stressful situations and is successful in learning and comprehending new systems and methods.

RELEVANT PROJECT EXPERIENCE

Rio Lift Station Expansion CM and Inspection | NBU | Construction Inspector
FNI provided third-party inspection and CM of a lift station and force main expansion.

FY21 CM and Inspection | New Braunfels Utilities | Construction Inspector
FNI provided CM and inspection services for eight water and wastewater projects, including two lift stations, four pipelines, one elevated storage tank and one ground storage tank.

Landa Pump Station Expansion | NBU | Construction Inspector
FNI provided design, bid and construction phase services for the Landa Pump Station expansion and the Texas Pump Station decommissioning. The expansion increased the capacity of the Landa groundwater well and pump station from 6.5 MG to 10 MGD. Additional improvements include the rehabilitation of the existing 1.5-MG ground storage tank and enhancements to the chemical system.

On-Call Engineering and Program Management Services | City of San Antonio | Construction Inspector
FNI provided on-call civil engineering services, program management services, construction inspection services, construction engineering services, expanded CM services and training services.

Bois d'Arc Lake Program Management, CM and Inspection | North Texas Municipal Water District | Construction Inspector
FNI provided program management, resident CM and inspection services for the water supply program to support the reservoir development. Significant project components included environmental mitigation, dam engineering and treatment and operations facilities.



Clark Sykes **Assoc. DBIA**

Alternative Delivery

Clark has been involved in the procurement, management and delivery of more than $750 million in collaborative vertical construction projects.

He has extensive experience in early project development, preconstruction, construction and commissioning of large and complex collaborative projects. These include CMAR, DB and Integrated Project Delivery projects in municipal and government-funded projects, public safety facilities, healthcare, cultural uses, mixed-use retail developments, schools and childcare centers.

EXPERIENCE

20 years (2 with FNI)

EDUCATION

MBA, Texas Christian University

BS, Political Science, United States Naval Academy

REGISTRATION

Associate Design-Build Professional, Design-Build Institute of America, #AS-5637

RELEVANT PROJECT EXPERIENCE

CMAR Contract Updates | North Texas Municipal Water District (NTMWD) | Assistant Project Manager
FNI assisted NTMWD and its attorney in updating the standard CMAR contract documents for future collaborative delivery contracts.

EJCDC Contract Updates | City of Olathe, KS | Project Manager
FNI is assisting the City with updating the EJCDC Standard CMAR contract documents for use on future City projects.



John Rinacke **CMIT**

Cost Estimating

John has experience managing roadway and bridge construction projects, including installation of underground utilities, storm sewer, traffic control, traffic signals, utility conflict analysis/coordination, project record keeping, monthly pay estimates and construction materials testing.

John is also part of our in-house cost estimating group which supports projects from planning through construction with developing cost estimates for projects. Prior to joining FNI, he worked for TxDOT as an Inspector and Project Manager.

EXPERIENCE

9 years (8 with FNI)

EDUCATION

MS, Construction Management, University of Texas at El Paso

BS, General Studies, University of Missouri

REGISTRATION

Construction Manager in Training

RELEVANT PROJECT EXPERIENCE

Capital Improvement Plan Review | City of Pflugerville | Cost Estimator
FNI provided quality assurance and quality control for existing projects and developed cost estimates for new projects or those without current estimates.

On-Call Program Management | Harris County | Construction Manager
FNI provided on-call program management services for Harris County.



EXPERIENCE

28 years (9 with FNI)

EDUCATION

BS, Electrical Engineering, Prairie View A&M University

Thedi Mitchell

Scheduling

Thedi utilizes the project life cycle methodology to lead multiple integrated teams in support of project designs, budget development, scheduling, installation and testing, resource allocation and project closeout.

He has demonstrated technical diversity skills and the ability to facilitate successful closure on the most complex projects. Thedi is a highly motivated team player with a proven record of building and maintaining strong business relationships.

RELEVANT PROJECT EXPERIENCE

Arlington Water Program and Construction Management | Arcadis U.S. Inc. | Scheduler
As a subconsultant, FNI is providing program management and construction phase services for modifications and rehabilitations.

Water Treatment Facilities CM Program | City of Dallas | Scheduler
Thedi served as Scheduler where he assisted various City personnel with the contractor's monthly schedules.



EXPERIENCE

21 years (1 with FNI)

EDUCATION

BS, Mechanical Engineering, The University of Texas at Austin

REGISTRATION

Professional Engineer, TX #134397

Robert McKay PE

Commissioning

Robert applies technical expertise to drive innovation and growth.

Holding leadership positions in the three major areas of Demand-Side Management (DSM) industry: utility, implementation and evaluation, Robert has successfully identified strategic market opportunities, built high-performing teams and led large initiatives to enhance energy efficiency projects across North America. He is passionate about providing comprehensive and strategic energy management solutions.

RELEVANT PROJECT EXPERIENCE

Level III Energy Audits | Texas Military Department | Mechanical
FNI is performing energy usage audits at six facilities statewide.

Public Safety Facility | City of Kerrville | Commissioning
FNI is serving as a DB Advisor to the City on its Public Safety Facility Project, which will consist of a new 69,000+ SF building that will house a municipal court, police administration and related space, fire administration and related space and a new parking lot with associated site improvements.



EXPERIENCE

26 years (7 with FNI)

EDUCATION

Bachelor of Business Administration, Finance, The University of Texas at Austin

Mark Evans

Funding

Mark serves as FNI's Client Funding Lead, providing technical assistance to clients and staff on multiple funding alternatives, including low-interest loans, grants, disaster relief and hazard mitigation-type funding programs for water, wastewater and stormwater opportunities.

Mark has extensive experience mapping out traditional and disaster response emergency relief funding strategies that involve both grant (including principal forgiveness) and low-to-zero-interest loans to assist clients build needed infrastructure projects as quickly as possible. **In the last six years, Mark has supported more than 75 projects funded by agency programs and has assisted clients in accessing more than $2 billion in funding.**

RELEVANT PROJECT EXPERIENCE

Funding Assistance | City of Kerrville | Funding Specialist
Mark led the preparation and submittal of three applications to the Texas Water Development Board (TWDB) for disaster recovery funding of an aerial pipeline crossing of the Guadalupe River that was destroyed during storms events that occurred during the fall of 2018.



EXPERIENCE

48 years (36 with FNI)

EDUCATION

AS, Engineering, Tarrant County College

REGISTRATION

Certified Construction Manager #A1882

Certified Construction Contract Administrator

Richard Provolt CCM, CCCA

Constructability

Richard has considerable experience in CM, administration and inspection on various project types.

As a project and construction manager for several capital development projects, he has managed schedules, budgets, contract documentation and administration, as well as inspection and start-up services. He has also performed many related duties, including cost estimating and cost control; progress reporting; development of communication procedures and protocols; issue identification, tracking and resolution; conducting and documenting meetings; performing constructability reviews; administering construction contracts; facilitating and negotiating construction changes and their associated cost/time impacts; serving as full-time on-site resident project representative; and as an extension of an owner's staff responsible for the successful completion and delivery of a project.

RELEVANT PROJECT EXPERIENCE

17th Street Reconstruction | City of Plano | Constructability Reviewer
FNI provided design services for 17th Street from P Avenue to Jupiter Road.

Highway 80 Utility Project | City of San Marcos | Constructability Reviewer
FNI is providing design services for a new lift station, force main and water main.



EXPERIENCE

32 years (2 with FNI)

EDUCATION

Juris Doctor, The University of Texas at Austin

BS, Civil Engineering, The University of Texas at Austin

REGISTRATION

Licensed Attorney, TX #00790920

Jace Houston

Risk and Compliance

Jace is FNI's Risk and Compliance Director with recent experience as the general manager of the San Jacinto River Authority.

He oversaw every aspect of planning and implementation for major water supply and infrastructure projects. He serves as an advisor to FNI clients implementing complex, large-scale projects. Jace has extensive experience implementing major water supply projects involving numerous wholesale customers, complex permitting and financing, sophisticated communications strategies and multiple legal, political and financial hurdles. He is a valuable resource for strategies related to land acquisition, project financing, contract development drafting and communications strategy. He brings a unique combination of legal, political and management experience from the owner's perspective.

RELEVANT PROJECT EXPERIENCE

Leon Hurse Dam Construction Services | Upper Trinity Regional Water District | Risk and Compliance
Services include general engineering representation, contract administration, full-time resident engineering, CM and onsite inspection.

Water Resources Assessment and Planning | Parker County | Risk and Compliance
FNI is conducting a study of the water supply needs for the next 50 years and facilitating the formation of a public utility agency for regional collaboration.

PROJECT SPOTLIGHT
NEW BRAUNFELS UTILITIES HEADQUARTERS

FNI is providing third-party CM and inspection services for the vertical construction of the new NBU Headquarters. The project includes the design development and construction of a new 120,000 SF Headquarters multi-building complex for NBU. The 48-acre campus, located on the west side of New Braunfels, will allow NBU to consolidate their operation, maintenance and office staff to one location.

Services currently being provided include:

- Cost estimating
- Schedule development and tracking
- Technical review of design deliverables
- CMAR procurement
- Stakeholder coordination
- Construction management
- Inspection services



TEAM MEMBERS
- Joel Kokemor
- John New

02

Ability to Meet Schedules and Deadlines

Approach to Timely Completion of Design

FNI's project schedules are dynamic and flexible to meet the needs of the owner and the inevitable unforeseen circumstances that accompany complex multidiscipline projects. We will align our schedule to the City's as a critical path for project completion and/or occupancy and make adjustments that are mindful of budgetary impacts. Where delays are encountered for whatever reason, FNI's team will initiate innovative solutions to address the issues toward a successful completion schedule that is driven by the City's criteria. Our team's approach to assuring timely completion of each project begins with a detailed schedule that clearly tracks progress on the critical path tasks. It has been our experience that the successful and timely completion of a task order is directly related to management of three key factors: anticipating challenges, acknowledging delays immediately and resolving them before they become a problem. Our approach to schedule recovery involves two key actions: increasing manpower/technical resources and maintaining consistent accountability at each milestone.

Schedule Management

Establishing accurate project schedules and maintaining schedule adherence during project delivery are critical to keeping projects on budget. FNI will establish a system that will provide useful, accurate and timely information on both the schedule and budget for each project. The output of an effective scheduling and budgeting system is a powerful tool for priority definition, status reporting, problem area identification, problem impact analysis and support of corrective action planning. The project schedule also provides a basis for management-by-exception, by focusing on those tasks that are deviating from the original plan or on the tasks that are most important towards achieving the program objectives. Other advantages to good scheduling include balanced resource allocation, the exploration of project alternatives, and time/cost tradeoffs through project acceleration/delay.

We Will Manage All Required Work To Meet the Schedule

Currently, more than 95% of FNI projects are completed as scheduled/on time company-wide, including those involving expedited schedules.

03

Stability and References

Stability and References

Since our founding, FNI has developed a specialization in municipalities, with an extensive range of expertise and innovative solutions to meet the diverse needs of their clients. FNI has built its practice on a strong foundation of client service and a continued commitment to project excellence. FNI's outstanding reputation for quality work results in more than 87 percent of our work coming from repeat clients. We continue to offer innovative engineering solutions that help clients stretch capital and operating budgets and deliver quality services to the cities we serve. Although FNI has not previously provided services directly to the City of Edinburg, our proposed team has extensive experience delivering similar project management and engineering services for municipalities, utilities, and public agencies throughout the Rio Grande Valley.

CITY OF KERRVILLE

Michael Hornes, Assistant City Manager | 830-258-1105

Description of Projects: FNI has provided a comprehensive range of professional services to the City, including master planning, design, bidding support, cost estimating, miscellaneous engineering services, DB advisory, owner's representative services and CM. These services have supported a diverse portfolio of projects, including water and wastewater infrastructure, building renovations and new vertical construction.

Team Members: Joel Kokemor, Design-Build Senior Advisor | John New, Senior Advisor | Kirk Millican, Architect | Robert McKay, Staff Team

BROWNSVILLE PUBLIC UTILITIES BOARD

Marie C. Leal, PE, Director of W/WW Engineering and Capital Planning | 956-983-6275

Description of Projects: FNI provided planning, design and CM services for the rehabilitation of the South Wastewater Treatment Plant. The project included comprehensive engineering design, construction inspection, coordination of material testing, tracking of labor, equipment and materials, monitoring of the overall construction schedule and proactive management of field changes while maintaining close coordination with the contractor and Brownsville Public Utilities Board throughout construction.

Team Members: Fred Resendez, Assistant Project Manager

LAGUNA MADRE WATER DISTRICT

Noe Cantu, Interim General Manager | 956-943-2626

Description of Projects: FNI provided planning, design, project management and construction management services for multiple capital improvement projects throughout the Laguna Madre Water District, including water treatment plant expansions, wastewater collection system improvements, hydraulic modeling, elevated storage tanks, pump stations, emergency generator and raw water transfer facilities. Services included project coordination, construction administration, schedule and budget oversight, contractor coordination, change management, commissioning and project closeout.

Team Members: Fred Resendez, Assistant Project Manager

City of Kerrville
701 MAIN STREET • KERRVILLE, TEXAS 78028 • 830.257.8000 • KERRVILLETX.GOV

May 8, 2024

To whom it may concern,

I am pleased to recommend Freese and Nichols, Inc. (FNI) to your organization. FNI has helped the City of Kerrville deliver numerous projects. FNI's quality of service, expertise and responsiveness has led to many successful projects while also making them a valued partner.

FNI has provided a variety of services including master planning, design, bidding, estimating, miscellaneous professional services, design build advisor, owner representative, and construction management services. Project types have included water, wastewater, building renovation work and ground up vertical construction. I look forward to continuing the City's relationship with FNI.

Please feel free to contact me at Michael.Hornes@kerrvilletx.gov, or at 830-258-1105 if you need any additional information.

Sincerely,

Michael Hornes

Michael Hornes
Assistant City Manager
City of Kerrville
(830) 258-1105
michael.hornes@kerrvilletx.gov

BPUB

BROWNSVILLE PUBLIC UTILITIES BOARD

WATER/WASTEWATER ENGINEERING DEPARTMENT

1425 Robinhood Drive
Brownsville, Texas 78520
Main 956-983-6300

July 08, 2026

Re: **Reference for Freese and Nichols, Inc.**

Please accept this correspondence as recommendation for Freese and Nichols, Inc. (FNI) regarding professional engineering and construction management services. I have had the pleasure of working closely with FNI staff on numerous engineering and construction phase engagements over many years. On a recent major WWTP Rehab initiative, the South Wastewater Treatment Plant Rehab project, FNI provided Brownsville PUB with planning, design and construction management services.

Throughout the project, the Freese and Nichols team, including Juan Bujanos, PE, and Fred Resendez, PE, performed all planning and design tasks per the initial project design schedule and conducted construction phase services such as inspections, tracked all labor, equipment and materials on the site, coordinated the material testing, monitored the overall construction schedule and advised Brownsville PUB on any unforeseen changes and coordinated efficiently with the contractor.

The FNI team was very flexible and always ready to accommodate requests for meetings, updates and changes to the Project along the way. They demonstrated excellent knowledge of the work, construction documentation and communication skills. The Freese and Nichols team has proven to be highly responsive to the project's and the BPUB's needs, and as such, I heartily endorse them for any future engineering and construction management services.

Should you require additional information, please feel free to contact me at (956) 983-6275, or via email at mleal@brownsville-pub.com

Sincerely,

Marie C. Leal, P.E.

Marie C. Leal, P.E.
Director of W/W Engineering &
Capital Planning

Stability and References

July 09, 2026

REFERENCE

Over the past several years, the Laguna Madre Water District has had the pleasure to work with Freese and Nichols on our most recent Water Treatment Plant Expansion and Wastewater Collection System Improvement Program. Freese and Nichols have assisted me and LMWD staff on multiple projects across our service area. Their Planning, Engineering and Project Management/Construction Management (PMCM) process, attention to detail and creative staff have enabled my team to prioritize the needs and find cost-effective and workable solutions to all project challenges. As a result, Freese and Nichols have consistently delivered and protected the interest of the District.

Planning, Design and Construction Management Projects: Water System Hydraulic Modeling | WTP 1 RO System | 1.0 MG Elevated Storage Tank | WTP 2 Raw Water Transfer Pump and High Service Pump Station | WTP 1 Emergency Generator | Wastewater Collection System Improvements

Each of these projects, while varying in size and scope, involved a great deal of study, discussion, planning, and coordination between the District, contractors, and equipment suppliers. Some of the activities the Freese and Nichols construction management team performed for us included: attending and leading all pre-bid and regular project meetings, preparing and distributing meeting minutes, following up on outstanding action items including commissioning work, monitoring monthly progress including project schedules, monitoring and reporting on all ongoing activities, maintaining documentation via electronic software, compiling and submitting detailed punch lists, walking job site, reviewing all change requests including pricing and contractor negotiations, providing all final documentation for project closeout,etc.

Overall, one of the most satisfactory and appreciated elements of the Freese and Nichols organization is their construction management team. They maintain a group of construction management professionals solely dedicated to contract and construction management. We were able to develop a strong working relationship with the Freese and Nichols construction management team, which was extremely beneficial, especially at the end of long projects. The Freese and Nichols construction management team has demonstrated they are professional, committed, responsive, and reliable. With their extensive history of service to municipalities and water districts, I would recommend the Freese and Nichols engineering and construction management team to any entity seeking Engineering and Construction Manager Support.

Noe Cantu, Interim General Manager
Laguna Madre Water District 105
Port Road Port Isabel,
Texas 78578
O ~ 956.943.2626
ncantu@lmwd.org

04

Previous Experience with City

Previous Experience with City

FNI does not have direct project experience with the City of Edinburg. However, we have established long-standing relationships with numerous municipalities, utilities and public agencies throughout the Rio Grande Valley and surrounding region. Our local team has successfully delivered planning, water, wastewater, drainage, transportation and capital improvement projects for nearby communities including Brownsville, Harlingen, McAllen, Mercedes, Pharr, Penitas, Palmview and the Laguna Madre Water District, as well as the U.S. Bureau of Reclamation. The accompanying map highlights a representative sample of these projects, demonstrating our familiarity with the region's infrastructure, regulatory environment and project delivery needs. These examples represent only a portion of FNI's experience serving communities across South Texas and reflect the local knowledge and relationships we bring to the City of Edinburg.



City of Brownsville

- PUB - South WWTP Rehab
- Robindale WWTP Headworks Rehab
- Water/Wastewater Master Plan
- Water/Wastewater Impact Fee Study
- River Intake and Pump Station
- City of Brownsville - Airport Drainage Plan
- Downtown Master Plan
- Planning Staff Augmentation

City of Port Isabel (Laguna Madre Water District)

- WTP Expansion
- Water Hydraulic Modeling

City of Harlingen

- Comprehensive Plan
- Downtown Master Plan
- Parks and Open Space Master Plan
- Harlingen WaterWorks System - Water/Wastewater Master Plan
- Water/Wastewater Impact Fee Study

City of Mercedes

- WWTP Rehab
- WTP Rehab
- Water/Wastewater Master Plan
- Water/Wastewater Impact Fee Study

City of Pharr

- Comprehensive Plan
- Bureau of Reclamation Direct Potable Reuse Feasibility Study
- Bureau of Reclamation Brackish Groundwater Desal Feasibility Study
- Bureau of Reclamation Water Smart DPR Funding

City of McAllen

- Comprehensive Plan
- Water Distribution System Modeling for Southwest Service Area
- Water and Wastewater Master Plan Update

City of Penitas

- Liberty Gravity Sewer and Forcemain

City of Palmview

- Comprehensive Plan

05
Required Forms

CONFLICT OF INTEREST
DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☒ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____
_____
_____

Date: July 14, 2026

Company/Vendor Name: Freese and Nichols, Inc.

Printed Name and Title: Chris Trevino, PE, CCM | Principal

Authorized Signatory:

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Freese and Nichols, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No N/A

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No N/A

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Chris Trevino, PE, CCM		July 14, 2026
Name of signatory	Signature	Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/14/2024

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: Freese and Nichols, Inc.
(Full, correct legal name)

- Address: 312 E. Harrison Avenue, Suite B, Harlingen, Texas 78550
- Telephone/Fax: 956-937-3137
- Email address: fred.resendez@freese.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No_X__

3. Is your Company authorized and/or licensed to do business in Texas? Yes_X__ No____

4. Where is the Company's corporate headquarters located? Fort Worth, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No_X__

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months) N/A

c. State the number of full-time employees at the Edinburg office. N/A

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No_X__

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. N/A

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Alfredo (Fred) Resendez, PE
Address: 312 E. Harrison Avenue, Suite B, Harlingen, Texas 78550
Telephone: 956-937-3137 (office); 956-873-1203 (mobile)
Fax: N/A
Email: fred.resendez@freese.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (X).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture.

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (X)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    N/A

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

   FNI has not had any contracts terminated for cause. There have occasionally been instances where contracts may have been terminated for convenience or otherwise canceled because the client elected to stop the project.

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

Litigation in the Past 10 Years

Plaintiff (contractor) filed a lawsuit against a municipal project owner (client), FNI and other parties involved in a public wastewater infrastructure project. Plaintiff has asserted various claims seeking recovery of damages, including allegations that it incurred additional costs and was not properly compensated due to project-related issues and conditions. **FNI disputes these allegations and is defending this matter in ongoing litigation.**

Plaintiff (private citizen, individually and as representative of the decedent's estate) filed a lawsuit against a vehicle driver, FNI and the construction contractor involved in a public infrastructure project. The claim arises from a single-vehicle accident that occurred within the construction zone. Plaintiff alleges the accident was caused by roadway conditions related to construction activities. **FNI disputes these allegations and is defending this matter in ongoing litigation.**

Plaintiff (design subconsultant) filed a lawsuit against FNI. Plaintiff was hired to be part of a project team to provide engineering services to a regional water authority (client). Plaintiff's design errors led to multiple change orders that impacted the schedule during construction. FNI has not paid the subconsultant for services related to these errors. Plaintiff alleged breach of contract for non-payment. **FNI disputes these allegations and is defending this matter in ongoing litigation.**

Plaintiffs (private citizens) filed a bodily injury lawsuit against the state agency project owner (client), design engineer, contractor, subcontractors, FNI and other parties involved in a public roadway construction project. Plaintiffs were injured in vehicle accidents that occurred within the area of construction. Plaintiffs allege that their accidents and injuries were the result of roadway conditions caused by construction of the project. FNI's role was limited to construction inspection. **FNI disputes these allegations and is defending this matter in ongoing litigation.**

Plaintiff (water utility operations employee) filed a bodily injury lawsuit against FNI. Plaintiff was injured while attempting to remove a blockage from the discharge area of a lime slurry pump at a water reclamation facility owned by a public water utility (client). Plaintiff alleges that his injuries were the result of actions taken under the direction and supervision of one of FNI's employees. **FNI disputes these allegations and is defending this matter in ongoing litigation**.

Plaintiff (contractor) filed a lawsuit against a public water utility (client), design engineer, FNI and other parties involved in a public infrastructure construction project. Plaintiff alleged that the project owner's team interfered with its means and methods during construction. **FNI resolved this matter through mediation.**

Plaintiff (private citizen) filed a lawsuit naming 42 defendants, including FNI and his hometown municipality (client). Plaintiff is contesting the municipality's 2024 city council and mayoral elections and seeking to cause a new election to be held. The lawsuit did not allege any causes of action against FNI. **FNI was dismissed from the lawsuit.**

Plaintiff (contractor) filed a lawsuit against FNI and the municipal project owner (client) of a dam and spillway rehabilitation project. Plaintiff alleged that it was not properly compensated for extra work and delays due to differing site conditions and other issues it encountered during construction. **FNI resolved this matter through mediation.**

Plaintiff (private client) filed a lawsuit against FNI. Plaintiff alleged errors and omissions in the design of wastewater handling facilities for one of its animal breeding and housing operations. **FNI resolved this matter through mediation.**

Plaintiff (private citizen) filed a bodily injury lawsuit against the driver of a motor vehicle, FNI, municipal project owner (client), contractor and other parties involved in a public roadway construction project. Plaintiff was injured when she was hit by a truck while riding a bicycle near the crosswalk of a city street intersection. Plaintiff alleged that her injuries were due to both the negligence of the driver and inadequate design and construction of the crosswalk and intersection. **FNI resolved this matter through mediation.**

Plaintiff (private citizen) filed a bodily injury lawsuit against FNI and the municipal project owner (client), design engineer, contractor and other parties involved in a public roadway construction project. Plaintiff was injured when she fell into a hole in a street while walking around a closed stretch of sidewalk. Plaintiff alleged that her injuries were the result of conditions caused by construction of the project. **FNI was dismissed from the lawsuit.**

Plaintiff (governmental entity client) named FNI in a lawsuit that claimed materials used during construction of a dam stabilization project failed to alleviate erosion issues at the dam. **FNI resolved this matter through mediation.**

Plaintiff (client, municipal project owner) filed a lawsuit against FNI, contractor and the manufacturer of wind energy equipment installed on an elevated water tank. Plaintiff alleged that the wind energy features, which were incorporated into the tank design upon the Plaintiff's request, did not perform satisfactorily. **FNI resolved this matter through mediation.**

Plaintiffs (private estates/citizens) filed a lawsuit against FNI and the local municipality (client) where a vehicle accident occurred sometime after completion of a public roadway construction project. Court documents revealed that seven teenagers got into a five-person vehicle after they all had been drinking. The driver hit a fire hydrant while speeding at over twice the posted speed limit and wrecked the vehicle. The driver was intoxicated at the time of the accident and was later sentenced on charges of aggravated assault and manslaughter. Plaintiffs alleged in part that the design and construction of the fire hydrant contributed to the accident. **FNI resolved this matter through mediation.**

Plaintiff (design subconsultant) filed a lawsuit against FNI. Plaintiff was hired to be part of a project team to provide engineering services to FNI's municipal client. Plaintiff's services failed to meet the quality level that both the client and FNI required. Client asked FNI to remove the plaintiff and did not pay FNI for those services. FNI hired another subconsultant to perform the work and the project was completed successfully. Plaintiff alleged breach of contract for non-payment. **FNI resolved this matter through mediation.**

Plaintiff (contractor) filed a lawsuit against the municipal project owner (client) of a water treatment construction project. Plaintiff alleged the project owner was responsible for various delay-related claims during construction. FNI entered into a joint defense and cooperation agreement with the owner. **FNI was dismissed from the lawsuit.**

Plaintiff (private property owner) filed a lawsuit against FNI and the local municipality (client) that hired FNI to do plat reviews for a development project adjacent to the Plaintiff's property. During the project, the developer/contractor built unapproved temporary access roads that contributed to flooding of the area. Plaintiff alleged that his property was damaged due to flooding caused by the project. **FNI was dismissed from the lawsuit.**

Plaintiff (private property owner) filed a lawsuit against FNI and the municipal project owner (client) of an easement improvement project. Plaintiff alleged that his property was damaged due to flooding caused by the project. **FNI resolved this matter through mediation.**

HOUSE BILL 89 VERIFICATION

I, Chris Trevino, PE, CCM, the undersigned representative of

Freese and Nichols, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Chris Trevino, PE, CCM | Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 13 VERIFICATION

I, Chris Trevino, PE, CCM, the undersigned representative of

Freese and Nichols, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Chris Trevino, PE, CCM | Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

SENATE BILL 19 VERIFICATION

I, Chris Trevino, PE, CCM, the undersigned representative of

Freese and Nichols, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

SIGNATURE OF COMPANY REPRESENTATIVE:

Chris Trevino, PE, CCM | Principal

TYPE/PRINT NAME AND TITLE:

July 14, 2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Chris Trevino, PE, CCM, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of Freese and Nichols, Inc., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title Principal

Subscribed and sworn to me this 9th day of July 2026.

By: Emily B. Forsyth

Notary Public

EMILY B. FORSYTH
Notary Public, State of Texas
Comm. Expires 02-27-2027
Notary ID 13421715-9

My commission expires 2/27/2027

FREEAND-02 WBATESON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	PHONE (A/C, No, Ext): (703) 827-2277	FAX (A/C, No): (703) 827-2279
	E-MAIL ADDRESS: admin@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : National Fire Insurance Company of Hartford A(XV)	20478
INSURED	INSURER B : Valley Forge Insurance Company A+(XV)	20508
Freese and Nichols, Inc. 801 Cherry Street, Suite 2800 Fort Worth, TX 76102	INSURER C : Continental Insurance Company A+ (XV)	35289
	INSURER D : Travelers Casualty and Surety Company A++. XV	19038
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			7063394194	10/23/2025	10/23/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab.						MED EXP (Any one person)	$ 15,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 1,000,000
	POLICY X PRO-JECT LOC						GENERAL AGGREGATE	$ 2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY			7063394177	10/23/2025	10/23/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			7063394180	10/23/2025	10/23/2026	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N / A		7063394213	10/23/2025	10/23/2026	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Professional Liab.			107930947	10/23/2025	10/23/2026	Per Claim	5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROFESSIONAL LIABILITY AGGREGATE LIMIT: $10,000,000

RE: RFQ 2026-8 Project Management Services

City of Edinburg is included as Additional Insured with respect to General Liability, Auto Liability, and Umbrella Liability when required by written contract. General Liability, Auto Liability and Umbrella Liability are primary and non-contributory over any existing insurance and limited to liability arising out of the operations of the named insured and when required by written contract. General Liability, Auto Liability, Umbrella Liability and Workers Compensation
SEE ATTACHED ACORD 101

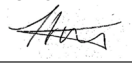
CERTIFICATE HOLDER

City of Edinburg
415 W. University Drive
Edinburg, TX 78541

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Mission

Innovative approaches
Practical results
Outstanding service

Vision

Be the firm of choice for clients and employees

Values

FREESE AND NICHOLS LEADS

- L — LEARN CONTINUOUSLY
- E — ENGAGE AS FAMILY
- A — ACT WITH INTEGRITY
- D — DELIVER QUALITY
- S — SERVE ALWAYS

FREESE AND NICHOLS

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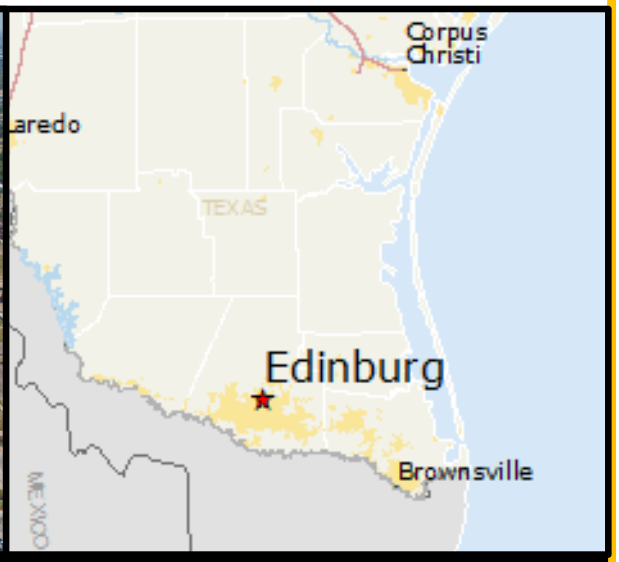
THE CITY OF Edinburg





RFQ No. 2026-8
Project Management Services for the City of Edinburg

Due Date & Time: Tuesday, July 14, 2026 at 3:00 p.m.

ELECTRONIC COPY

Prepared By:

GRJ Engineering
2805 Fountain Plaza Blvd., Ste. B
Edinburg, TX 78539
(956) 603-2025

TRANSPORTATION UTILITIES DRAINAGE ENVIRONMENTAL STRUCTU
PROJECT MANAGEMENT ENGINEERING DESIGN CIVIL CONSTRUCTION
BRIDGE DESIGN ROADWAY DESIGN TRAFFIC DESIGN MPO COORDINAT
WATER & WASTEWATER DESIGN PROJECT MANAGEMENT CONSTRUC

GDJ Engineering
www.GDJEng.com
2805 Fountain Plaza Blvd.,
Suite B, Edinburg, TX 78539
(956) 603-2025

July 14, 2026

Mr. Mardoqueo Hinojosa – City Engineer
City of Edinburg
C/o City Secretary Department (1st Floor)
415 W. University Dr.
Edinburg, Texas 78539

Re: Request for Qualifications – "Project Management Services for the City of Edinburg"
RFQ No. 2026-8

Dear Mr. Hinojosa,

On behalf of the GDJ Team and as Legal Representative of GDJ Engineering LLC, who will be the prime consultant (executor of the contract), we enthusiastically submit this Statement of Qualifications to provide ***Project Management Services*** to the City of Edinburg.

As you are aware, the City of Edinburg is a major retail and educational hub of the Rio Grande Valley connected to I-69C. Along with the commercial aspects of your infrastructure needs, the retail and residential aspects of the City of Edinburg are rapidly growing. All growth trends in the city indicate that there will be a need for transportation and drainage infrastructure upgrades to efficiently move heavy commercial traffic to stimulate the local economy and expand local roads to ensure the safety of the traveling public.

GDJ has been in in existence since 2017 with three (3) principals consisting of Mrs. Lydia Macheska as President, Mr. Robert Macheska as Executive VP/COO and Mr. Christopher Rodriguez as Vice President. GDJ staff have been involved in project development, civil engineering, design, utility coordination, environmental analysis, and construction management in the Rio Grande Valley for over 20 years and has a combined experience of over 85 years. Key staff are native to the region, are completely familiar with the challenges posed by regional transportation and drainage issues and have developed comparable projects in the region and the state. Additionally, key staff have been intimately involved with all individual MPO's in the region, as well as the merging of the three MPO's into the current RGVMPO. In addition, we are headquartered in the City of Edinburg so we are completely invested in the City's economic growth and transportation needs.

For more than thirteen years, GDJ staff has served in an advisory position providing coordination services for various governmental entities at the local MPOs, including the City of Edinburg, the City of Mission, Hidalgo County, Hidalgo County RMA, Cameron County, and CCRMA. Duties included developing strategic plans, cost estimates, project concepts, and coordinating with staff and elected officials to prioritize local resources and ensure projects were properly programmed on the MPO planning documents.

The team understands local, state, and federal guidelines and requirements to expedite the project development. This includes the process of partnering with TxDOT to develop projects to a "Ready to Let" status where TxDOT will allow a project to utilize state and federal funds for design, Right-of-Way, construction, and construction engineering and Inspection. GDJ staff is also proficient with the coordination

TRANSPORTATIONUTILITIESDRAINAGEENVIRONMENTALSTRUCTU
PROJECTMANAGEMENTENGINEERINGDESIGNCIVILCONSTRUCTION
BRIDGEDESIGNROADWAYDESIGNTRAFFICDESIGNMPOCOORDINAT
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of Economically Disadvantaged County or Advanced Funding Agreements with TxDOT to ensure the maximum reimbursement for project related expenses.

The GDJ Team is committed to providing excellent service to the City of Edinburg by providing accurate estimates to ensure expeditious and efficient project development. The team would use all available resources to ensure the project is shovel ready, constructed on time, within budget, and of the highest quality to maximize the benefit to the local taxpayer.

The GDJ Team also commits that all contents of this Statement of Qualifications (SOQ) are valid for at least 90 days beyond the July 14, 2026 deadline for submission. GDJ has read the sample Professional Services Agreement and the firm will meet the prerequisite insurance requirements, and, if selected, the firm agrees to enter into such agreement.

On behalf of the GDJ Team, I would again like to thank you for the opportunity to be of service to the citizens of the City of Edinburg and to help you meet our community's infrastructure needs. As legal representative of the GDJ Team, I am able execute any necessary contract documents with the City of Edinburg and serve as the authorized person to legally bind the GDJ Engineering Team to the representations put forth in this SOQ. Should you have any questions or require additional information, please do not hesitate to contact me, Robert Macheska, P.E. at (956) 603-2025.

Sincerely Yours,

Lydia Macheska
President
GDJ Engineering, LLC
lydia@gdjeng.com
2805 Fountain Plaza Blvd.
Ste. B, Edinburg, Tx 78539
Hidalgo County
Office: (956) 603-2025
Mobile: (956) 648-3304

Robert Macheska, P.E., CFM
Executive VP/COO
GDJ Engineering, LLC
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2805 Fountain Plaza Blvd.
Ste B, Edinburg, Tx 78539
Hidalgo County
Office: (956) 603-2025
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Christopher R. Rodriguez, P.E., CFM
VP/Director of Engineering
GDJ Engineering, LLC
chris@gdjeng.com
2805 Fountain Plaza Blvd.
Ste B, Edinburg, Tx 78539
Hidalgo County
Office: (956) 603-2025
Mobile: (956) 463-107

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- Conflict of Interest
- General Questionnaire
- Litigation Disclosure Form
- House Bill 89 Verification
- Senate Bill 13 Verification
- Senate Bill 19 Verification
- NonCollusion Affidavit of Prime Bidder
- Professional Licenses and Certificates

Section I
Overall Qualification of Team

Experience & History

GDJ Engineering, LLC (GDJ) is a diverse, multi-discipline engineering firm based in Edinburg, Texas at 2805 Fountain Plaza Blvd, Suite B. GDJ was formed in 2017 and currently consists of seventeen (17) full time employees that possess experience and knowledge in a wide variety of fields including street infrastructure evaluation and improvements, pavement management and improvements, erosion and sediment control design, hydrologic analysis and design, transportation planning/evaluation, traffic engineering services, traffic signal design, highway/civil, structural/bridge, environmental engineering services, and construction management.



GDJ personnel have a combined experience of over 85 years. Our engineers, designers, and environmental scientists possess the knowledge for planning, design, environmental analysis, construction, and management of the transportation infrastructure critical to the growth of our region and the state. The GDJ team is equipped to work individually or in a team environment to establish concepts, set project goals, and deliver measurable results to every assignment. As project constraints and challenges arise, our staff thrives in bringing innovative ideas to the table for creating an opportunistic solution. We believe in a balanced design concept which meets the operational objectives, produces sustainability for tomorrow, context sensitive solutions and adherence to a time-sensitive budget. Achieving these results require empowering our staff to develop unique ideas which add value for our clients and maximize their investment. GDJ staff has developed projects with a variety of public entities including local cities, counties, Regional Mobility Authorities (RMAs), Metropolitan Planning Organizations (MPOs), and the Texas Department of Transportation (TxDOT). GDJ's managerial staff is pre-certified by TxDOT in a multitude of categories, brings over 45 years of development, design, environmental and construction experience, and has completed numerous transportation infrastructure projects.

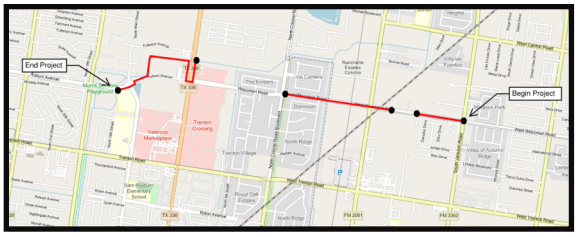
For more than 13 years, GDJ staff has served in an advisory position providing coordination services for various governmental entities at the local MPOs, including the City of Mission, Hidalgo County, Hidalgo County RMA, Cameron County, Cameron County RMA, the City of Laredo, and Webb County. Duties included coordinating with staff and elected officials to prioritize local resources and assure projects were properly programmed on the MPO planning documents. In addition to preparing project fact (budget) sheets and project planning, GDJ staff is proficient in the coordination of Advanced Funding Agreements with TxDOT. These agreements are critical to ensure TxDOT review of engineering and environmental documents. Proper coordination by firm staff of advanced planning ensured local reimbursement for locally administered projects with state and federal funding. Additionally, an analysis of existing projects sometimes allowed for projects experiencing delays to be adjusted to allow "shovel ready" projects to be constructed. Expediting the letting of projects often results in a savings in construction cost due to avoidance of escalation. The GDJ team will strive to provide the City of Edinburg with the quality of service the tax payers deserve.

Project Management Services in the Past Two Years

PROJECT: Jackson Hike & Bike Trail Phase II
LIMITS: Jackson Rd. to Morris Trail
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: City of McAllen
CLIENT REFERENCE: Eduardo Mendoza, P.E. City Engineer, (956) 681-1150

PROJECT DESCRIPTION:

The GDJ team is working with the City of McAllen to provide design, environmental, PS&E and construction management for phase II of the Jackson Hike and Bike Trail. The scope of the improvements include providing a 10-foot-wide shared use path and sidewalk. The purpose of the project is to improve multi-modal connectivity and access in the project area. Due to the urbanization and presence of utilities along the existing route, care was taken in the design process to minimize impacts to the properties and utilities. This project includes a pedestrian railroad crossing; therefore, engineers coordinated with the railroad companies to ensure their design standards were met. The project was allocated TASA funds that was set to expire; therefore, the team worked expeditiously with TxDOT to ensure the funding was not lost. Construction was completed in 2025.



PROJECT: Lopezville Park
LIMITS: 507 W. Minnesota Rd., San Juan, TX
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County Pct. #2
CLIENT REFERENCE: Erika Zamora, Hidalgo County Pct. #2 Administrator, (956) 784-3510



PROJECT DESCRIPTION:

GDJ staff completed the schematic, environmental, utility coordination and PS&E on this project. The scope of the project involved providing improvements to an existing park. As part of the project, a new walking trail, a stock pond for fishing, repaved parking lot, lighting, benches, native landscape development, and other user amenities were included. The key challenges to this project was the existing historic irrigation district, TPWD pond stipulations, and transmission lines traversing the parkland. This project is currently under construction.

PROJECT: FM 1847
LIMITS: From Resaca Retreat Dr. to First St.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING LEAD: Christopher Rodriguez, P.E., CFM
CONSTRUCTION MANAGER: Eduardo Ramirez
CLIENT: CCRMA
CLIENT REFERENCE: Eric Davila, P.E., CFM (956) 621-5571



PROJECT DESCRIPTION:

Construction Engineering and Inspection Manager responsible for overseeing all aspects of construction on a project with TxDOT oversight. The scope of the project included a new five-foot-wide sidewalk along 0.65 miles of the west side of the existing roadway. The GDJ team ensured that project specifications adhered to TxDOT requirements and all activities were carried out as presented in the plans. The team prepared and submitted field reports for review, reviewed and recommended approval of contractor pay applications and provided problem solving in the field. GDJ also developed a critical path schedule and ensured the project adhered to the prescribed timeline. During the construction of the project a change order was required to remove a portion of the sidewalk at the driveway of a new development and add a new section of sidewalk in another location. This project successfully completed construction on schedule in December 2024.

PROJECT: Hidalgo County Pct. #4 Flashing Beacons
LIMITS: At 10th St. & Chapin St., W. Rogers Rd. & Depot Rd., and Carmen Avila Rd. & Mile 22 1/2 N
PROJECT MANAGER: Eduardo Ramirez
ENGINEERING LEAD: Christopher Rodriguez, P.E., CFM
CLIENT: Hidalgo County Pct. #4
CLIENT REFERENCE: Velinda Reyes, Chief Administrator (956) 383-3112



PROJECT DESCRIPTION:

Construction Engineering and Inspection Manager responsible for overseeing all aspects of construction. The project consisted of the construction of flashing beacons at two intersections within Hidalgo County Pct. #4. The GDJ team ensured that project specifications adhered to TxDOT requirements and all activities were carried out as presented in the plans. The team prepared and submitted field reports for review, reviewed and recommended approval of contractor pay applications and provided problem solving in the field. The GDJ team successfully led the negotiation efforts with the county and contractor to add a third flashing beacon at the intersection of Carmen Avila and Mile 22 1/2. The project is complete and all three beacons are constructed and operational under budget and within the allotted contract time.

PROJECT: Las Lomas Rd.
LIMITS: From Sal Si Puedes Rd. to Camino De Norte
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
CONSTRUCTION LEAD: Eduardo Ramirez
CLIENT: Webb County
CLIENT REFERENCE: Lalo Uribe, County Judge, (956) 523-4185



PROJECT DESCRIPTION:

GDJ completed the construction management and inspection for the resurfacing, restoration, and rehabilitation of a 2.3 mile local county roadway. The team provided a bid analysis, completed field reports, attended the pre-construction meeting and biweekly field meetings. All documentation from the contractor was reviewed to ensure everything meet the plans. The GDJ team reviewed and approved pay aps, and completed inspections. The team coordinated with the materials testing company Howland Engineering for field testing of densities and hot mix.

PROJECT: Isla Blanca Park
LIMITS: Isla Blanca Park @ South Padre Island
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING LEAD: Christopher Rodriguez, P.E., CFM
CONSTRUCTION MANAGER: Eduardo Ramirez
CLIENT: Cameron County
CLIENT REFERENCE: Benjamin Worsham, P.E., (956) 247-3500

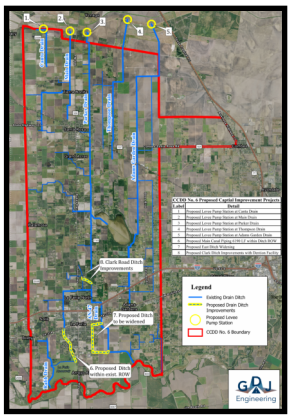


PROJECT DESCRIPTION:

GDJ is responsible for construction management and inspection of the proposed improvements to Isla Blanca Park in South Padre Island, TX. The scope of the improvements include RV site reconfiguration and construction, electrical, sanitary, and waterline upgrades and improvements. GDJ coordinated with all applicable utilities to establish a schedule to complete the work in a timely manner. Due to the nature of the project location and overlapping/conflicting utilities, GDJ has maintained an active presence throughout construction attending regular meetings, maintaining a photographic log, verifying quantities, conducting weekly inspections, and monitoring construction zones/fencing. The GDJ team maintained effective coordination with the contractor, county, and inspection team for future SpaceX rocket launches, amphitheater events, and accommodation of spring break schedules.



PROJECT: Capital Improvement Projects
LIMITS: CCDD #6, Santa Rosa & La Feria, TX
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Cameron County Drainage District #6
CLIENT REFERENCE: Josh Ruiz, President (956) 748-2102



PROJECT DESCRIPTION:

The GDJ team is working with the CCDD #6 to provide design, PS&E, environmental analysis/permitting, and construction management for several capital improvement projects. The team provided a preliminary engineering report and phase I environmental site assessments. The GDJ team completed and obtained an IBWC license for five pump projects along the North Floodway levee. Construction on the first pump is anticipated to begin in August 2026. In addition, the team has completed environmental assessments and agency coordination for two CIP projects (Adams Garden and Parker Drain) as part of the U.S. Department of Housing and Urban Development (HUD) grant programs. The GDJ team is currently overseeing the construction management of Clark Ditch widening and detention pond in La Feria.

PROJECT: Rio Hondo City Park
LIMITS: Harris Dr., Rio Hondo, TX
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: City of Rio Hondo
CLIENT REFERENCE: Ben Medina, City Administrator, (956) 748-2102



PROJECT DESCRIPTION:

The GDJ team is working with the City of Rio Hondo to provide design, PS&E and construction management at the existing boat ramp park. The scope of the improvements include providing walking trails, a kayak launch, restroom facilities, bird blinds, parking lot resurfacing, new RV parking, native landscaping and a new playground. The purpose of the project is to provide improvements that maximize the park space, while providing amenities unique to the area. Due to the location of the property, state and federal permits/approvals (i.e. TGLO & USACE) are required. Funds for this project are from a TPWD grant and a detailed budget was created to ensure the project would not exceed the funding. The project is currently under construction and is anticipated to be complete by December 2024.

Firm's Uniqueness to Best Perform these Services for the City

It is GDJ's philosophy to provide the client with the most technically competent, timely and cost effective work product possible. GDJ believes in open communication with the client and understands that direct and constant lines of communication are imperative for a project's success; both in schedule and budget. The GDJ team has experience and understanding in the overall project process from planning to post-construction, including the intricate technical details necessary for the successful completion of a project. The GDJ team has the ability to analyze, plan, and prepare projects from cradle to grave to ensure the most efficient processes and successful completion. The overall commitment that the GDJ Team provides to our projects is unsurpassed. Our attention to detail and rapid response to issues is a staple of the GDJ Team Philosophy, as we have an excellent track record for successful projects and extremely satisfied clients.



The GDJ Project Management Team equipped to work individually or in a team environment to establish concepts, set project goals, and deliver measurable results to every assignment. As project constraints and challenges arise, our staff thrives to bring innovative ideas to the table for creating an opportunistic solution. We believe in a balanced design concept which meets the operational objectives, produces sustainability for tomorrow, context sensitive solutions and adherence to a time-sensitive budget. Achieving these results require empowering our staff to develop unique ideas which add value for our clients and maximize their investment. GDJ staff has developed projects with a variety of public entities including local cities, counties, Regional Mobility Authorities (RMAs), Metropolitan Planning Organizations (MPOs), and the Texas Department of Transportation (TxDOT). GDJ's managerial staff is pre-certified by TxDOT in a multitude of categories, brings over 45 years of development, design, and construction experience, and has completed numerous public and transportation infrastructure projects.

The GDJ Team is prepared to provide detailed construction management, inspection, and materials testing services to the City of Edinburg, including but not limited to public sector projects, development/ implementation of SOPs, pre- and post-construction services, construction phase management, construction cost estimates, plans specifications, and estimates (PS&E), bid document preparation and bid analysis, report and document preparation, scheduling, risk management, construction management/ engineering, and inspection. The GDJ Team is experienced and knowledgeable regarding TxDOT quality assurance compliance and NEPA processes for a variety of project types.

GDJ can provide additional consultation in the following areas as needed: funding and planning coordination with local, state and federal entities (as needed), project development, project management, cost estimating, environmental analysis and permitting, hydrologic and hydraulic engineering evaluations, drainage design. If required, the GDJ Team can also provide foundation and structural design, surveying, pavement design, and MEP.

The GDJ team can meet any specification required and will not enter into any agreement without 100% confidence that the work product will exceed the city's expectations and requirements. GDJ has several projects that are in the process of completion and will be able to concentrate the majority of their time to the City of Edinburg. This will be accomplished with GDJ's team of qualified professionals that are amply prepared to provide the City of Edinburg with outstanding customer service and technical skills.

The GDJ team has the proven knowledge and capabilities of providing superior engineering services to the City of Edinburg.

The GDJ Engineering Team has the abilities and qualifications to provide the City of Edinburg with the following project management services:

Project Management & Planning Services

- Program & Project Management
- General Program Management (To Ensure Design/Construction Meets Requirements for Reimbursements on Reimbursable Funds Projects)
- Project Management of all Civil, Drainage, & Transportation Projects
- Planning Services

Civil Design Services

- Preliminary Engineering & Hydraulic Analysis
- Feasibility Evaluations & Alternatives Analysis
- Geometric Schematic & Typical Sections
- Utility Investigations & Analysis
- ROW Investigations
- Environmental Reports, Permitting, & Public Involvement
- Geotechnical Investigations
- Plans, Specifications & Estimates (PS&E)
- Geometric, Structural & Pavement Design
- Hydrologic & Hydraulic Design
- Environmental Design (SWPPP, EPIC Sheets)
- Traffic Design (Traffic Counts, Analysis of Traffic Movements)
- Design Packaging (Specifications, Construction Estimates, General Notes, Special Provisions)
- Bid Assistance

The GDJ Team members have developed multiple projects with governmental agencies including: City of Pharr, City of Mission, Cameron County, Cameron County Regional Mobility Authority (RMA), Hidalgo County, Hidalgo County RMA, Hidalgo County Drainage District #1 and TxDOT (Pharr and San Antonio Districts). In addition, our team members have directly coordinated with multiple regulatory agencies such as the TxDOT, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Texas Commission on Environmental Quality, Texas Historical Commission, and may others. Currently, the GDJ Team has no past or pending litigation against or involving its agents or employees with respect to any work we have performed.

The GDJ team has experience and understanding in the overall process from planning to construction, including the intricate technical details necessary for the successful completion of a project. The comprehensive project steps include evaluating the existing ROW and utilities, identifying environmental constraints, delineating drainage areas, evaluating and optimizing a drainage plan, developing preliminary plans and estimates for the proposed improvements, alternatives analyses, completing the environmental process, and finalizing the plans and estimates. The GDJ team is also prepared to complete any geotechnical studies associated with the project and is fully staffed to oversee the construction of the projects. The team will coordinate with the city throughout the entire process to ensure their needs and concerns are addressed.

The GDJ Team will assure the quality of deliverables, engineering services, and environmental services by implementing a proven project specific QA/QC work plan based on the following principles: Knowledge/Experience, Coordination/Communication, Constructability Review, Accuracy/ Completeness, and Thorough Design/Environmental Schedules.

Office Location



The GDJ Team is very familiar with the local geographic area. The GDJ office is located just south of the Canton Road and McColl Road intersection within the city of Edinburg and the principals live within 10 miles of the office. As persons who both live and work in the area, city projects are of great interest to the team. As a local firm with staff from all areas of the Rio Grande Valley, the GDJ team is familiar with the City of Edinburg and its geographic attributes.

The team has completed several regionally significant projects in Hidalgo County, South Texas and the state. GDJ is also well acquainted with the TxDOT Pharr District and have gained a thorough understanding of the unique problems that we are faced with in the Rio Grande Valley. We have witnessed first hand the issues the valley has faced over the years with massive rainfall events and, due to the flat topography of the region, the local/regional flooding that has occurred. We are a completely local firm in the Rio Grande Valley and understand the area and the engineering needs of the city.

Approach to Handling Part-time Staffing Needs for Smaller Assignments

GDJ assures the city that all staff included in the proposal for this pursuit will have sufficient availability to complete the project on time and within the proposed budget. The current workload that GDJ has will allow us to dedicate more than enough time to complete projects within schedule and without delay. GDJ commits to being ready and able to begin work on the project immediately after successfully negotiating a contract for said services. We stand ready and prepared to make all necessary staff available to efficiently complete the proposed projects. Should the need arise for part time staffing, GDJ has the resources and access to knowledgeable experts that would be available to complete smaller assignments. In addition, the GDJ team is adequately staffed to provide concurrent work on various projects.

Robert Macheska, P.E., C.F.M.

PROPOSED ROLE: **CONSTRUCTION MANAGER**



GDJ Engineering

REGISTRATIONS

Professional Engineer
State of Texas
No. 93540

Certified Floodplain Manager
State of Texas
No. 2196-11N

LICENSED

22 Years

CITY OF RESIDENCE

Mission

ENGINEERING EXPERIENCE

27 Years

FIRM EXPERIENCE

6 Years

EDUCATION

Bachelor of Science
Mechanical Engineering
University of Texas – Pan American

EXPERIENCE

Mr. Macheska has over 27 years of experience in the design and management of various public improvement projects with both state and MPO funding. For the past 6 years Robert has served as Executive Vice President/COO for GDJ Engineering, LLC. He had previously worked for both the Texas Department of Transportation and L&G Engineering which provided him with excellent hands on experience as to how multiple government entities function.

As a Construction Project Engineer for TxDOT, Mr. Macheska conducted pre-construction meetings, monitored contractor's compliance with Plans and Specifications, resolved differences between the contractor and the inspectors, authorized payments of estimates to contractors, coordinated work with municipal and county governments, oversaw the inspection and construction of roadway and bridge projects and traffic control. He was also responsible for all change orders and any public involvement.

PROJECTS

I Road Hike & Bike, City of Pharr
Mr. Macheska was the Program Manager. The scope of the project included the completion of the schematic, environmental, utility coordination and PS&E on widening of 4.5 miles of an existing roadway to accommodate a continuous left turn lane, shoulders, and a shared-use path for cyclists and pedestrians.

Dana Avenue, CCRMA, Brownsville, Texas
Mr. Macheska was responsible for the scope of services that included the completion of the schematic, environmental, & PS&E on 2.4 miles of a two lane rural roadway. The scope of the project included the addition of a continuous left turn lane, shoulders, a sidewalk, a SUP, and intersection improvements. Construction is anticipated to begin in September 2026.

FM 1847 Sidewalks, Los Fresnos, Texas
Mr. Macheska was responsible for the scope of services that included the completion of the schematic, environmental, utility coordination, and PS&E for a TASA sidewalk project along an existing state roadway. The scope of the project included providing a five-foot-wide sidewalk and pedestrian signal poles at major intersections, and improvements to an existing crosswalk at the high school.

	Jackson Hike & Bike Phase II, McAllen, Texas Mr. Macheska was responsible for the scope of services that included design, environmental, PS&E and construction management for phase II of the project. Included providing a 10-foot-wide shared use path and sidewalk to improve multi-modal connectivity and access in the project area. This project includes a pedestrian railroad crossing; therefore, engineers coordinated with the railroad companies to ensure their design standards were met. **Moore Road, McAllen, Texas** Mr. Macheska was responsible for the scope of services that included the widening and reconstruction of 2.3 miles of a two lane urban roadway to include a continuous left turn lane & shared use path. The project provided a connection between an existing Hike and Bike Trail.

Christopher Rodriguez, P.E., C.F.M.

PROPOSED ROLE: **CONSTRUCTION MANAGER**



GDJ Engineering

REGISTRATIONS
Professional Engineer
State of Texas
No. 107692

Certified Floodplain Manager
State of Texas
No. 2407-13N

LICENSED
14 Years

CITY OF RESIDENCE
Mission

ENGINEERING EXPERIENCE
21 Years

FIRM EXPERIENCE
6 Years

EDUCATION
Bachelor of Science
Civil Engineering
University of Texas A&M - Kingsville

EXPERIENCE

Mr. Rodriguez has over 21 years of experience in design and construction of various public improvement projects. For the past 6 years Chris has served as Vice President and Director of Engineering for GDJ Engineering, LLC. He had previously worked for both the Texas Department of Transportation (San Benito Area Office) and private consultant section which provided him with excellent hands-on experience as to how to develop projects from conception to completion within multiple governmental entities. He has worked on multiple aspects of transportation, drainage, municipal, and private developer projects, from planning to PS&E preparation, Hydrology & Hydraulics Design to Construction Phase services. His project management and design experience includes supervision of production staff, project design, QA/QC, utility coordination, sub-consultant management, scheduling, bid document preparation, roadway planning, drainage design, PS&E preparation, public involvement, and construction management and inspection. Chris has managed multiple concurrent projects and production staff groups in planning, design, and construction under his direction.

As a Construction Project Manager for TxDOT and in the private consultant sector, Mr. Rodriguez conducted pre-construction meetings, monitored contractor's compliance with Plans and Specifications, resolve project concerns, measure and verify contractor pay estimates, coordinate work with municipal, county, and state governmental agencies, oversee construction project inspections, and manage construction record keeping. Managed projects include rural and urban roadway facilities, drainage projects, commercial and residential developments, municipal and recreational facilities, etc.

PROJECTS

10th Street Ext from SH 107 to FM 1925 in Edinburg, Texas
Construction manager responsible for managing the project construction to meet all state requirements and specifications. Mr. Rodriguez's responsibilities also included managing a team of inspectors and materials testing subconsultants daily throughout the project duration of 20 months. The project consisted of constructing approximately a 2-mile 84 foot urban roadway inclusive of constructing an asphaltic roadway, bridge, storm sewer, traffic signals, pedestrian facilities, drainage and irrigation structures, and tie ins into existing county and state roadways. The project also required managing the project to adjust the project plans to accommodate field condition issues as a result of seasonal irrigating from adjacent properties and to resolve the issue by

	designing a drainage system (French Drains) to prevent future undermining of the roadway substructure. Responsibilities also included reviewing and approving contractor monthly payment estimates. **Valencia Dr. From FM 510 to FM 2480 in Bayview, Texas** Construction manager responsible for managing full reconstruction of a 2 lane rural roadway including managing a team of inspectors and material testing subconsultants to assure the project is constructed in accordance to the town's and county's specifications and requirements. The project included managing the contractor and provide a traffic control to continuously provide access to local traffic and residents throughout the duration of the project while conducting full reconstruction operations. The project also included coordinating with utility owners and the irrigation district to locate and develop a plan for their underground lines to remain in place or be adjusted while minimizing impacts to their services. Mr. Rodriguez's responsibilities also included providing monthly status reports and also to review and approve contractor monthly payments. Project record keeping services were also provided as part of managing the construction for this project. **Jackson Hike & Bike Phase II, McAllen, Texas** Lead Project Engineer responsible for the scope of the project that included design, environmental, PS&E and construction management for phase II of the project. Provided a 10-foot-wide shared use path and sidewalk to improve multi-modal connectivity and access in the project area. This project included a pedestrian railroad crossing; therefore, engineers coordinated with the railroad companies to ensure their design standards were met. **Isla Blanca Park, South Padre Island, Texas** Lead Project Engineer responsible for. Construction Management and inspection of the proposed improvements at Isla Blanca Park in South Padre Island, TX. The scope of the improvements include RV site reconfiguration and construction, electrical, sanitary, and waterline upgrades and improvements. GDJ coordinated with all applicable utilities to establish a schedule to complete the work in a timely manner. Due to the nature of the project location and overlapping/conflicting utilities, GDJ has maintained an active presence throughout construction attending regular meetings, maintaining a photographic log, verifying quantities, conducting weekly inspections, and monitoring construction zones/fencing. The GDJ team maintained effective coordination with the contractor, county, and inspection team for future SpaceX rocket launches, amphitheater events, and accommodation of spring break schedules.

Eduardo Ramirez

PROPOSED ROLE: **CONSTRUCTION MANAGER**



GRJ Engineering

CERTIFICATIONS AND AFFILIATIONS

TxDOT Pre-Certified for Construction Superintendent & Environmental Inspections

OSHA Safety Certified

CITY OF RESIDENCE

Raymondville, Texas

ROLE EXPERIENCE

30 Years

FIRM EXPERIENCE

4 Years

EDUCATION

Raymondville High School

EXPERIENCE

Eduardo Ramirez has 30 combined years of experience in maintenance, construction inspection, project management in road construction, drainage, structural-bridge, and vertical construction projects. Ramirez's relevant construction management and inspection experience and duties include, but are not limited to, the following:

- Make sure all work was done according to plans and specifications
- Pay all work that contractor performed that was approved
- Coordinate all testing that was required by the specs
- Agreeing and confirming Pay App from Owner
- Authorizing payments for Subcontractors, Vendors and Suppliers
- Schedule delivery of suppliers
- Schedule Subcontractors for their work
- Approve all timesheets and equipment charges and run cost reports to make sure we are on budget
- Track all materials that showed up
- Approve pay apps for suppliers, vendors and subcontractors; among others

RELEVANT PROJECTS

Mr. Ramirez has construction management and inspection experience on the following projects:

- San Jose Ranch Road – Construction of a new Roadway that consists of Subgrade, Flexbase, Covert Structures and Irrigation Structures
- Cameron Co. Pct. 4 Various Roads – Consisted of Roadway resurfacing, Restoration and Rehabilitation and Drainage Outfalls
- Rio Hondo Boat Ramp Park – Construction of an ACP Access Roadway, RV Sites with Hookups, Landscaping, Kayak Launch, Restroom Facility, Pavilion, Fishing Pier, Pedestrian Trails, Lighting Improvements, Signing and Resurfacing
- Hidalgo Co. Pct#2 Parking Lot Improvement – New Parking Lot with Drainage, Lime Treat Subgrade, New Flexbase, Lighting Improvements, Hot Mix
- FM 1847 Los Fresnos Sidewalk – Construction of Curb Ramps, Sidewalks, Signage, Striping, and Miscellaneous Pedestrian Elements along FM 1847

Angel Moreno

PROPOSED ROLE: **CONSTRUCTION INSPECTOR**

GDJ Engineering

CITY OF RESIDENCE
Raymondville, Texas

ROLE EXPERIENCE
10 Years

FIRM EXPERIENCE
1 Year

EDUCATION
Sul Ross State University, Alpine Tx

EXPERIENCE

Angel Moreno has 10 combined years of experience in maintenance, construction and inspection in road construction and drainage projects. Mr. Moreno's relevant construction management and inspection experience and duties include, but are not limited to, the following:

- Make sure all work is done according to plans and specifications
- Pay all approved contractor work performed.
- Coordinate all testing that was required by the specs
- Agreeing and confirming Pay App from Owner
- Authorizing payments for Subcontractors, Vendors and Suppliers
- Track all materials that showed up
- Approve pay apps for suppliers, vendors and subcontractors; among others

RELEVANT PROJECTS

Mr. Moreno has construction management and inspection experience on the following projects:

- Rio Hondo Boat Ramp Park – Construction of an ACP Access Roadway, RV Sites with Hookups, Landscaping, Kayak Launch, Restroom Facility, Pavilion, Fishing Pier, Pedestrian Trails, Lighting Improvements, Signing and Resurfacing
- Hidalgo Co. Sheriff's Department East & West – New Parking Lot with Drainage, Lime Treat Subgrade and New Flexbase, Lighting Improvements, RCP & Headwall, Hot Mix
- Hidalgo Co. Pct#2 Parking Lot Improvement – New Parking Lot with Drainage, Lime Treat Subgrade, New Flexbase, Lighting Improvements, Hot Mix
- FM 1847 Los Fresnos Sidewalk – Construction of Curb Ramps, Sidewalks, Signage, Striping, and Miscellaneous Pedestrian Elements along FM 1847
- Hidalgo Co. Drainage District #1 Alamo Expressway Drain Ph 2 – Widening and Sloping of existing ditch, Drainage Structures, Rip Rap
- Isla Blanca Park – Construction Management and Inspection of improvements include RV site reconfiguration, construction, electrical, sanitary, waterline upgrade and improvements

Section II
Ability to meet Schedules and Deadlines

GDJ has the staff and capabilities to successfully address the city's engineering needs and schedules. GDJ has many years of experience developing, monitoring and updating critical path method schedules for multiple types of projects.

It is GDJ's philosophy to provide the client with the most technically competent, timely and cost effective work product possible. GDJ believes in open communication with the client and understands that direct and constant lines of communication are imperative for a project's success; both in schedule and budget.

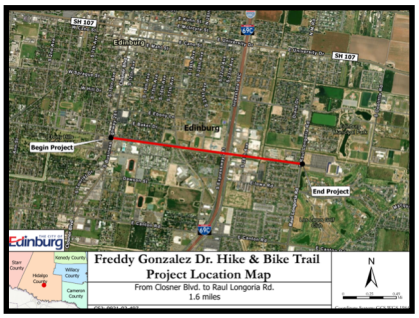
GDJ creates realistic project schedules that are specifically designed to allow certain processes to run concurrently to ensure efficiency. For example, during the environmental process, agency coordination often occurs concurrently with the submission of technical reports, while the design team refines the schematic. These thorough schedules are discussed with the city and oversight agency to obtain agreement on major project milestones and document review/response times. The schedules are established early in the project process and evolve, as needed, to ensure the project proceeds in a timely fashion. The client is kept updated throughout the project process. Coordination and communication with oversight agency project managers is key to ensure the project remains on track. GDJ's strict adherence to established deadlines reflects our commitment to our clients.

GDJ has an established and proven QA/QC process based on knowledge and experience that reduces or eliminates multiple deliverable submittals. This process reduces review times and allows the project to progress at the quickest rate possible. Our extensive project experience allows us to understand the needs/operations of oversight agencies and incorporate this knowledge into our processes.

Section III
Stability and References

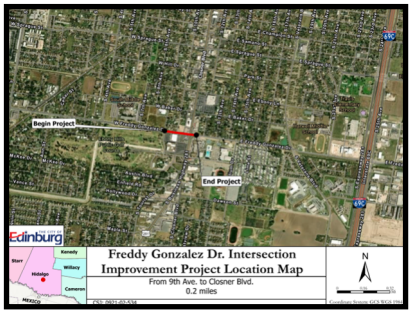
PAST PROJECTS WITH THE CITY OF EDINBURG

PROJECT: Freddy Gonzalez Dr. Hike & Bike Trail
LIMITS: From Closner Blvd. to Raul Longoria Rd.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
PROJECT DESCRIPTION:



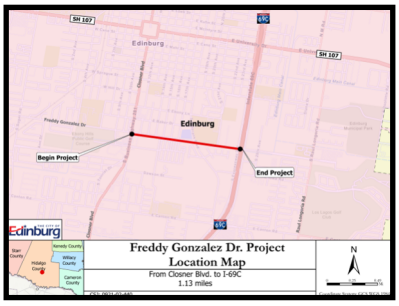
GDJ aided in the NEPA environmental analysis and document preparation. The project included providing a new shared-used path for pedestrians and bicyclists along the existing Freddy Gonzalez Dr. The purpose of the project is to improve multi-modal connectivity and access in the project area. The GDJ team coordinated the scheduling with TxDOT to ensure the project maintained its funding. Five environmental technical reports, along with a scoping document were prepared and submitted to TxDOT. The project was environmentally cleared in November 2024.

PROJECT: Freddy Gonzalez Dr. Intersection Improvement
LIMITS: From 9th St. to BUS 281
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
PROJECT DESCRIPTION:



GDJ team aided the city in the NEPA environmental analysis and document preparation. The scope of the project included providing an 8-foot-wide ADA-compliant sidewalk adjacent to the existing roadway, removal of an existing curb, and relocation of a power pole, curb inlet and traffic light. The GDJ team implemented an accelerated environmental schedule in coordination with TxDOT to ensure the project funding remained intact. The project successfully obtained environmental clearance in December 2025.

PROJECT: Freddy Gonzalez Dr.
LIMITS: From BUS 281 to I-69C
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
PROJECT DESCRIPTION:



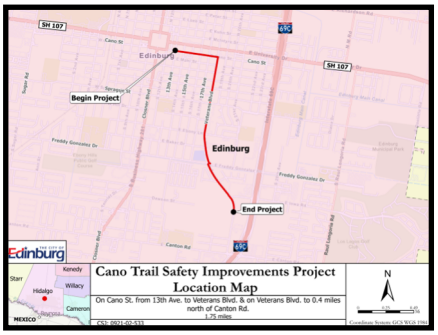
GDJ aided in project development, funding analysis, MPO coordination, design/schematic preparation, and environmental document preparation. The scope of the project included providing a continuous left turn lane, right turn lanes at intersections, an intersection improvement at Veterans Blvd., and incorporation of the Freddy Gonzalez Hike and Bike Trail. The GDJ team conducted a Notice and Opportunity to Comment as part of the environmental process for the project. The project was environmentally cleared in June 2026 and is currently in the PS&E stage.

PROJECT: Cano St. & Veterans Blvd. Trail

LIMITS: On Cano St. from 13th Ave. to Veterans Blvd., then on Veterans Blvd. to 0.4 mi. north of Canton Rd.

PROJECT MANAGER: Robert Macheska, P.E., CFM

ENVIRONMENTAL LEAD: Corina Argullin



PROJECT DESCRIPTION:

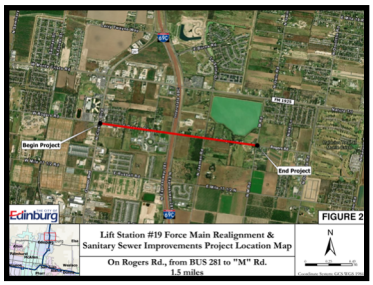
GDJ aided the city with the NEPA environmental analysis and documentation preparation. The scope of the project included providing an 8-foot-wide shared use path and pedestrian poles along the existing roadways. The project required a section 4(f) analysis due to the presence of the Freddy Gonzalez Memorial Park, Freddy Gonzalez Hike & Bike Trail, and the Louisiana-Rio Grande Canal Company Irrigation District-National Historic District. The project was successfully environmentally cleared in March 2026.

PROJECT: Lift Station #19 Force Main Realignment & Sanitary Sewer Improvements

LIMITS: From BUS 281 to "M" Road

PROJECT MANAGER: Robert Macheska, P.E., CFM

ENVIRONMENTAL LEAD: Corina Argullin



PROJECT DESCRIPTION:

GDJ prepared the environmental assessment (EA) and agency coordination documentation for a U.S. Department of Housing and Urban Development (HUD) Community Project Funding grant program. The GDJ team completed biological resources and hazardous materials summary reports in support of the EA. They oversaw the preparation of a cultural resource analysis and prepared the request for SHPO consultation. The team prepared the letters and materials for coordination with USFWS, THC, and four Native American tribes. The final completed documentation was submitted in April 2025.

PROJECT: Los Venados Elevated Storage Tank & Smart Meters

LIMITS: 0.1 mile south of the US 281 & Los Venados Intersection

PROJECT MANAGER: Robert Macheska, P.E., CFM

ENVIRONMENTAL LEAD: Corina Argullin

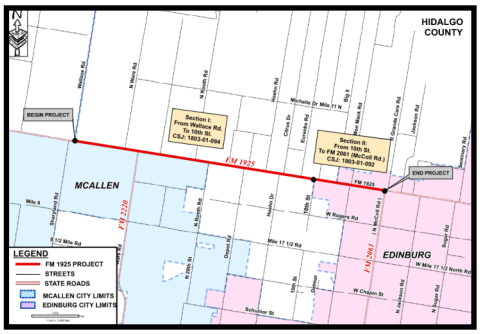


PROJECT DESCRIPTION:

The GDJ team prepared a preliminary categorical exclusion analysis and CE form as part of the City's application for a Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant. The scope of the project includes upgrading the existing damaged tank to a water tower and converting approximately 690 traditional water meters to smart meters. The GDJ team submitted the preliminary documentation to the city for reivew further processing in June 2026.

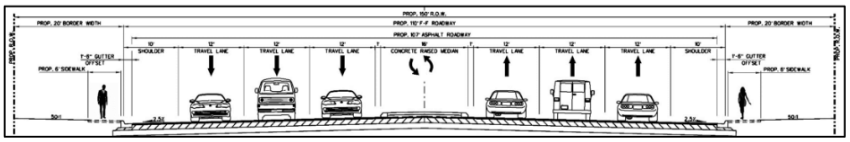
PAST PROJECTS WITH THE CITY OF EDINBURG (CONTINUED)

PROJECT: FM 1925
LIMITS: From Wallace Rd. to McColl Rd.
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County (ICA with Edinburg)

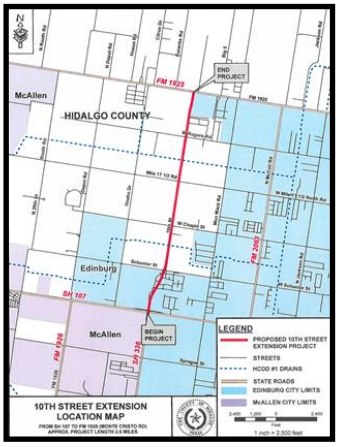


PROJECT DESCRIPTION:

GDJ staff worked on the project development and funding, schematic completion, environmental document preparation, utility coordination, drainage design and PS&E development. The project included widening and reconstructing the existing roadway to six lanes with a median and correcting the misaligned intersection at Mon Mack Rd.



PROJECT: 10th Street Extension
LIMITS: From SH 107 to FM 1925
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County (ICA with Edinburg)

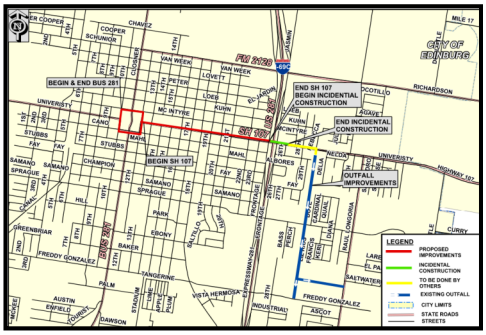


PROJECT DESCRIPTION:

GDJ staff completed the project development and funding, schematic, environmental, utility coordination and PS&E on this project. A key challenge to this project was the undermining of the existing roadway base from surrounding farm land irrigation operations. Once we identified the problem we designed a French drain system to remove the penetrating waters prior to infiltration into the roadbed.

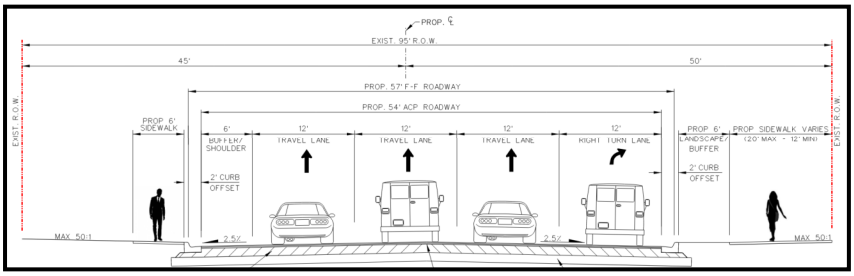


PROJECT: SH 107
LIMITS: From BUS 281 to I-69C
PROJECT MANAGER: Robert Macheska, P.E., CFM
ENGINEERING DESIGN LEAD: Christopher Rodriguez, P.E., CFM
ENVIRONMENTAL LEAD: Corina Argullin
CLIENT: Hidalgo County (ICA with Edinburg)



PROJECT DESCRIPTION:

GDJ staff worked on the project development and funding, schematic completion, and environmental document preparation. The project included converting the existing roadway to a one-way traffic operations, reconstructing SH 107 within existing ROW, removing/replacing the existing storm drain system, and improving the existing drainage ditch.



REFERENCES

Entity	Name	Title	Address	Phone No.
City of Pharr	Ms. Patriza Longoria, P.E.	Director of Engineering	118 S. Cage Blvd. Pharr, TX 78577	(956) 402-4221
City of McAllen	Mr. Eduardo Mendoza, P.E.	City Engineer	PO Box 220 McAllen, TX 78505	(956) 861-1001
Cameron County RMA	Mr. Pete Sepulveda , Jr.	Executive Director	3461 Carmen Ave. Rancho Viejo, TX 78575	(956) 621-5573
Cameron County Department of Transportation	Mr. Benjamin Worsham, P.E.	County Engineer	1390 W. Expwy 83, San Benito, TX 78586	(956) 247-3500
Webb County	Adelaido "Lalo" Uribe III	Chief Executive Administrator County Judge's Office	1000 Houston St. 3rd Floor Laredo, TX 78040	(956) 523-4600
Hidalgo County Pct. #2	Ms. Erika Zamora	Director of Administration	300 W. Hall Acres, Ste. G, Pharr, TX 78577	(956) 787-1897
Hidalgo County Pct. #4	Ms. Velinda Reyes	Chief Administrator of External Affairs	1051 N. Doolittle Rd., Edinburg, TX 78542	(956) 383-3112
Hidalgo County Drainage District #1	Mr. Raul Sesin, P.E.	General Manager	902 N. Doolittle Rd. Edinburg, TX 78542	(956) 292-7080
TxDOT Pharr District	Mr. Pedro Alvarez, P.E.	Pharr District Engineer	600 W. I-2 Pharr, TX 78577	(956) 702-6100

Office of the Webb County Judge

Adelaido "Lalo" Uribe III
Chief Executive Administrator

July 14, 2026

Mardoqueo Hinojosa, P.E.
Edinburg City Engineer
415 W. University Dr.
Edinburg, TX 78539

RE: Letter of Recommendation
Project Management Services
RFQ-2026-8

Dear Mr. Hinojosa:

The purpose of this letter is to strongly recommend GDJ Engineering (GDJ) based on Webb County's previous and long-standing experience with GDJ Engineering.

GDJ has provided project management, preliminary engineering, construction management, and environmental services for several projects for Webb County and Webb County is very pleased with the quality of work that GDJ provides. Their responsiveness and commitment to successful project delivery sets them apart from many others.

I, in my professional capacity, am happy to strongly recommend GDJ Engineering for project management services for the City of Edinburg. Feel free to contact me at 956-523-4600 or auribe@webbcountytx.gov should you have any questions.

Respectfully,

Adelaido Uribe, III
Chief Executive Administrator
Webb County Judge's Office

1000 Houston St, 3rd Floor - Laredo, Texas 78040 - Office: (956) 523-4600 - Email: auribe@webbcountytx.gov

CAMERON COUNTY REGIONAL MOBILITY AUTHORITY

IMPROVING MORE THAN JUST ROADS

July 13, 2026

Mardoqueo Hinojsa, P.E.
Edinburg City Engineer
415 W. University Dr.
Edinburg, TX 78539

RE: Letter of Recommendation
Project Management Services
RFQ-2026-8

Dear Mr. Hinojosa:

The purpose of this letter is to recommend GDJ Engineering (GDJ) based on our previous experience with the company.

GDJ has provided project management, preliminary engineering, construction management, and environmental services for several projects and we are pleased with the quality of work they provide. Their responsiveness and commitment to successful project delivery sets them apart.

I am happy to recommend GDJ Engineering for project management services. Should you have any questions please contact me at (956) 621-5573 or psepulveda@ccrma.org.

Sincerely,

Pete Sepulveda, Jr.
Executive Director

CAMERON COUNTY
DEPARTMENT OF TRANSPORTATION
Benjamin L. Worsham, P.E. ★ County Engineer

July 13, 2026

Mardoqueo Hinojsa, P.E.
Edinburg City Engineer
415 W. University Dr.
Edinburg, TX 78539

RE: Letter of Recommendation - Project Management Services [RFQ-2026-8]

Dear Mr. Hinojosa:

The purpose of this letter is to recommend GDJ Engineering (GDJ) based on our previous experience with the company.

GDJ has provided project management, preliminary engineering, construction management, and environmental services for several projects and we are pleased with the quality of work they provide. Their responsiveness and commitment to successful project delivery sets them apart.

We are happy to recommend GDJ Engineering for project management services. Feel free to contact me (956) 247-3500 or benjamin.worsham@co.cameron.tx.us, should you have any questions.

Sincerely,

Benjamin L. Worsham, PE, PTOE, PTP, CFM
Director of Transportation/County Engineer
Department of Transportation
Cameron County, Texas

Appendix –
Required Forms and Certificates

Please print this page and cut out the certificate below.
NOTE: Print using **landscape mode** for best results.
(close page after printing)

Instructions on how to print in landscape vary based on your browser and your printer. We suggest clicking on your browser's "**File**" menu and selecting "**Print Preview**", then orienting the page to landscape by using the buttons on the top of the Preview page.

Texas Board of Professional Engineers
CERTIFICATE OF REGISTRATION
This acknowledges that

LDG ENTERPRISES, LLC
dba GDJ Engineering

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

Registration Number
F-20061

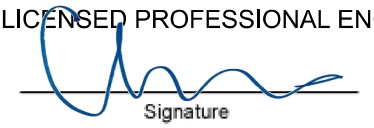
Expiration Date
01/31/2028

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **107692**
Status: **ACTIVE**
Expires: **9/30/2026**

CHRISTOPHER REY RODRIGUEZ

TEXAS LICENSED PROFESSIONAL ENGINEER



Signature

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **93540**
Status: **ACTIVE**
Expires: **7/31/2027**

ROBERT JON MACHESKA
Texas Licensed Professional Engineer



Signature

July 13, 2026
City of Edinburg
415 W. University Drive
Edinburg, TX 78541

MEG ENGINEERS

Pharr
San Benito
Laredo
Austin
Odessa
Houston
San Antonio
Eagle Pass
San Marcos
Corpus Christi

RFQ

Request for Qualifications
"Project Management Services"
RFQ# 2026-8

Dear City of Edinburg,

The City of Edinburg is looking for the most qualified engineering firm to provide Project Management Services for the City of Edinburg. Millennium Engineers Group, Inc. (MEG) is that firm. We believe that MEG is the right choice for the City of Edinburg based on the following:

History of Stability and Strong Texas Presence

MEG is a locally owned corporation that has never been sold, acquired, or merged with other entities. We are confident that the people and company you see today will be the people and company you see for the life of your projects. Furthermore, Mr. Raul Palma, P.E. CEO and Project Manager of MEG has 39 years of engineering experience in the State of Texas and is a former TxDOT Pharr Materials Engineer. MEG has offices in Pharr, Laredo, San Benito, Odessa, Houston, San Antonio, and Austin Texas with fully functional and accredited testing labs. MEG is stable and we have invested in the future. We are consistent and we are not going anywhere. We believe MEG has placed together a team that is the most highly qualified to perform the services requested by the City of Edinburg. Our firm is a certified Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE) and Historically Underutilized Business (HUB).

Experienced Project Manager

As your project manager, I have spent over 39 years working on Texas projects including 21 years as the CEO and Chief Engineer of MEG completing various successful projects within all of Texas.

Pride in Execution

MEG is acutely aware of the financial and management challenges facing most entities these days.

We are committed to:

- Working to identify and implement projects in the most cost-effective manner.
- Communicating closely with the client to meet your requirements and schedule.
- Knowledge and geotechnical solutions for cost effective construction methods.
- Dedicated to quality: AASHTO and USACE accredited laboratory.
- The most AASHTO accreditations of any laboratory in Texas.

Our team is thrilled about the opportunity to serve the City of Edinburg and we are ready to start immediately upon selection. If you have any questions or would like to discuss our approach or team capabilities in greater detail, please contact me at any time at apalma@megengineers.com. Thank you for your consideration.

Respectfully,
MILLENNIUM ENGINEERS GROUP, INC. TBPELS Firm No. F-3913

STATE OF TEXAS
ANDRES PALMA
115936
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
RAUL PALMA
65656
LICENSED

ABOUT
MEG ENGINEERS

Government and municipal agencies, educational institutions, architects, engineers, real estate developers, constructors, and private sector clients. Our strength is our people; combining their experience and collaborating as a unit enables us to quickly identify our roles and deliver accurate cost-effective deliverables. Whether defining a new working relationship or continuing to the next project our mission remains the same: to achieve yours.



MEG Corporate Headquarters – Pharr, Texas

History

MEG was founded in 2001 by Mr. Raul Palma, P.E. on the principles of honesty, integrity, and service. The goal to provide innovative geotechnical and material testing services, continue to raise the level of quality in the local profession, and make a difference in the community. Today,MEG provides a full range of integrated geotechnical engineering and consulting services, construction material engineering and testing, environmental engineering, forensic testing, and consulting services. Our philosophy and practices have been positively reflected in both client and employee loyalty and contribute to a steady growth in a diversity of projects.

MEG is accredited by the American Association of State Highway and Transportation Officials (AASHTO) and the United States Army Corps of Engineers (USACE). MEG is audited by an independent AASHTO & USACE auditor, as part of our accreditation process.

MEG meets the requirements for ASTME329 Standard of Recommend Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.







Certifications
HUB
DBE
AASHTO

MEG COMPANY OBJECTIVE



MEG is a minority owned and operated business certified as:

- Historically Under-utilized Business (HUB)
- Small Business Enterprise (SBE)
- Minority Business Enterprise (MBE)
- Emerging Small Bus. Enterprise (ESBE)
- Hispanic American Bus. Enterprise (HABE)
- Disadvantaged Business Enterprise (DBE)

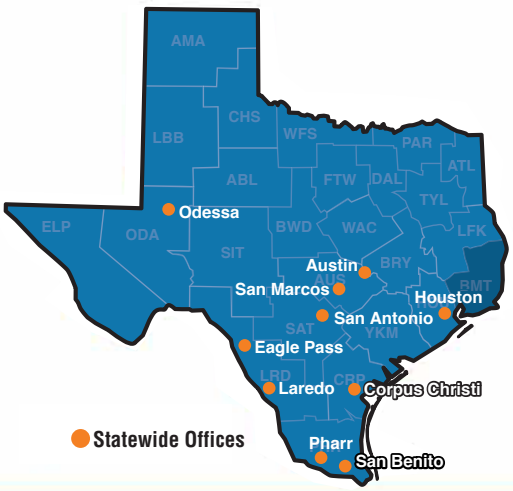
MEG has the most AASHTO accreditations of any laboratory in the State of Texas.



LABORATORY EQUIPMENT

MEG meets the requirements for ASTME329 Standard of Recommend Practice for Inspection and Testing Agencies, and maintains yearly proficiency testing samples to AASHTO, USACE, TxDOT, and TxAPA.

- Atterberg Limits
- 4-Sieve Analysis Shakers
- 3-Sample Splitters Moisture Contents
- Minus No.200 Sieve Analysis
- Dry Sieve Analysis
- Moisture Density Relationships
- Density Testing
- California Bearing Ratio (CBR)
- Optimum Cement or Lime Contentfor
- Stabilization of Soils
- Classification of Soils
- Hydrometer
- Consolidation
- Triaxial Testing
- Unconfined Compression
- Deleterious Material Determination
- Decantation of Aggregates
- Wet Ball Mill
- Ph Testing
- Aggregate Resistivity Testing
- Aggregate Soundness
- Concrete Testing
- Asphalt Testing
- Mortar and Grout Testing
- Concrete Material Designs
- Hot Mix Asphaltic Concrete Designs
- 2-Concrete Compression Machines
- 1-Three Point Conc. Beam Compression
- 5-Ovens
- 6-Measuring Scales
- 1-Concrete Curing Room
- 2-Concrete Saws
- 1-Asphalt Ignition Oven
- 1-Asphalt Gyratory Press
- 5-Manual Proctor Hammer
- 1-Automatic Proctor Hammer
- 1-Hveem Stability
- 1-Gilson 50 Gallon Sample Shaker
- 1-Sand Equivalent
- 2-Computerized One-Dimensional
- Consolidation Frames
- 1-Computerized Triaxial Load Frame



Pharr Office
Point of Contact: Andres Palma, P.E.
5804 N. Gumwood Ave
Pharr, Texas 78577
O 956-702-8500 F 956-702-4180
E. apalma@megengineers.com

San Benito Office
Point of Contact: Raul Palma, P.E.
30745 E. Expressway 83
San Benito, Texas 78586
O 956-300-2500 F 956-702-4180
E. rpalma@megengineers.com

Our Project Team



MEG proposes to utilize the latest measurement techniques to effectively perform the services of this agreement with our current staff as proposed in our organizational chart. We understand that we need to respond quickly to some service requests, and we are practiced in having staff available on short notice, if necessary. Our current and projected workloads are such that we are confident of our ability to the City of Edinburg expectations in terms of having appropriate staff resources available when they are needed. The organization chart below reflects the staff we anticipate using for the proposed projects; however, we have additional personnel that can also be utilized if needed.

> "I count of the experience and expertise that Millennium Engineers provides- just as a good foundation is critical to a structure, a good geotechnical study is critical to a good foundation design."
> George Mendoza, P.E., Mendoza Engineering

City of Edinburg

TEAM PROJECT LEAD
President / Chief Engineer
Andres Palma P.E.

MANAGING ENGINEER
Principal Engineer
Raul Palma P.E.

Construction Material Service Manager
Juan Borjon, P.E.

Geotechnical Services Manager
Juan Palma, R.S.O.

Environmental Services Manager & GeoScientist
Oscar Bounds

Geo-Structural Services Manager
Dr. Thang Pham, PhD, P.E.

Facilities Specialist
Humberto Palma
NICET, CWI

Facilities Division Manager
Javier Solis

Director of Administration and Project Manager
Sergio Tovar

Facilities Project Manager
Robert Estrada

Graduate Engineers
Cronos Oros EIT
Mario Suarez EIT
Leticia Puentes
Raul A. Palma

Facilities
Specialists
Architects
Engineers
Scientists
Contractors

Accounts Administrative Staff
Receivables Administrative Staff
Dispatching and Logistics

Construction Materials Inspectors
Construction Materials Technicians
Material Testing Laboratory and Field Staff

Facilities Administration

Material Testing Specialist
Adolfo Vela

Material Testing Specialist
Adolfo Vela
Project Manager



OUR PROJECT TEAM



Andres Palma, P.E. (bilingual)
President
17 years with firm
Areas of Expertise:
Geotechnical Engineering &
Construction Materials Testing
Professional License: Registered
Professional Engineer,
17 years experience



Raul Palma, P.E. (bilingual) CGE
Geotechnical Engineer
Principal, 21 years with firm
Areas of Expertise:
Geotechnical Engineering &
Construction Materials Testing
Professional License: Registered
Professional Engineer, 38 years
Experience

Joel Warriner P.E. Sr. (bilingual)
Geotechnical Engineer
1 year with firm
Areas of Expertise: Construction
Materials Testing, Construction, Project
Inspection
Professional Licenses: Registered
40 year of experience, 8 years of
Experience in the Dallas-Fort Worth



Amos Emerson, P.E (bilingual)
Geotechnical Engineer
5 years with firm
Areas of Expertise:
Construction Materials Testing,
Geotechnical Engineering,
Construction, Project Inspection
Professional Licenses:
Engineer in Training License,
5 years experience



Juan Borjon, P.E. (bilingual
Director of Engineering
3 years with firm
Areas of Expertise:
Construction Materials Testing,
Geotechnical Engineering, Construction,
Project Inspection
Professional Licenses:
Registered Professional Engineer,
10 years experience, ACI



Dr. Thang Pham, Ph.D, P.E. Sr.
Geotechnical/CMT
Materials Engineer
2 years with firm
Areas of Expertise:
Geotechnical Engineering & Construction
Materials Testing
Professional Licenses: Registered
Professional Engineer, 20 years exp.

Sergio Tovar
Director of Operations & Finance
12 years with firm
Areas of Expertise: Pre-Construction
Documentation, Project Budget Analysis,
Technical Report Review, Project Billing
Professional Affiliations:
American Concrete Institute
• ACI Aggregate Testing Technician – Level I, ACI
Concrete Strength Testing Technician, ACI



Humberto Palma, NICET, CWI
(bilingual)
Materials Manager
21 years with firm
Areas of Expertise:
Construction Materials Testing, Steel
Construction and Welding
Professional Licenses: Certified Welding
Inspector, CWI, TxHMAC Level 1 A&B,
NICET, 21 years experience



Robert Estrada
Business Development
4 years with firm
Areas of Expertise:
Architectural Services Monitor expenditures,
Quality Control, Staff and Contractor
Coordination and Schedules
Professional Affiliations:
American Institute of Architects
Texas Society of Architects



ANDRES PALMA P.E.

PRESIDENT

Phone 956-702-8500

Email apalma@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute
Deep Foundation Institute

EDUCATION

Graduate of Edinburg High School, Edinburg, Texas – 2002
Bachelors of Science in Civil Engineering
University of Texas San Antonio, San Antonio–2006

WORK HISTORY

MEG Engineers, Texas
President, 2023
MEG Engineers, Texas
Managing Engineer, 2009-2022
Professional Service Industries, San Antonio, Texas
Staff Engineer, 2007-2009
MEG Engineers, Pharr, Texas
Engineering Staff, 2001-2006

REGISTRATIONS

Texas Board of Professional Engineers: Registration Number 115936 is Current

PROFILE

Mr. Palma serves as office manager of MEG's Pharr, Texas office. He has over 17 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the Texas. Geotechnical projects that Mr. Palma has been involved with including mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, parking garages, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement design projects that Mr. Palma has been involved with include highways, industrial parks, heavy-duty brick paving, freight centers and industrial applications.

As President, Mr. Palma's responsibilities include coordination of field personnel, communication with the client, generation of geotechnical engineering reports, evaluating laboratory soil testing, and scheduling and managing field personnel. Palma's responsibilities as a Construction Materials Engineer include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Jaime Escalante Middle School, PSJA ISD – Pharr
- La Joya ISD Stadium Improvements, La Joya ISD - La Joya
- 6 Story Student Dorms, University of Incarnate Word, San Antonio
- 9 Story Parking Garage, University of Incarnate Word San Antonio
- Edinburg CISD Stadium Improvements – Edinburg

HEAVY INDUSTRIAL

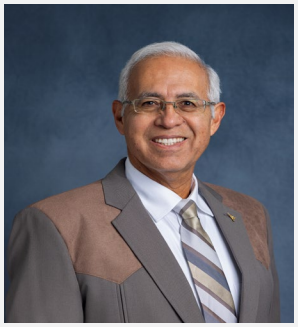
- Royal Technologies 320,000 sf – Mission
- Don Hugo Produce 270,000 sf – Edinburg
- Santana Textiles 500,000 sf combined Edinburg
- Loop Cold Storage Expansion – McAllen
- Brownsville Oil Storage Facility, Port of Brownsville, Brownsville

PAVEMENTS

- SH 365 Hidalgo County Regional Mobility Authority Hidalgo County
- IBTC Corridor Hidalgo County Regional Mobility Authority Hidalgo County,
- Pharr Produce District Industrial Subdivision City of Pharr – Pharr
- McIntyre Streetscape Brick Paving, City of Edinburg Edinburg
- FedEX Freight Facility – Harlingen
- North Edinburg Industrial Park – Edinburg

PUBLIC

- NAWSC Regional Water Treatment Plant, Weslaco
- City of Hidalgo WWTP Improvements – Hidalgo
- Hidalgo County Precinct No. 2 Office – Pharr
- San Antonio International Airport Parking Garage San Antonio
- Harlingen Water Works Elevated Water Storage Tank, Harlingen
- PSJA ISD Stadium Improvements – Pharr



RAUL PALMA P.E.

CHIEF GEOTECHNICAL ENGINEER

Phone 956-300-2500

Email rpalma@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
GEO Institute
American Concrete Institute

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
1978

Bachelors of Science in Civil Engineering
Princeton University, Princeton, New Jersey
1982, Cum Laude

WORK HISTORY

MEG Engineers, Austin, Texas
President / Chief Geotechnical Engineer
2001- Present

Texas Department of Transportation
Pharr, Texas
District Materials Engineer
1990-2001

Texas Department of Transportation
Pharr, Texas
Design Engineer
1983-1989

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 65656 is Current

PROFILE

Mr. Palma is a licensed Professional Engineer with over 43 years of experience in geotechnical engineering, construction materials testing, management, and engineering design of highways, streets, and utilities. Mr. Palma has directed and completed a wide variety of geotechnical projects throughout the Central Texas region. As Chief Geotechnical Engineer of the San Benito, Texas office he is responsible for overall operations management of the San Benito Office.

As geotechnical project manager, he is responsible for coordination and completion of geotechnical engineering projects. His experience includes subsurface explorations, laboratory testing, foundation investigation and design; slope stability assessments and remediation design, pre-load fill design; geotechnical plans and specifications preparation; and construction monitoring. Client relationships have included city and county agencies; engineering and architectural firms; municipal and utility districts, as well as private developers and constructors.

During Mr. Palma's employment with the Texas Department of Transportation (TxDOT), Mr. Palma gained an extensive background in the area of geotechnical and materials engineering serving as the District Materials Engineer for a centralized laboratory for TxDOT in the Pharr District located in Pharr, Texas. As the District Materials Engineer he was responsible for overseeing the testing and approval of materials for all construction projects in the Cameron, Hidalgo Starr, Zapata, Jim Hogg, Brooks, Willacy and Kennedy counties. At the end of his tenure with TxDOT, the Pharr District had a construction program of approximately $170 million dollars of construction per year. He oversaw all the geotechnical exploration and soil testing for all bridge and retaining wall structures in these same counties. Mr. Palma also served as the assistant to the State Concrete and Physical Testing Engineer at the Materials & Tests Division of TxDOT and during this period he gained extensive experience in concrete, concrete admixtures, reinforcing steel, and pre-stressed steel. Mr. Palma's extensive experience in the area of materials and geotechnical engineering gives our firm a unique ability to provide services of the highest professional caliber.

PROJECT EXPERIENCE – TEXAS

HIGHWAY AND BRIDGES

- US Highway 83 – FM 494 to Bus 83, Texas Department of Transportation – Mission, Texas
- US 83 Highway – FM 1426 to FM 493, Texas Department of Transportation – Alamo, Texas
- US Highway 83/77 Interchange, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83 – US 83 S. to LP 499, Texas Department of Transportation – Harlingen, Texas
- US Highway 77/83, Texas Department of Transportation – Brownsville, Texas

HEAVY INDUSTRIAL

- North Edinburg Industrial Park Phase 1, Edinburg EDC – Edinburg, Texas
- North Edinburg Industrial Park Phase 2, Edinburg EDC – Edinburg, Texas
- Pharr Produce District Subdivision Industrial Park, City of Pharr – Pharr, Texas
- Weslaco Industrial Park, Weslaco EDC – Weslaco, Texas
- IBTC Corridor, Hidalgo County Regional Mobility Authority – Hidalgo County, Texas

PUBLIC

- Edinburg Public Safety Building, City of Edinburg – Edinburg, Texas
- Daniel Sekula Memorial Library, City of Edinburg – Edinburg, Texas
- Pharr International Bridge Improvements, City of Pharr – Pharr, Texas
- Edinburg City Hall, City of Edinburg – Edinburg, Texas
- Hidalgo Wastewater Treatment Plant, City of Hidalgo – Hidalgo, Texas



JUAN M. BORJON P.E.

DIRECTOR OF ENGINEERING

Phone 956-702-8500
Email jborjon@megengineers.com

AFFILIATIONS

American Society of Civil Engineers
Construction Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Edinburg High School
Edinburg, Texas
2005
Bachelor of Science in Civil Engineering
University of Texas at Austin,
Austin
2009

WORK HISTORY

MEG Engineers, Texas
Director of Engineering, 2023
MEG Engineers, Pharr, Austin Texas
Materials Engineer/CMT Technical Manager, 2018-2022
Terracon Consultants, Pharr, Texas
Senior Staff Engineer, 2014-2018
Halff Associates, McAllen, Texas
Civil Engineer, 2012-2013
SWG Engineering, Weslaco, Texas
Project Engineer, 2010-2012

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 121570 is Current

PROFILE

Mr. Borjon serves as Director of Engineering of MEG's Pharr, Texas offices. He has over 13 years' experience in the engineering industry and vast knowledge in civil engineering and construction materials testing in the Texas area. Projects that Mr. Borjon has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Borjon has been involved with include highways, industrial parks, heavy duty concrete/asphalt paving, freight centers, and industrial applications.

Mr. Borjon's responsibilities as a Director of Engineering include coordination of field personnel, communication with the client, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field construction materials testing data, and scheduling and managing field personnel.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- Carmen Anaya Elementary School Paving Improvements, PSJA ISD – Pharr, Texas
- Bulldog Drive Improvements, McAllen ISD - McAllen, Texas
- Robert Vela High School Performing Arts Center – ECISD – Edinburg, Texas

PAVEMENTS

- Hidalgo County Regional Mobility Authority BSIF Connector – Hidalgo County, Texas
- Texas A&M University Kingsville Campus Pavements – Kleberg County, Texas

AIRPORT

- Valley International Airport Improvements – Harlingen, Texas
- McAllen International Airport Concrete Cores – McAllen, Texas

COMMERCIAL

- Love's Travel Stop – Donna, Texas
- Pharr Town Center – Pharr, Texas
- At Home Store – Pharr, Texas

PUBLIC

- McAllen NWWTP Pump Station Improvements – McAllen, Texas
- Hidalgo County County-Wide Mechanic Shop – Pharr, Texas
- SWSC Elevated Water Storage Tank – Mission, Texas
- McAllen ISD Homer J. Morris Middle School Paving Improvements – McAllen, Texas
- McAllen ISD Ben Milam Elementary School Pavilion – McAllen, Texas
- South Texas/UTRGV Medical Academic Building – Edinburg, Texas
- Chick-fil-A – McAllen, Edinburg, Pharr, Texas
- Raising Cane's – Edinburg, Weslaco, Pharr, Harlingen, Texas



AFFILIATIONS

American Society of Civil Engineers
Board Member
Associated General Contractors of America Committee member
Geo Institute
American Concrete Institute
Texas Society of Professional Engineers

EDUCATION

Graduate of Sharyland High School
Mission, Texas
2006
Bachelor of Science in Civil Engineering
University of Texas at Rio Grande Valley, Edinburg
2016

WORK HISTORY

MEG Engineers, Austin, Texas
Geotechnical Engineer P.E,
2017-present

Geotechnical Research Lead, 2013-2016

REGISTRATIONS

Texas Board of Professional Engineers:
Registration Number 58314 is Current

AMOS EMERSON P.E.

GEOTECHNICAL ENGINEER PE

Phone: 956-702-8500
Email: aemerson@megengineers.com

PROFILE

Mr. Emerson serves as Geotechnical Engineer PE of MEG's Pharr, Texas office. He has over 6 years' experience in the engineering industry and vast knowledge in geotechnical engineering and construction materials testing in the South Texas area. Projects that Mr. Emerson has been involved with include mixed-use developments, urban mid-rise buildings, educational facilities, airport facilities, commercial low-rise to mid-rise buildings, water and wastewater treatment facilities, elevated water towers, industrial facilities, multi-family developments, churches, residential subdivisions, and general retail centers. Pavement projects that Mr. Emerson has been involved with include highways, Municipal Roadways, industrial parks, heavy duty concrete/asphalt paving, freight centers, industrial applications.

Mr. Emerson's responsibilities as a Geotechnical Engineer EIT include coordination of field personnel, communication with the clients, generation of daily logs and weekly status reports, training of technicians, evaluating laboratory and field testing data, Performing and oversight of Advanced Testing, Managing Advanced Testing Lab Certifications, scheduling and managing field personnel, Report Generation, Proposal Estimations, Design Considerations, in-house IT Solutions, Technical Presentations, Research oriented projects, Geotechnical Research and development, Conducting and conception of in-house Marketing efforts, Intern training program, and Community Outreach.

PROJECT EXPERIENCE – TEXAS

EDUCATION

- La Grulla Elementary School Retaining Wall Reconstruction, La Grulla ISD – La Grulla, Texas
- W.A. Todd Jr. High School Additions and Pavement Design, Donna ISD - Donna, Texas
- Jubilee Charter School – Jubilee Academies– Harlingen, Texas

PAVEMENTS

- Military Highway 1601 TxDOT – McAllen, Texas
- Mercedes Roadway Improvements – Mercedes, Texas

AIRPORT

- Stinson Airport Hanger and Interior Pavement Design – San Antonio, Texas

COMMERCIAL

- Edinburg Splash Park – Edinburg, Texas
- City of San Juan Public Safety Building– San Juan, Texas

PUBLIC

- 2.5 MGD WWTP CITY OF ALAMO– Alamo, Texas
- Donna Drainage improvement – Donna, Texas
- La Villa Elevated Water Storage Tank – La Villa, Texas
- Salineno Ground Storage Tank – Salineno, Texas
- North System 12" Waterline Loop Project– Cameron County, Texas
- South Texas College Nursing & Allied Health Center – Mcallen, Texas

RESTAURANTS

- Smoking Moon – Pharr, Texas
- Fazoli's – McAllen, Texas
- Bar-B-Cutie – Harlingen, Texas

HEAVY INDUSTRIAL

- Mid Valley Industrial Park – Weslaco, Texas
- Warehouse Kingdom Condominiums – McAllen, Texas
- Malpica Cold Storage – Pharr, Texas



AFFILIATIONS

American Society of Civil Engineers
Geo Institute

EDUCATION

Doctor of Philosophy in Geotechnical Engineering, University of Colorado, Colorado – 2009
Masters of Science in Civil Engineering, National University of Civil Engineering, Vietnam – 2001
Bachelor of Science in Civil Engineering, National University of Civil Engineering, Vietnam – 1993

WORK HISTORY

MEG Engineers, Austin, Texas
Geotechnical Engineer, 2019-present
Vietnam Institute for Building Science and Technology (IBST) 2013-2016

REGISTRATIONS

Texas Board of Professional Engineers: Registration Number 131836 is Current

DR. THANG

PHAM, PH. D P.E.

GEOTECHNICAL ENGINEER

Phone 956-702-8500
Email tpham@megengineers.com

PROFESSIONAL EXPERIENCE

Dr. Pham serves as Geotechnical Engineer of MEG's Pharr, Texas office. He has over 21 years of experience in the engineering industry and vast knowledge in geotechnical engineering. Projects that Dr. Pham has been involved with include urban High-rise buildings, urban mid-rise buildings, commercial low-rise to mid-rise buildings, water and wastewater Pipelines, Advanced In-situ testing, Deep Foundation Design, Retaining Walls, and Braced Excavations/ Deep Excavations/ Tunnels.

Dr. Pham's responsibilities as a Geotechnical Engineer include geotechnical report generation and review, foundation design, review of lab and in-situ testing, and oversight of advanced in-situ.



PROJECT EXPERIENCE

URBAN HIGH-RISE BUILDINGS

- 30-40 story The hotel, office, trade center, education center, and apartment complex – Hanoi, Vietnam
- 40 story Ngan Binh high-rise buildings (Golden Hill-Alpha 4) - District 1, Ho Chi Minh City
- 25 story office building of Vietinbank Da Nang Hai Chau, Da Nang
- 20 story Office and Trade Center high-rise building Lang Ha, Hanoi
- 9 story Hanoi National University's office building, stadium, classroom, and student union – Hanoi, Vietnam

DEEP FOUNDATIONS

-in-situ pile load test and bearing capacity characteristics of steel piles with wings – Hanoi, Vietnam
-high-rise building of Vietinbank Da Nang – Hai Chau, Da Nang-Crashing House of Nghi Son Cement Plant – Thanh Hoa Province
-hyper-mega drilled shafts in Vietnam – Hanoi, Vietnam
-Control Building and Power Building at Thi Vai Liquified Natural Gas import terminal – Vung Tau Province, Vietnam

RETAINING WALLS

-Federal Highway Administration Composite behavior of geosynthetic-reinforced soil mass
Report No. FHWA-HRT-10-077

BRACED EXCAVATIONS/ DEEP EXCAVATIONS/ TUNNELS

-Lateral Movement measurements and minimizing damage of existing buildings due to construction of underground tunnel Phase 1 – Ho Chi Minh City
-Excavation and soil improvement under the wastewater pipes along the Quan Truong River – Nha Trang, Vietnam
-Design and Construction of Excavations in Complex Soil Condition – Ministry of Construction project
-Design of diaphragm walls of basements at Royal City: The hotel, office, trade center, education center, and apartment complex – Hanoi, Vietnam
-Technical Problems for underground construction projects in Urban Areas – Vietnam National Project

City of Weslaco

"The City on the Grow"

David Suarez, Mayor
Josh Pedraza, Mayor Pro-Tem, District 1
Leo Muñoz, Commissioner, At-Large
Greg Kerr, Commissioner, At-Large
Letty Lopez, Commissioner, District 2
Jose "JP" Rodriguez, Commissioner, District 3
Adrian Farias, Commissioner, District 4

Martin Garza, Interim City Manager

June 9, 2022

TO: Whom it may Concern

This is in reference to construction materials testing and geotechnical services performed for the City of Weslaco by MEG Engineers between the period of May of 2020 and May of 2022.

During this timeframe, MEG Engineers has met our expectations completing all work in a timely and professional manner. MEG has been very responsive to all our work requests and provided the services in timing and sequence with project expectations. As a matter of fact, due to the success of their work, the city has recently approved a one-year extension to their existing contract.

We are pleased to offer this letter of recommendation for their great work with the city.

If you have any questions or would like additional information concerning MEG's work with the City of Weslaco, please do not hesitate to contact me at (956)969-1533 or email me at aaldana@weslacotx.gov.

Sincerely,

Albert J. Aldana, P.E.
City Engineer

c: Mr. Martin Garza, Interim City Manager

BROWNSVILLE
PUBLIC UTILITIES BOARD

January 7, 2020

RE: Letter of Recommendation – Millennium Engineers Group, Inc.

To Whom It May Concern:

On behalf of the Brownsville Public Utilities Board (BPUB) Special Projects Department and Water/Wastewater Engineering Department, the BPUB submits this letter of recommendation for Millennium Engineers Group, Inc. (MEG).

MEG has assisted the Special Projects department and the Water/Wastewater Engineering Department with geotechnical reports and materials testing services for the past several years. They have been involved with numerous projects such as Wastewater Lift Stations Rehabilitation projects and the Odor Control Improvement project. MEG is also one of our on-call material testing laboratory for all subdivision construction materials testing.
Currently, MEG is performing all material testing for the BPUB Annex Building project, an approximate 70,000 sf building project development currently under construction.
Millennium Engineers Group continues to provide accurate results in a timely manner, with the utmost professionalism and within budget.

The BPUB will continue to engage Millennium Engineers Group on future projects and confidently recommend MEG for your geotechnical and materials testing needs.

Sincerely,

Marie C. Leal, P.E.

Marie C. Leal, P.E.
Director of Special Projects

CITY OF ALTON
TEXAS
509 S Alton Blvd. Alton, TX 78573 • Tel (956) 432-0760 • Fax (956) 432-0766 • www.alton-tx.gov

Salvador Vela
Mayor

Arturo Galvan Jr.
Mayor Pro Tem
Ricardo Garza
Commissioner
Richard Arevalo
Commissioner
Emilio Cantu, Jr.
Commissioner

Jeff Underwood
City Manager

June 13, 2022

Mr. Andres Palma, P.E.
Engineering Manager
Millennium Engineers Group, Inc,
5804 N. Gumwood
Pharr, TX 78577

Re: Letter of Recommendation

Dear Mr. Palma,

I would like to take this opportunity to express to you Alton's satisfaction and appreciation with the work product and professionalism exhibited by your company's employees since the outset of the engagement of your firm. The professionalism and dedication to their trade, your staff has shown, sets Millennium Engineers Group apart from the competition.

The City of Alton has enjoyed its relationship with MEG Engineers and looks forward to working with your company in the future.

If we may be of service to you in anyway, please do not hesitate to contact me at (956) 432-0760.

Sincerely,

Jeff Underwood,
City Manager

Dr. Armando O'caña, Mayor
Jessica Ortega, Mayor Pro Tem
Abiel Flores, Councilman

Ruben Plata, Councilman
Alberto Vela, Councilman
Randy Perez, City Manager

June 16, 2022

CITY OF MISSION

"Home of the Grapefruit"

To Whom It May Concern,

I am writing this letter of recommendation for MEG Engineers.

MEG has been under contract with the City of Mission for the last four years and has provided exceptional Lab services in numerous subdivisions and projects throughout the City. They have always exhibited with integrity, ethics, reliability and fairness. Despite any troubles that could arise at the time of construction, MEG would and will deliver the testing and results on time and with quality. I believe you would be very pleased with their work, attention to detail and customer service.

Should you have any questions, please feel free to contact me at (956) 585-3275.

Sincerely,

Juan Pablo Terrazas, P.E., CPM
Assistant City Manager/City Engineer City of Mission

City of Pharr Engineering Department
118 S. Cage Blvd. – 4th Floor, Pharr, Texas 78577
January 6th, 2020

To whom it may concern.

Re: Millennium Engineers Group, Inc.

Our City has contracted Millennium Engineers Group, Inc. to perform Construction Material Testing and Geotechnical Engineering On-Call Services for the past three years. Mr. Andres Palma and his firm are very professional and have an excellent service response. We are very satisfied with their work. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous project they have work on for the City of Pharr.

I would give Millennium Engineers Group, Inc. and his team my highest recommendation.

Sincerely,

Omar Anzaldua Jr., PE, CFM, PMP, CCM | City Engineer
City of Pharr
956-402-4000, ext 1414

June 10, 2022

Re: Letter of Recommendation

To Whom It May Concern:

Raul Palma is being nominated for Engineer of the Year. I have had the pleasure of knowing Raul for many years. He has impressed me with his exceptional leadership, spirit, and commitment to this profession. His professional character has excelled in his field of engineering and has given back to his community in countless volunteer efforts. I can attest not only to Raul's ability to explain and instruct, but also to his deep commitment to helping others.

Considering his extensive knowledge in engineering and achievements, he has been named the Engineer of the Year by the local Engineer's Chapter and I highly recommend his naming as Engineer of the Year.

Please feel free to contact me if you have any questions at (956) 572-3191.

Sincerely,

Patrick McNulty
Mayor
City of South Padre Island
4601 Padre Blvd.
South Padre Island, Texas 78597

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

January 9, 2023

To whom it may concern:

Melden & Hunt has contracted MEG Engineers to perform Construction Material Testing and Geotechnical Engineering Services for the past decade. Mr. Andres Palma, PE and his firm are very professional and have an excellent service response. We are very satisfied with their work and have recommended them on many occasions. They have a great attitude and carry out their project deliverables within budget and schedule. We were very pleased with the work his firm has done on the numerous projects they have work on in South Texas.

I would give MEG Engineers, Andres Palma, PE and his team my highest recommendation.

Mario A. Reyna, PE

Past Projects with the City of Edinburg

Sam Houston Public Service Building for a 19,400 sqft facility
Citrus Village Subdivision No. 2
Edinburg Stadium and Dawson Dr. Drainage Improvements
Santa Cruz Section 1 Phase I – IV
Sonador Subdivision
Union Square Apt.
Fire Station No. 5
City of Edinburg Auditorium Basement
24th Street Drainage Improvements
City of Edinburg Water Treatment Plant
Jackson Pointe Subdivision Sanitary Sewer Drainage Project McIntyre Streetscape and Drainage Improvements Edinburg City Hall Dustin Sekula Edinburg Library
Joe Ochoa Road
North Edinburg Industrial Park Phase 1 & 2.
Various Roadways, North Edinburg Industrial Park Phase 1 & 2.

Relevant Projects

City of Mission - Public Safety Building



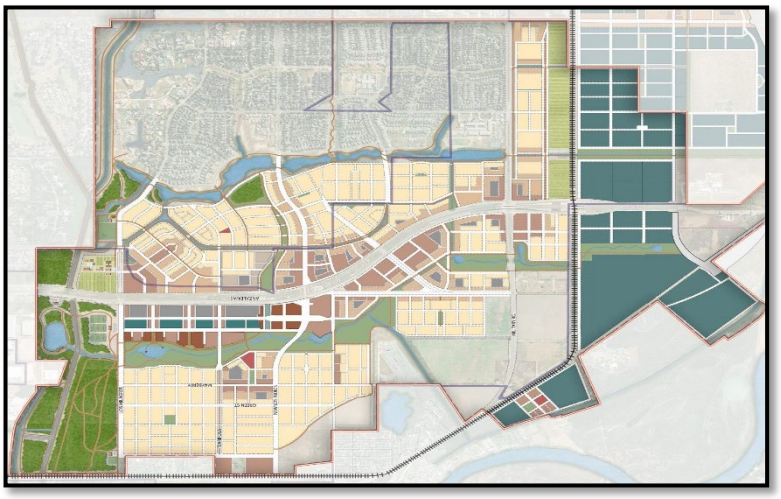
Construction of a new public service building development. It is also our understanding that the proposed public service building development will consist of a one (1) story structure. The site construction for the proposed structure is anticipated to be on a slab-on-grade or on-fill foundation provided expansive, soil-related movements will not impair the performance of the structure. The site also accommodates the construction of either a rigid or flexible pavement that will serve for light duty and/or heavy-duty traffic. Both flexible and rigid pavement types are viable and the selection on the type to be used will depend on the specific needs and criteria of project site

City of Edinburg – Downtown Parking Garage

Construction of a 3-level parking garage with an alternate to add a 4th level along with various add alternates to enhance the building including: first floor retail space over crawlspace; back of house receiving; elevator tower enhancements; thin-brick façade; parking guidance system; and retail restrooms. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



City of Mission - Los Milagros Pavement Recommendations



Performed Engineering and Construction Management and Administration of approximately 1.32 miles for the Pavement Rehabilitation Improvements by reclamation of existing asphaltic and sub-base and overlay of a new 2” asphaltic overlay of the residential streets within Los Milagros and Solera Subdivisions located in Mission, Texas.

City of Harlingen – Convention Center

New construction of a 25,000 SF standalone building consisting of five meeting rooms, reception/lobby, clinic, conference room, offices and support spaces.

Work included concrete, mansonry units, structural steel framing, modified bitumen roofing system, interior finishes, metal toilet compartments, appliances, wet fire sprinlker and standpipe system, MEP and other specified works.



City of Harlingen – Fire Station



Construction of a 10,234 SF fire station to include two bays, dorm rooms, training room, lobby, locker rooms, offices, fitness area, kitchen, vestibule, and other specified areas.

Work included concrete, cast stone masonry, structural steel framing, metal stairs, standing seam metal roof panels, metal wall panels, interior finishes, specialties, wet pipe sprinkler system, MEP, communications, fire alarm system, earthwork, and other specified works.

New Edinburg Arts, Culture & Events Center

13,500 s.f., ground-up foundation pad, two story Cultural Arts Center with Multi- Purpose events room, several conference rooms, exhibition spaces, multi-classroom settings for adults and children. Work will include site work, selective demolition, concrete, masonry, metals, wood & plastics, thermal & moisture protection, openings, finishes, specialties, stationary loading dock equipment, electric traction elevators, fire suppression, MEP, communications, fire alarm system, exterior improvements, and utilities.



INSURANCE COVERAGE & LEGAL

MEG does not have any key terms of our errors and omissions insurance coverage.

MEG maintains the insurance policies needed for this contract as for all additional contracts listed below.

2 million professional liability coverage
1 million commercial general liability coverage
1 million umbrella liability coverage

MEG is not debarred from doing business with any federal, state, or local agency.

MEG does not have any claims, judgments, and arbitration proceedings, suits pending or outstanding against itself or its officers

PROFESSIONAL SERVICES AGREEMENT

MEG has read and agrees with the Professional Services Agreement. MEG will meet the prerequisite insurance requirements, and, if selected, agrees to enter into such agreement.

Contact Information

Name: Andres Palma
Title: President
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Phone Number: 956-702-8500
Mobile Number: 956-492-5010
Email Address: apalma@megengineers.com

Name: Sergio Tovar
Title: Director of Operations and Finance
Address: 5804 N. Gumwood Ave., Pharr, TX 78577
Phone Number: 956-702-8500
Mobile Number: 956-821-8614
Email Address: stovar@megengineers.com

WHAT WE DO?

Our Services



Our services encompass all related services to the client including, but not limited to, the following:

- Conducting initial discussions with the Owner and Design team for specific project requirements, project schedule, design requirements, and any additional information that will be beneficial to the Owner.
- Conducting a review of local geology at the project location.
- Conducting field soil exploration and testing services.
- Conducting the geotechnical laboratory testing program to meet the project requirements.
- Discussion with the Owner and Design team prior to report preparation to include updated project changes, requirements, or additional geotechnical options.
- Prepare precise, innovative, cost-effective geotechnical engineering recommendations for all aspects of the project.
- Discussion after the geotechnical report submittal with the Owner and the Design team to support implementation of geotechnical recommendations that will be beneficial to the Owner.



MEG Engineers exceptional levels of service since 2001:

- Material Inspection
- Forensics
- Analysis
- Design
- Quality Assurance
- Consulting
- Contract Management
- In-Depth Studies
- Investigations

Construction Management services since 2020:

- Soil On-Site Observation and Testing
- Concrete On-Site Observation and Testing
- Asphalt On-Site Observation and Testing
- Masonry On-Site Observation and Testing





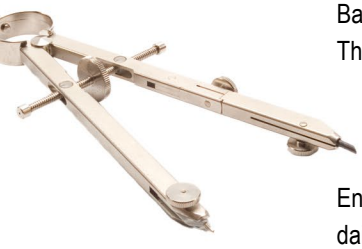
> **MEG Engineers are a knowledgeable, professional and dependable team that has met all of our complex construction project needs.**
> ***– Marie Leal, PE, Brownsville PUB***



WORKLOAD CAPACITY

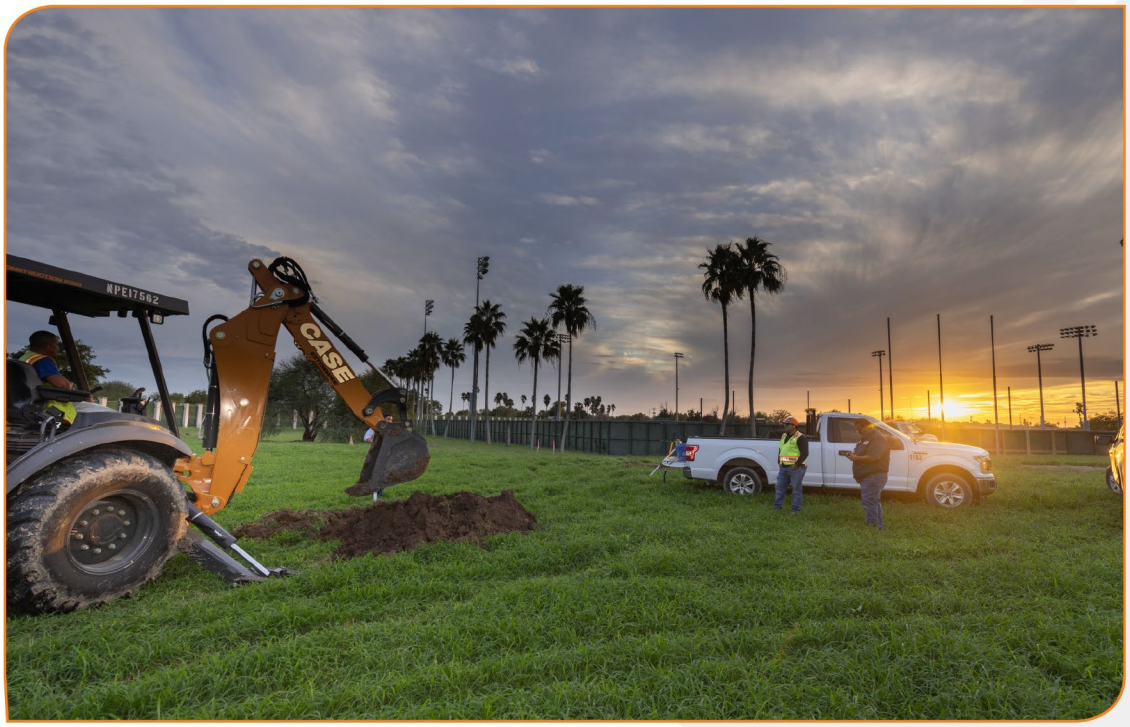
The scope of work to be performed under this contract is the scope of work that MEG performs daily for our clients in Texas. MEG has the necessary capacity to meet the needs of the City of Edinburg for Professional Services. MEG has the resources and experience to provide concurrent project construction services to an individual client for your detailed project scope of work. Our resources can be shifted for operations and our staff and inspectors are cross-trained for proper allocation of personnel for this specific reason.





Based on the current workload, resources, and staff of MEG it is estimated that current operations capacity is at 70%. There is currently no backlog with our testing Services. Our staffing plan is to never be above 85% capacity, so we are able to expedite services when needed to meet critical project schedules.

Based on current and future assignments, it is estimated that during the duration of the project Millennium Engineers Group, Inc. will be operating at 80% of capacity. Engineers, Staff, and Inspectors will be able to complete the daily anticipated project tasks for this project along with current projects tasks. MEG is proficient in completing daily project tasks and expediting the testing and inspection results to the project team for the projects benefit. The project team included in this submittal that will be allocated to this project will devote the necessary time to meet your schedule and often will be various percentages of their time based on your program needs. Inspectors that are assigned to this project will devote 100% of their time to this project when required and additional inspector resources will be available on an as needed basis for this project will be devoted 20% to 50% of their time for additional services as needed.



PROJECT MANAGEMENT AND COORDINATION STATEMENTS

MEG utilizes a Management System, which facilitates the management of both the Construction Material Testing (CMT) and Geotechnical Engineering Testing (GEO) Departments. The system consolidates all aspects of the business workflow, from proposal to the final invoice. It allows an organization the ability to set up clients/projects, schedule work orders (dispatch requests), report and distribute pertinent data to clients via email or website, employ management tools for lab and field testing, and prepare invoices for each project that could be exported to the organization's accounting system. The system also gives the organization's clients the ability to retrieve reports from the customized reporting website.





Our team makes recommendation on the course of action to the Client when issues of potential delays or increased costs arise during the project. Close communication and coordination between the contractor, third parties involved in the project and our team will be a priority by our team for a successful project. Our team operates as a representative of the City of Edinburg and oversees the day-to-day construction activities of the prime contract assigned. Our team has extensive experience in administering construction contracts and overall management. Our team has experience on multiple projects performing Construction Engineering, Inspection and Construction Materials Testing services for numerous clients in Texas. Our scope of services includes but not limited to:

- Construction Administration Procedures
- Field Reports
- Monthly Progress Reports
- Progress Photos
- Project Progress Meetings
- Schedule Review
- Change Order Review
- Quality Control
- Safety and Health
- Submittal/ Shop Drawing Control
- Payment Application Review

> Millennium Engineers has always provided great, professional, friendly service. I highly recommend them.
>
> *Ramiro Gutierrez, P.E., R. Gutierrez Engineering Corp.*

PROJECT MANAGEMENT AND COORDINATION STATEMENTS

Construction Engineering and Management: MEG ensures that the project is completed on time, and on budget and within scope. This will be accomplished through review and tracking of baseline schedules and monthly updates, monthly pay estimates, change orders, plan quantities and overall project costs. We provide timely processing of contractor submittals, shop drawings, and Request for Information (RFIs). We will also work with the Engineer of Record (EOR) as needed regarding RFI's, potential design changes, or plan errors and omissions. We conduct regular progress meetings to promote partnering between all parties. We conduct pre-construction meeting with the contractor, Client, and other stakeholders prior to the start of the project. During this meeting, an escalation ladder is established to provide guidelines for resolution of construction issues.



Construction Administration and Inspection: MEG performs all necessary inspection to verify work is completed in accordance with plans and specifications. Daily Work Reports (DWR's) or other required reports will be completed to document construction progress and inspection activities as well as quantities for payment. Our inspectors inspect all construction activities daily, determine daily need for construction materials testing of work in progress and materials in use, traffic control devices on a daily basis for compliance with Traffic Control Plan and TMUTCD. SW3P inspections as per environmental requirements performed in accordance with subject guidelines.

Construction Materials Testing: MEG performs construction materials testing on all required construction activities and materials to ensure compliance with project plans and specifications in accordance with the City of Edinburg guidelines for sampling and testing. If independent assurance testing is required coordination with the third-party testing agency is scheduled at appropriate schedules and frequency.

Document Control: MEG ensures that all project progress and financial reporting is completed in accordance with contract requirements. We log all project correspondence, submittals, change orders, RFI's, shop drawings, pay estimates, MOH, etc. We also verify that the contractor is complying with Disadvantaged Business Enterprise (DBE), Equal Employment Opportunity (EEO) and Buy America guidelines. All DWR's, pay sheets and material test reports are reviewed for accuracy before submittal.

Close Out Procedures: Thorough and accurate records is maintained throughout. We generate a project specific close out checklist. The checklist is distributed to all parties at the beginning to resolve all discrepancies. The checklist allows for a guide during both construction and close out phases. Another part of quality program includes formal audits conducted at 30%, 60%, and 90% of construction completed.

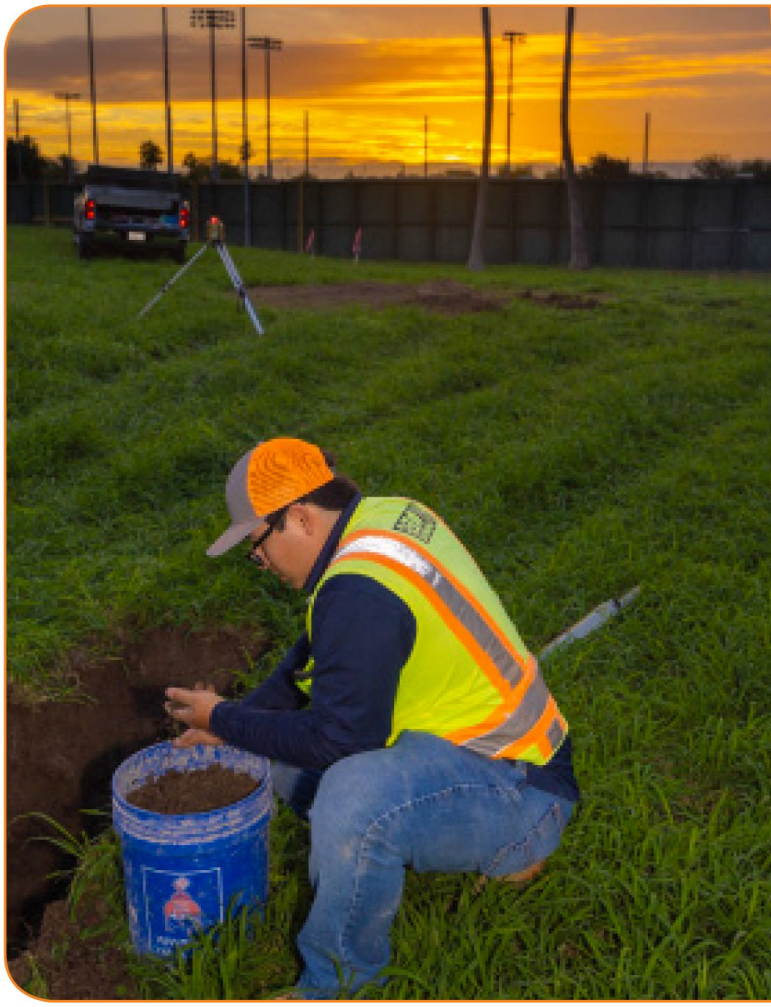
Another tool that we use is performing thorough constructability reviews during the pre-construction phase. We review approved plans, specifications, general notes, TCP phasing, baseline schedule, etc. to identify potential plan errors, quantity discrepancies, utility conflicts, or potential maintenance issues. All findings during the constructability review are provided to the City of Edinburg for review and further discussion.



PROJECT COMMITMENT

MEG is committed to your projects, program, goals, and timelines for project schedule. We will provide the essential staff, equipment, and resources to be available and responsive daily to the City of Edinburg's needs based on your scope of services. Our offices are equipped and trained to provide the level of service and responsiveness required by the City of Edinburg. MEG has extensive local resources and expertise to complete large project programs. The key personnel presented in this Statement of Qualifications are committed to the City of Edinburg projects and will be available throughout the life of the project.





Project Communication

Communication is the key to all successful projects. The management of the testing and inspection program for the project will begin with the introduction of the project team members. Upon notification of award, our engineers and staff will meet with members of the project team who have an active role in the project. This is a critical phase in to communicate project information, goals, timelines, or potential conflicts.

Review of Construction Schedule

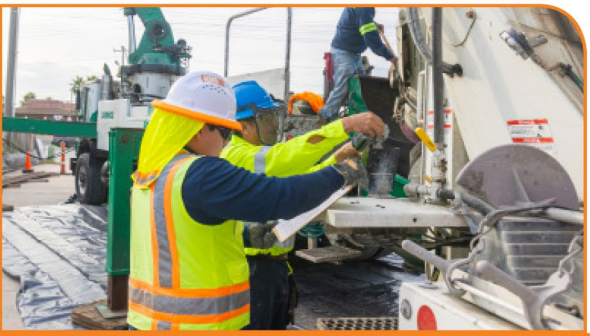
MEG will review the most up-to-date construction schedule by task after design documents are completed. The testing and inspection program can best support regulated testing and control final testing costs if we clearly understand the project testing requirements.

Construction Meetings

From the initiation of the project until the completion, we propose biweekly or monthly management meetings with the construction manager or his representative and other project team members. At these meetings it is necessary to review and discuss testing results, project progress, and project schedule.

Daily Communication

MEG on site representative will maintain daily communication with the contractor's superintendent, and the designated project team members in order to schedule the required services and to communicate inspection and test results. Our project manager will communicate the results of critical off-site testing and inspections to the designated project team representatives the same day testing is performed.



> MEG has been reliable and responsive to our testing needs. – Mr. Ariel Chávez II, PE/RPLS/ Director of Engineering Services

QUALITY ASSURANCE / QUALITY CONTROL

Internal Quality Management

Our firm follows a reporting structure that will best benefit our clients. Steps and processes are performed in every task of our services to give the client the best product possible. Our client first attitude, service approach, methodology of doing business, and internal quality control program allow us to continue providing services throughout the State of Texas building long term business relationships.

Reporting Structure

Reporting Structure starts within our management team. MEG is called for the requested services and to make the necessary arrangements to initiate the project. Our dispatcher will dispatch one of our highly trained technicians to the requested project site. At this point the technician will perform the requested task(s) and then complete his/her field-testing report. Field Testing reports are turned in daily and our project managers review the testing reports. The testing reports are then turned into our administrative staff and are typed for second review of the project managers. The reports are then reviewed and signed by the office engineer before they are sent to the client. The testing reports provided by MEG include all the necessary data that is often requested by the Owner and members of the design team.

Decision Making

Decision Making by MEG starts within our management team. The decisions made by our staff and key personnel come only after consulting with the principal engineer. Timing and scheduling are important factors of construction, and every decision made will consider the best interest of our client. Engineering Recommendations are only made by a Professional Engineer that is registered in the State of Texas.

Quality Control Plans

Quality Control is monitored by MEG in every aspect of our work. Our office maintains a quality control program that has been approved by the American Association of State Highway and Transportation Officials (AASHTO) and the State of Texas, Department of State Health Services Radiation Control Program. Quality control is monitored and documented by our (QA/QC) Manager and Radiation Safety Officer.

Reporting and Billing Quality Assurance

Quality assurance is maintained by MEG in every aspect of our administrative work. Our office maintains an internal quality control program that is used by our administrative staff to audit every process of our reporting and billing procedures. This quality assurance measure allows us to maintain the quality service that is essential to our client's business.

> "MEG provides excellent services in a timely and cost effective manner.– Mr. Alfonso Quintanilla, PE/RPLS/ Quintanilla, Headly, and Associates"





Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

MILLENNIUM ENGINEERS GROUP INC

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

Registration Number
F-3913

Expiration Date
7/31/2028

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1742996684300**
Approval Date: **September 28, 2023**
Scheduled Expiration Date: **September 28, 2027**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

Millennium Engineers Group Inc

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 28, 2023**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

South Central Texas Regional Certification Agency of Bexar County, Texas hereby duly affirms that:

Millennium Engineers Group, Inc. DBA Millennium Engineers Group, Inc

has successfully met the established requirements of SCTRCA's Business Enterprise Certification Program to be certified as a

*SBE MBE ESBE HABE

Certified NAICS Codes

NAICS 541330: CIVIL ENGINEERING SERVICES
NAICS 541370: LAND SURVEYING SERVICES
NAICS 541380: GEOTECHNICAL TESTING LABORATORIES OR SERVICES
NAICS 541990: ALL OTHER PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES

Melanie McCoy
Executive Director

Certification Number: 225086103
Effective Date: August 14, 2025
Expiration Date: August 31, 2027

Note: This certificate is the property of the South Central Texas Regional Certification Agency and may be revoked should the above named firm graduate from or fails to comply with SCTRCA's Business Enterprise Program. A Certification Renewal Application is required every two years.

Texas Department of Transportation

125 EAST 11TH STREET, AUSTIN, TEXAS 78701-2483 | 512.416.4700 | WWW.TXDOT.GOV

9/21/2023

Raul Palma
Millennium Engineers Group Inc
5804 N. Gumwood Street
Pharr, TX 78577

Re: Annual Update Affidavit (AUA)
Disadvantaged Business Enterprise (DBE)

Dear Raul Palma:

Upon review of the AUA and supporting documentation, TxDOT has determined that Millennium Engineers Group, Inc. continues to meet the eligibility requirements of the federal [DBE] program.

DBE certification does not expire, however, to remain certified it is incumbent on you to submit the AUA on or before your next certification anniversary date. A courtesy reminder will be sent from the Diversity Management System (DMS) in advance of the AUA due date.

Firms listed in the Texas Unified Certification Program (TUCP) directory located at https://txdot.txdotcms.com are currently certified DBE/ACDBEs. All DBEs certified pursuant to 49 CFR Part 26, are automatically certified in TxDOT's Small Business Enterprise (SBE) Program. TxDOT encourages you to utilize the TUCP directory as a marketing tool. In that respect you should periodically verify your firm's certification description and North American Industry Classification System (NAICS) code(s) closely describe the goods or services your firm provides.

Should your firm be awarded an opportunity to participate on a federally funded project, your firm must perform a commercially useful function (CUF). A DBE performs CUF when it is responsible for execution of the work of the contract and is carrying out its responsibilities by performing, managing, and supervising the work involved. To perform a CUF, the DBE must also be responsible, with respect to materials and supplies used on the contract, for negotiating price, determining quality and quantity, ordering the material, and installing (where applicable) and paying for the material itself.

For information on TxDOT's contracting and procurement opportunities visit https://www.txdot.gov.

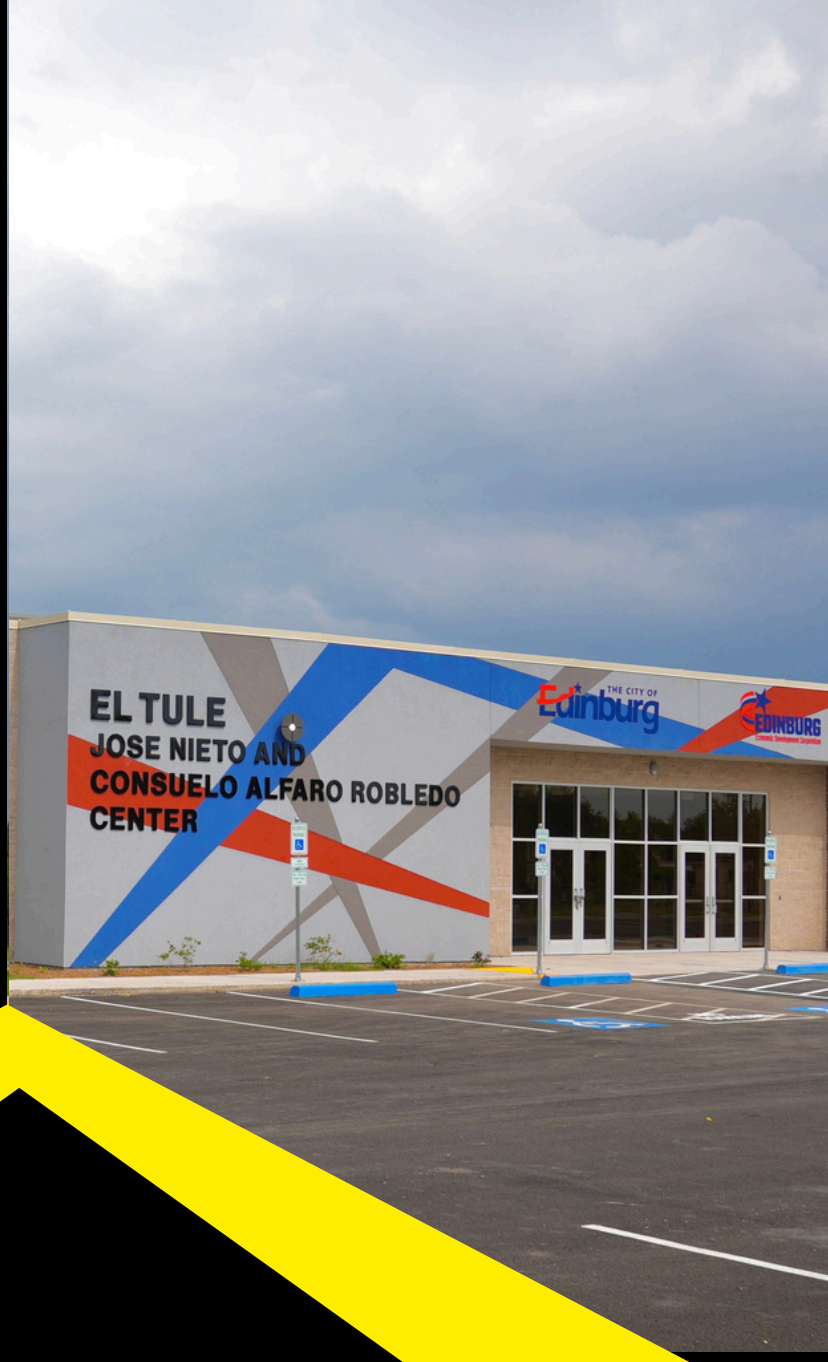
Sincerely,

Michael D. Bryant
Director
Civil Rights Division

Cc: Monique Pettaway

NM Contracting

JULY, 14TH 2026



City of Edinburg

RFQ /PROJECT MANAGMENT SERVICES

NM Contracting, LLC
2022 Orchid Avenue
McAllen, Texas

956.631.5667
nmcontracting.us

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July 14th, 2026
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Dear Mr. Mardoqueo Hinojosa

NM Contracting is pleased to submit our qualifications to serve as the Construction Manager for the proposed City of Edinburg project management services RFQ.

Founded in 1997, NM Contracting is a seasoned contractor with Construction Managment experience dedicated to delivering high-quality, cost- efficient public facilities across South Texas. With nearly three decades of experience, we have earned a reputation for excellence in managing complex civic, institutional, and educational projects from concept through completion—grounded in transparency, collaboration, and accountability.

Our team of project executives and managers has successfully completed projects for both educational and civic clients, including the delivery of multiple education and higher education facilities. These projects required a careful balance of technical expertise, stakeholder collaboration, and strict adherence to budget and schedule—all of which are central to this project's success. The strength of NM Contracting lies in our people. Our project management team, supported by skilled consultants and construction professionals, is directly engaged in preconstruction services and works side-by-side with owners and design teams from the earliest stages. By prioritizing constructability reviews, phased planning, and proactive value engineering, we safeguard the owner's budget while ensuring the project vision is realized.

NM Contracting is uniquely suited to deliver Construction Management services for this project because:
• Our senior staff and in house engineer provide extensive preconstruction planning and cost control expertise.
• Our project managers are experienced in delivering projects safely, under budget, and on schedule.
• We align with City of Edinburg vision to transform education in South Texas through innovation, professionalism, and collaboration.

As a firm rooted in the Rio Grande Valley for generations, we are deeply invested in the growth and success of this region. It would be an honor to contribute to a project that not only strengthens City of Edinburg's mission but also supports the purpose and reason for their existence.

Thank you for the opportunity to be considered.

Sincerely,

Noel Munoz, Jr.
President
NM Contracting, LLC

OUR TEAM

EXECUTIVE OVERSITE

Jerry Garcia, Senior Client Executive – Provides executive-level oversight and maintains direct communication with the Owner. He will ensure strategic alignment and client satisfaction.

PRECONSTRUCTION TEAM

- **Maria O. Scurry-Castillo, P.E., Senior Project Manager** as well as **Structural and Geotechnical Engineer Reviewer (GG4 Consulting, Inc)** – Serve as overall Pre-Construction Lead representing the City of Edinburg during design. Responsibilities are managing preconstruction services, controlling budget alignment with evolving design including value engineering options, identifying risk early, and coordinating the preparation of the eventual GMP. Will also serve as the QA/QC reviewer for Structural and Geotechnical scope.
- **Andrew Martinez, Administrative Project Manager** – Scheduling and Managing all Owner/Design Team meetings, issuing meeting notes and tasks to all meeting attendees, track schedules, ensure project deliverables per time lines and assist as project point of contact.
- **Omar Quintanilla, Project Cost Executive** – Supports budget, cost analysis, and life-cycle review, responsible for cost modeling, detailed scheduling, and budget forecasting.
- **Andrew Munoz – Leads development of the GMP,** solicits and evaluates subcontractor pricing, manages scope alignment and leveling, develops and updates the preconstruction schedule, identifies long-lead procurement items, conducts value engineering, manages cost models from SD through CD, prepares the formal GMP proposal.

CONSTRUCTION MANAGMENT TEAM

- **Maria O. Scurry-Castillo, P.E., Senior Project Manager (GG4 Consulting, LLC)** – Provides **Construction** leadership, ensuring continuity of management between phases.
- **Ismael Morales, Project Manager** – Acting as the primary day-to-day manager coordinating with all field staff.
- **Jesus Suarez, QAQC** – Ensuring compliance with QAQC and assisting in supervision.
- **Andrew Martinez, Project Engineer** – Supporting technical reviews, RFIs, submittals, and documentation.

SUPPORT SERVICES

- **Noel Muñoz, Principal / Safety Director** – Provides overall safety leadership and program-level guidance.
- **David Cramer, QAQC Manager** – Oversees quality control and compliance reviews across all project phases.

NM Contracting

ORGANIZATION CHART



Noel Munoz Jr.
PRESIDENT

ADMINISTRATION



Carolina Villareal
EXECUTIVE ADMINISTRATOR

Esmeralda Gonzalez
EXECUTIVE ASSISTANT

CONSTRUCTION TEAM



Jerry Garcia
VP OF OPERATIONS

Roberto Estrada
REGISTERED ARCHITECT

ACCOUNTING



Omar Quintanilla
VP OF FINANCE

ESTIMATING



Charles Anderson
SALES/ESTIMATOR



Andrew Munoz
SALES/ESTIMATOR

PROJECT MANAGEMENT TEAM



Maria Flores, PE
SENIOR PROJECT MANAGER

David Cramer
SENIOR PROJECT MANAGER

Melissa Champion
PROJECT MANAGER

Andrew M. Martinez
PROJECT MANAGER

Claudia Gonzalez
ASSISTANT PROJECT MANAGER

Ismael Morales
PROJECT MANAGER

Shane Linder
PROJECT MANAGER

Derrick Munoz
PROJECT MANAGER

Irvin Saucedo
ASSISTANT PROJECT MANAGER

Felix Flores
ASSISTANTPROJECT MANAGER

SUPERINTENDANTS



JESSE SUAREZ
GENERAL SUPERINTENDANT

Alfonso Callel

Charlie Trevino

David Blanco

Andres Rivera

Adan Castillio

Carlos Patino

Michael Lerma

Anthony Longoria

Jonathan Morales

Juan Alanis

Manuel Vela Castillo

Sergio Rios, Jr.

Tadeo Munoz

SAFETY OFFICER

Richard Garza

Associated General Contractors of America

HUB
Statewide Historically Underutilized Business Program



EDUCATION

- University of Texas Pan American
- Community College of the Air Force

OTHER KNOWLEDGE

- OSHA 30-Hour Safety Certification

YEARS OF EXPERIENCE

- 36 years

CONTACT

noel@nmcontracting.us

956-631-5667

NOEL MUNOZ JR.

PRESIDENT

ABOUT ME

As President of Construction with over 36 years of experience, Noel serves as a project executive leading large construction project and maintaining effective relationships with owners. Additionally, he's actively involved in project procurement and estimating. Noel has been an AGC member since 1999 and served a two-year term as Board President from 2019-2021. He's a U.S. Air Force Veteran and native Texan with deep roots in the Rio Grande Valley.

PROJECT EXPERIENCE

Project portfolio consists of warehouses, schools, financial institutions, restaurants, healthcare facilities, government agency buildings, and privately-owned commercial business structures. Managed construction projects of up to $40 million.

- **NM Contracting, LLC** - President | July 1997 - Present
- **Williamson Construction** - Project Manager | July 1998 May 2007
- **City of Mission** - Housing Specialist | April 1995 - July 1998
- **USAF Tinker Air Force Base** - Structural Specialist | February 1986 - April 1995

GERARDO GARCIA

VICE PRESIDENT OF OPERATIONS



EDUCATION

- Texas State Technical Institute

OTHER KNOWLEDGE

- OSHA 30 Safety Certification

CONTACT

jgarcia@nmcontracting.us

956-631-5667

NM Contracting

ABOUT ME

Jerry Garcia has been involved in the commercial construction industry for 39 years. He has over 28 years of experience in construction management, 4 years in the project management field, and 7 years as partner/principal as director of the construction administration department at ERO Architects. Jerry understands the high value of high-quality construction documents and has learned well how to effectively communicate and provide information related to projects in a timely manner. He has reviewed hundreds of construction documents and experientially learned what works from the owners, architects, and contractors' point of view. His experience covers public and private sectors such as public schools, banks, restaurants, hotels, medical, and federal government facilities. Jerry is very meticulous and diligent in regard to construction, and as the V.P. of Operations for NM Contracting, he will work closely with the design team to ensure a successful timely completion of the contracted construction projects.

PROJECT EXPERIENCE

- **NM Contracting, LLC - V.P. of Operations |** 2021 - Present
- **ERO Architects - Principal Partner |** 2013 - 2021
- **FELMAC Construction - Construction Administration, Manager |** 1999 - 2012
- **Rio Valley Construction, Inc. - Construction Manager |** 1985 - 1998



EDUCATION

- Bachelor of Science - Building Construction - Texas A&M University

YEARS OF EXPERIENCE

- 50+ Years

CONTACT

dcramer@nmcontracting.us

956-631-5667

NM Contracting

DAVID M. CRAMER

SENIOR PROJECT MANAGER

ABOUT ME

David is our most seasoned construction team member that has the overall responsibility to ensure each project is managed successfully and completed on time. He is also responsible for the timely submission of updated Project Schedules, submittals, and weekly meeting agendas. Other duties include, but are not limited to, review of project performance including scope, budget, schedule, costs, payment applications, shop drawings, field construction, and safety. He obtains all necessary permits and licenses. Prepare cost estimates and track financial status of projects. Organize and facilitate project steering/operate committee meetings. Evaluate project using foresight and good judgement to solve un foreseen issues.

PROJECT EXPERIENCE

- Ryder Truck Facility | $1.5M | Houston, Texas
- Mid-Rise Condominiums | $3.5M | South Padre Island, Texas
- Nueces County Courthouse | $15M | Corpus Christi, Texas
- Navy Hospital | $10M | Corpus Christi, Texas

PROFESSIONAL EXPERIENCE

- **NM Contracting, LLC. - Senior Project Manager** - March 2021 - Present
- **Wil-Con - Project Manager** - October 2015 - June 2020
- **Alamo Systems - Project Manager** - October 2014 - August 2015
- **D. Wilson Construction - Project Manager** - June 2013 - August 2014

ANDREW K. MUNOZ

ESTIMATOR



EDUCATION

- High School Diploma

OTHER KNOWLEDGE

- OSHA-30 Hour Safety Course

CONTACT

amunoz@nmcontracting.us

956-631-5667

ABOUT ME

17 years in experience in directing multiple projects to successful completion through effective management and team collaboration whole conforming to specifications and deadlines. Executes construction site logistics and control of project cost for quality and productivity. Continually strives to deliver quality service and high levels of client satisfaction through diligent attention to detail and continuous communication. Team management, multi-site management, quality control safety training, customer relations, personnel acquisition & training, budget & finances, and material cost estimation.

PROJECT EXPERIENCE

- Wells of Artesia | $26M | South Artesia, NM
- County Courthouse | $186M | Edinburg, Texas
- Nuestra Clinica Del Valle | $2.5M | Donna, Texas
- La Posada Apartments | $5M | Edinburg, Texas

PROFESSIONAL EXPERIENCE

- **NM Contracting, LLC** - Project Manager | September 2023 - Present
- **Westmoreland Builders** - Project Manager August 2022 - September 2023
- **Morganti Group** - Project Manager April 2020 - August 2022
- **NM Contracting, LLC** - Project Manager September 2013 - April 2020
- **NM Contracting, LLC.** - Site Foreman January 2006 - September 2013

ISMAEL MORALES
PROJECT MANAGER



EDUCATION

- Attended University of Texas Pan American

OTHER KNOWLEDGE

- CPR/Blood Pathogen Certified
- OSHA 10-Hour Safety Certification
- Superintendent Certification
- Microsfot PM Certification

CONTACT

imorales@nmcontracting.us

956-648-3812

NM Contracting

ABOUT ME

10 years of commercial construction experience between project management and as a superintendent. He is responsible for overseeing multiple construction projects and maintaining industry-leading quality standards. He is highly skilled in leading cross-functional teams, liaising with subcontractors and external agencies, and ensuring on-time completion of project milestones.

He excels in demanding environments and complex situations. Several of his responsibilities include reviewing plans, maintaining the project within budget, updating project schedules, ensuring site safety compliance, and organizing weekly meetings with all construction team members. He maintains close contact with clients, monitors construction and financial activities to ensure proper project completion.

PROJECT EXPERIENCE

- Mateo Beach House | $1.2 M | South Padre Island, Texas
- Bert Ogden Mazda | $4.1 M | Mission, Texas
- Hacienda Quick Lane | $1.8M | Edinburg, Texas
- Collision Center | $3.2 M | Edinburg, Texas
- Toyota Center | $9 M | Harlingen, Texas
- Sea Turtle | $7 M | South Padre Island, Texas
- Fire Station #8 | $5 M | McAllen, Texas
- Fire Training Facility | $5 M | McAllen, Texas
- San Juan Fire Station | $5 M | San Juan, Texas
- Austin Star Detonator | $1.5 M | Brownsville, Texas
- Sam’s Stadium | $4.5 M | Brownsville, Texas
- El Tule Rec Center | $5 M | Edinburg, Texas



MARIA SCURRY

ABOUT ME

Maria Scurry, PE, is an experienced project manager with 6 years of experience working as a Senior Project Manager at an Architecture office. During that time Maria gained the knowledge and experience in developing design documents and driving decisions in Architecture and Engineering. At the same time, maria also was the Structural Engineer of Record for many of her own projects. She also led a team of administrators in the construction administration process holding the contractor responsible for all responsibilities of construction through the process.

She has more than 20 years of practicing engineering project management. Ms. Scurry served as Texas Branch Manager for a worldwide Geotechnical Engineering company. Maria led numerous geotechnical studies and analysis for both shallow and deep foundations, retaining structures, slope stability and seepage, and pavement design and remediation. Maria's experience in Construction Materials Testing, includes special inspections of foundations, concrete, CMU and pre- and post-installed anchors utilizing applicable ICC ES and ASTM guidelines. As a structural element to be constructed of wood, concrete, CMU, and structural steel.

PROJECT EXPERIENCE

- Austin ISD - TA Brown Elementary School
- Hidalgo County - Hidalgo County Court House
- Hidalgo County - Biosafety Testing Lab
- San Del Rio CISD - Ceniza Hills Elementary School
- San Del Rio CISD - District Wide Renovations
- San Del Rio CISD - High School Master Plan
- San Del Rio CISD - Cody Wardlaw Gym Renovations
- San Del Rio CISD - RBB Magnet Elementary School at Laughlin AFB

EDUCATION

- Bachelor in Civil Engineering - University of Texas at Austin
- Masters in Civil Engineering - Texas A&M Kingsville (Ongoing)

OTHER KNOWLEDGE

- Experience in CMAR Projects
- Experience in Design Build Projects
- Experience in cost estimating

CONTACT

mflores@nmcontracting.us

956-631-5667

NM Contracting

MELISSA CHAMPION

PROJECT MANAGER



EDUCATION

- South Texas College - Drafting & Design

OTHER KNOWLEDGE

- Superintendent Course
- BIM Project Schedule Course
- OSHA 30-Hour Safety Certification

CONTACT

mchampion@nmcontracting.us

956-631-5667

NM Contracting

ABOUT ME

Melissa has 30 years of commercial construction experience in project management and is responsible for overseeing multiple construction projects. Several of her responsibilities include reviewing plans, maintaining the project within budget, updating project schedules, and organizing weekly meetings with all construction team members. She maintains close contact with clients, monitors construction and financial activities to ensure proper project completion.

PROJECT EXPERIENCE

- P.S.J.A ISD - S.F. Austin Middle School | $23.7M | Pharr, Texas
- Brooks County ISD Falfurrias High School Renovations | $9M | Falfurrias, Texas
- P.S.J.A ISD Henry Ford Elementary | $11M | Pharr, Texas
- Mission CISD Alton Elementary | $4M | Mission, Texas
- Edinburg Betty Harwell and Longoria Middle School | $40M | Edinburg, Texas
- Mercedes ISD North Elementary | $10M | Mercedes, Texas
- Cosmetology & Barber Shop| $2M| Rio Grande City, Texas
- Cano/Gonzalez Gym Renovations |$2M| Edinburg, Texas
- Nuestra Clinica Del Valle|$2.5M| Alton, Texas
- El Paraiso Health Clinic| $7M| Alton, Texas
- Hidalgo Head Start|$2.9M| McAllen, Texas
- HCDD1 M&O Building|$2.8M| McAllen, Texas
- Hidalgo Pct 1 Wellness|$6M| Weslaco,Texas
- Chapin Hike and Bike trail | $1.2M |Edinburg, Texas



EDUCATION

- South Texas College - Associate's in Science - Engineering
- University of Texas Rio Grande Valley - Bachelor's in Civil Engineering (Anticipated graduation - Spring 2026)

OTHER KNOWLEDGE

- Project management - TMAC - UTRGV

CONTACT

cgonzalez@nmcontracting.us

956-631-5667

NM Contracting

CLAUDIA GONZALEZ

ASSISTANT PROJECT MANAGER

ABOUT ME

2 years of experience in the commercial construction industry. Claudia works closely with the project manager supporting in planning, coordination, and execution of projects from inception to completion. Claudia tracks project progress and maintain up-to-date documentation, communicates effectively with stakeholders, vendors, and team members. Her key strengths are in attention to detail, team collaboration, problem-solving mindset, ability to multitask in a fast-paced environment, and strong analytical and reporting skills.

PROJECT EXPERIENCE

- City of Primera Municipal Complex | $11M | Primera, Texas
- Rally Credit Union | $2.5 M |Alamo, Texas
- Rally Credit Union - Northgate Expansion | $500K | McAllen, Texas
- Roma Gym & Multipurpose Center | $24M | Roma, Texas
- Roma Transportation | $3.7M | Roma, Texas
- Donna A.P Solis | $18M | Donna, Texas



ANDREW M. MARTINEZ

ASSISTANT PROJECT MANAGER

ABOUT ME

3 years of experience in the commercial construction industry, Andrew is organized and proactive, maintaining project momentum through clear agendas, task tracking, and real time follow-ups. He is detailed oriented and analytical reporting to guide decision making. Andrew works closely with the project manager in expediting day to day construction and administrative documentation.

PROJECT EXPERIENCE

- Cosmetology & Barber Shop| $2M| Rio Grande City, Tx
- Cano/Gonzalez Gym Renovations |$2M|Edinburg, Tx
- Nuestra Clinica Del Valle|$2.5M|Alton, Tx
- El Paraiso Health Clinic| $7M|Alton, Tx
- Hidalgo Head Start|$2.9M|McAllen, Tx
- HCDD1 M&O Building|$2.8M|McAllen, Tx
- Hidalgo Pct 1 Wellness|$6M|Weslaco,Tx

PROFESSIONAL EXPERIENCE

- **NM Contracting, LLC** - Assistant Project Manager
  October 2022 - Present
- **Home Depot** - Lumber Department
  August 2021 - September 2022

EDUCATION

- UTRGV – Bachelor's Degree in Environmental Science
- High- School Diploma

OTHER KNOWLEDGE

- Superintendent Course
- BIM Project Schedule Course
- Safety Training AGC

CONTACT

amartinez@nmcontracting.us

956-631-5667

NM Contracting

ABILITY TO MEET PROJECT SCHEDULES



NM Contracting's unique approach to maintaining the original established project schedule is rooted in proactive planning, continuous schedule monitoring, and direct accountability among all project stakeholders. Our team does not view the project schedule as a static document prepared at the beginning of a project. Instead, we utilize it as an active management tool to identify risks, track critical milestones, and address potential delays before they impact the overall completion date.

At the onset of each project, NM Contracting conducts a comprehensive review of the established program schedule, design milestones, soft cost and hard cost budgets, procurement requirements, permitting activities, and construction sequencing. We work collaboratively with the City of Edinburg, design consultants, contractors, and other project stakeholders to confirm that key milestone dates are clearly defined, responsibilities are assigned, and schedule dependencies are understood by all parties. This early schedule validation allows our team to identify potential conflicts, long-lead procurement concerns, permitting constraints, and decision points that may affect the critical path.

NM Contracting also maintains active project tracking logs to clearly identify outstanding action items, responsible parties, required response dates, and potential schedule impacts. Items affecting critical project milestones are prioritized and communicated directly to the appropriate stakeholder. Through regular coordination meetings and follow-up, our team ensures that unresolved issues remain visible and are elevated when necessary to prevent unnecessary delays. When schedule slippage is identified, we require the responsible party to provide a clear recovery strategy and work collaboratively to evaluate opportunities for resequencing activities, increasing resources, accelerating procurement, or performing concurrent work where practical.

During construction, NM Contracting compares actual project progress against the approved baseline schedule and evaluates upcoming critical activities. Our project management team maintains consistent communication with the contractor's on-site personnel and reviews manpower, sequencing, material availability, and unresolved project issues that could affect upcoming work. By maintaining detailed schedule oversight, clearly documenting responsibilities, and consistently following up on outstanding items, our team provides the City of Edinburg with a proactive project management process designed to protect the original established schedule

NM Contracting understands that projects are rarely delayed by a single event; schedule impacts often result from unresolved decisions, missed interim deadlines, or small issues that accumulate over time. Our hands-on management approach and extensive experience coordinating complex public projects enable our team to maintain aggressive schedules while safeguarding project quality and advancing the City's objectives. We are committed to providing the City with clear, timely communication and practical solutions throughout every phase of the project. By proactively identifying schedule risks, implementing corrective actions promptly, and maintaining close oversight of project activities, we help ensure that challenges are addressed early and that each project remains on track for successful and timely completion

STABILITY AND REFERENCES



NM Contracting confirms our full ability to provide Payment and Performance Bonds up to $20,000,000, backed by reputable surety partners, and to meet all insurance requirements outlined in the project's insurance specifications. We carry, at a minimum, the coverages required for this project, including:

- **Workers' Compensation** – Statutory limits
- **Employer's Liability** – $500,000 each accident; $500,000 disease each employee; $500,000 policy limit
- **Commercial General Liability** – $1,000,000 each occurrence; $2,000,000 general aggregate; $2,000,000 products/completed operations aggregate; $1,000,000 personal & advertising injury; $50,000 fire damage; $10,000 medical expense
- **Automobile Liability** – $1,000,000 combined single limit for all owned, hired, and non-owned vehicles
- **Umbrella (Excess) Liability** – $4,000,000 each occurrence/aggregate
- All additional insured endorsements, per-project aggregate endorsements, and subcontractor insurance requirements as outlined in the Owner's insurance specifications.

NM Contracting also confirms that we will ensure all subcontractors carry the same types and amounts of insurance required by the Owner—except where the contract value exemption applies—and will provide certificates and endorsements prior to the start of any work. Our bonding and insurance programs are fully active, in good standing, and capable of supporting this project's requirements without qualification.

COKINOS
BOND AGENCY

July 14th, 2026

To Whom It May Concern:

It is our understanding that our valued client, NM Contracting LLC, Inc. is being considered to act as Contractor for your project.

NM Contracting LLC is one of our most valued surety clients. We consider the Company to be properly equipped, capably staffed, and well financed. It is the privilege of Arch Insurance Company to extend and/or support Suretyship to this Company on single contracts up to $50,000,000 and contracts aggregating in excess of $150,000,000. At no time has there ever been a problem while they have demonstrated the ability to perform sizeable and difficult projects. In addition, we feel management is of the utmost integrity and willingly deal in good faith.

Subject to the usual underwriting review of contract details at the time bonds are requested, we anticipate no problem in being able to continue to assist in providing for the surety needs of NM Contracting LLC in whatever instances they might require. This letter is not an assumption of liability and is issued only as a reference request from our client.

We look forward to being called upon whenever it is felt we can be of service. Arch Insurance Company is rated A+ (Superior) with a Financial Size Category of XV (Greater than or Equal to USD 2.00 Billion) from A.M.

Sincerely,

Cokinos Bond Agency, LLC

Kyle Cokinos
President

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Agents Alliance Services, Ltd 6924 Meadow Creek Rd. North Richland Hill TX 76182	**CONTACT NAME:** Tobin Tucker **PHONE (A/C, No, Ext):** (817)233-5326 **FAX (A/C, No):** **E-MAIL ADDRESS:** tobin@tuckerinsuranceservices.com
INSURED 10 &RQWUDFWLQJ //& 2022 2UFKDUG $YHQXH 0F$OOHQ TX 50	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** 3DUWQHU5(,QVXUDQFH VROXWLRQV RI %HUPXGD / 02562 **INSURER B :** 7H[DV 0XWXDO / 23 50 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** CL24103199809 **REVISION NUMBER:**

THISISTO CERTIFY THAT THE POLICIESOFINSURANCELISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICYPERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☒ OTHER:Contractual Liability	<	<	9&3202 60 02	06/0 /2025	06/0 /2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OPAGG Cont. on Overflow Page	$ 1,000,000 $ 00,000 $ 5 000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED ☐ HIRED AUTOS ONLY ☐ AUTOS ONLY						COMBINEDSINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) Broadened Pollution	$ $ $ $ $
$	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $	<	<	9&3202 60 02	06/0 /2025	06/0 /2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5 000,000 $
%	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y / N: 1 If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	<	0002 5	06/0 /2025	06/0 /2026	☐ STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$,000,000 $,000,000 $,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured in favor ofCertificate Holderapplies toallpolicies exceptWorkersCompensation when required by written contract. General Liability policy includes primary and non-contributory terms as required by written contract. Waiver of Subrogation in favor of Certificate Holder applies to all policies when required by written contract. Umbrella policy is follow form to GL, Auto and Employers Liability policies. Thirty (30) days' notice of cancellation applies on all policies when required by written contract.

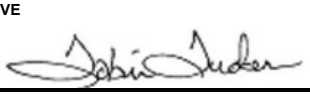
CERTIFICATE HOLDER

Sample

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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FINANCIAL STABILITY

NM Contracting has experienced steady and sustainable growth, reflecting our expanding client base, increased project volume, and strategic investments in staffing, technology, and operational infrastructure. Our bonding capacity, current backlog, and liquidity ratios confirm that NM Contracting is well positioned to undertake projects of this scale while continuing to support our existing clients.

The accompanying workload charts illustrate a balanced distribution of current and projected projects, ensuring that we maintain appropriate staffing levels and management oversight across all active work. This analysis demonstrates our ability to accommodate the anticipated demands of this project without compromising performance on other commitments. Our internal resource planning model allows us to scale supervisory, field, and administrative teams as needed to support project fluctuations throughout the year. If any anomalies or deviations appear within the financial or workload charts NM Contracting has provided explanations for these changes within the chart annotations to ensure full transparency. Overall, NM Contracting's financial strength, bonding capacity, and historical performance confirm our ability to manage this project successfully while supporting the firm's projected growth. Our long-term trajectory reflects responsible expansion, disciplined financial management, and a strategic approach to workload balancing—all of which underscore our capability to deliver this project with confidence.

NM Contracting

Financial / Workload Analysis Chart 2022 - 2025

Year	Revenue	Number of Projects Completed	Number of Projects in Progress	Number of Employees
2022	$20,395,719	38	16	22
2023	$43,934,173	13	26	30
2024	$52,101,694	30	22	35
2025	$61,189,903 (Esimated)	19	25	35

CONSTRUCTION EXPERIENCE



EL TULE RECREATION CENTER

Project Owner	City of Edinburg
Project Architects	Milnet Architects
Project Description	New Recreational Building
Contract Amount	$4,997,600
Completion Date	October 2023





CHAPIN HIKE AND BIKE TRAIL

Project Owner	City of Edinburg
Project Architects	Melden and Hunt INC
Project Description	New Hike and Bike park
Contract Amount	$1,208,280
Completion Date	October 2022





EDINBURG LA POSADA APARTMENTS

Project Owner	Edinburg Housing Authority
Project Architects	Milnet Architects
Project Description	New Apartment Complex
Contract Amount	$5,000,000
Completion Date	October 2024





CITY OF McALLEN

JAVIER VILLALOBOS, Mayor
VICTOR "SEBY" HADDAD, Mayor Pro Tem & Commissioner District 5
TONY AGUIRRE JR., Commissioner District 1
JOAQUIN "J.J." ZAMORA, Commissioner District 2
ROLANDO "ROLLY" RIOS, Commissioner District 3
RODOLFO "RUDY" CASTILLO, Commissioner District 4
PEPE CABEZA DE VACA, Commissioner District 6

ISAAC J. TAWIL, City Manager

July 29, 2025

To Whom It May Concern:

It is with great confidence that I provide this letter of recommendation for NM Contracting LLC based on their successful completion of two recent City projects: McAllen Fire Station #8 and the McAllen Fire Training Facility.

NM Contracting LLC has consistently demonstrated a high level of professionalism, construction expertise, and responsiveness throughout both projects. Their team worked closely with City staff, design professionals, and third-party consultants to ensure the work was completed according to specifications, within the required timeframes, and with a strong commitment to quality and safety.

Their proactive communication and willingness to coordinate across departments played a significant role in the overall success of each facility. Both projects were completed with minimal disruptions, and any field issues were addressed swiftly and effectively.

Given our experience, I would gladly consider NM Contracting LLC for future construction opportunities and highly recommends them to any agency or entity seeking a dependable and capable contractor.

If additional information is needed, please feel free to contact me at (956) 681-1151.

Sincerely,
City of McAllen

Eduardo Mendoza, PE, City Engineer

Tirso Garza, Fire Chief
Carlos Alaniz, Assistant Chief
Sandra Guajardo, Administrative Assistant

September 18, 2024

To Whom It May Concern,

I am writing to recommend NM Construction Company services with any prospective clients. I have had the pleasure of working directly with their staff on our current project for the City of San Juan Fire Station #1. The scope of work for this project was a completely new construction from the ground up for future occupancy of fire administration and fire suppression personnel.

NM Construction has illustrated their attention to detail, quality and safety on a number of occasions. It is the policy of the company to strive for the highest safety standards. Working safely requires a serious commitment by everyone within the organization including their subcontractors. NM Construction Company has met and exceeded our safety and code compliance.

Scheduling within the construction industry is typically a task in itself, and NM Construction has been able to effectively meet project schedule requirements. Their project superintendent on site has been able to quickly adapt to schedule changes from subcontractors in order to keep his schedule on time and aligned with the overall project schedule. In addition, NM Construction Company has been exceptionally accommodating when dealing with unforeseen change orders.

Please consider NM Construction Company for your construction service needs. I highly recommend them and look forward to working with them on any other future City of San Juan projects.

Sincerely,

Tirso Garza, Fire Chief

Fire Station No. 1 – 707 S. Nebraska Avenue, San Juan, Texas 78589
Fire Station No. 2 - 2301 N. Raul Longoria, San Juan, TX 78589
• Phone: (956)223-2470 • Fax: (956)783-3441

RE: Letter of Reference for NM Contracting, LLC

To Whom It May Concern:

It is our pleasure to provide this letter of reference for NM Contracting, LLC. Milnet Architect had the opportunity to work with NM Contracting on the El Tule Recreation Center, a new recreation center constructed for the City of Edinburg with an approximate project value of $5,000,000.00

Throughout the project, NM Contracting demonstrated professionalism, responsiveness, and a strong commitment to the successful completion of the project. Their team worked collaboratively with the City of Edinburg, our design team, and project stakeholders to maintain clear communication, address project needs, and coordinate construction activities effectively.

NM Contracting's team was proactive in identifying and resolving project challenges and remained engaged throughout the construction process. Their ability to coordinate with the architect, consultants, subcontractors, and Owner contributed to the overall progress and successful delivery of the project.

Based on our experience working with NM Contracting, we consider them a capable and dependable construction and project management partner. Their familiarity with municipal projects and experience working with the City of Edinburg provide them with valuable insight into the coordination, communication, and accountability required for public projects.

Milnet Architect is pleased to recommend NM Contracting, LLC and believes their team possesses the experience and professionalism necessary to successfully provide project management services for the City of Edinburg.

Should you have any questions regarding our experience working with NM Contracting, LLC, please feel free to contact our office.

Sincerely,



Rudy Molina, AIA
Milnet Architectural Services, PLLC
608 S. 12th Street
McAllen, TX 78501
P: 956.688.5656
www.Milnet-ArchServices.com

STATEMENT OF QUALIFICATIONS

for

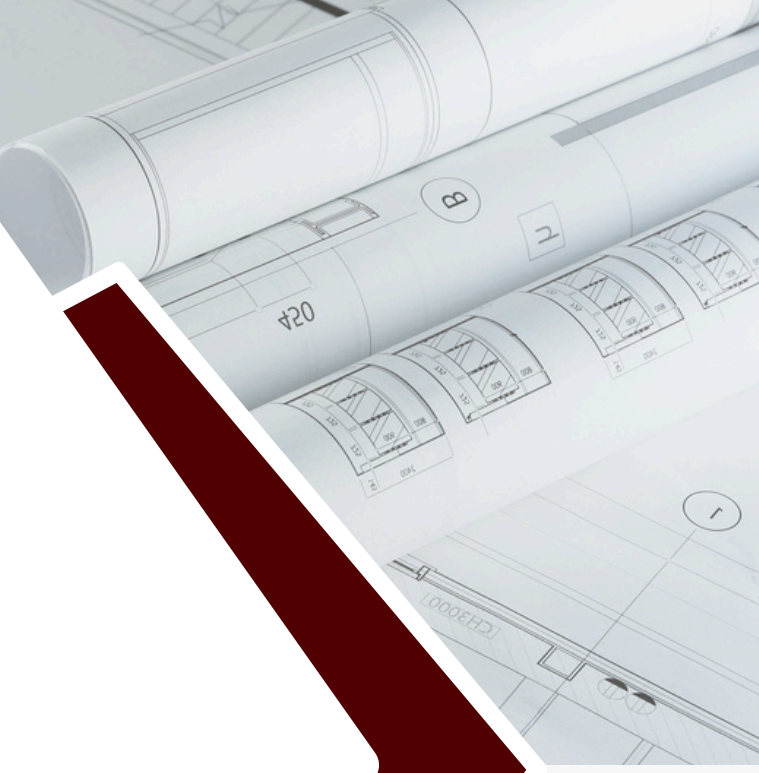
CITY OF EDINBURG

REQUEST FOR QUALIFICATIONS FOR

PROJECT MANAGEMENT SERVICES

RFQ Number: 2026-8

DEADLINE DATE:
JULY 14, 2026
AT 3:00 PM





Prepared By:

RIO DELTA ENGINEERING

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS ENGINEERING FIRM # F-7628 • TEXAS SURVEYING FIRM #10194027

CIVIL ENGINEERING | LAND SURVEYING | PROJECT MANAGEMENT | LAND DEVELOPMENT

921 S. 10TH AVE.
EDINBURG, TX 78539
PH: (956) 380-5152
FAX: (956) 380-508

117 RIO VISTA BOULEVARD
RIO GRANDE CITY, TX 78582
PH: (956) 263-1041
FAX: (956) 263-1112

www.riodeltaengineering.com

SERVING THE RIO GRANDE VALLEY SINCE 2004

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SECTION I. Firm Response- Understanding the Project

July 14, 2026

Mardoqueo Hinojosa, P.E.
Engineering Director / City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539

Re: RFQ 2026-8 – Request for Qualifications – Project Management Services

Rio Delta Engineering is pleased to submit our Statement of Qualifications in response to RFQ 2026-8 – Project Management Services. We appreciate the opportunity to be considered for inclusion on the City of Edinburg's rotation list of qualified firms and look forward to continuing our longstanding partnership with the city.

Our main office is located at 921 S. 10th Avenue, Edinburg, Texas 78539. As a locally owned and operated engineering and surveying firm, Rio Delta Engineering is uniquely positioned to provide responsive, efficient, and comprehensive project management services for the City's capital improvement projects. Our local presence allows us to maintain close communication with City staff, quickly respond to project needs, and provide the level of service and accessibility that contributes to successful project delivery.

Rio Delta Engineering has extensive experience providing project management and engineering support services for municipal infrastructure projects throughout the Rio Grande Valley, including numerous assignments for the City of Edinburg. Our team has successfully managed projects from initial planning through design, permitting, bidding, construction, and project closeout while coordinating with City departments, utility providers, regulatory agencies, contractors, and other stakeholders.

Our project management approach emphasizes proactive communication, accountability, schedule management, budget control, quality assurance, and timely decision-making. We understand the importance of keeping projects moving efficiently while minimizing risks, addressing challenges promptly, and ensuring compliance with all applicable local, state, and federal requirements. Our experienced professionals are committed to providing the City with dependable leadership and technical expertise throughout every phase of project implementation.

In addition to project management, Rio Delta Engineering offers a full range of in-house professional services including civil engineering, construction administration, construction observation, utility coordination, cost estimating, permitting assistance, land and topographic surveying, drainage analysis, and related technical support. These resources allow us to effectively manage projects of varying size and complexity while providing the City with a single, responsive point of contact.

At Rio Delta Engineering, we view every project as a partnership built on trust, communication, and exceptional client service. Our goal is to serve as an extension of the City's Engineering Department by delivering practical solutions, maintaining transparency throughout the project lifecycle, and consistently meeting project objectives on schedule and within budget.

We sincerely appreciate your consideration of our qualifications and welcome the opportunity to continue serving the City of Edinburg. Should you have any questions regarding our Statement of Qualifications or require additional information, please do not hesitate to contact me at (956) 380-5152, by cell at (956) 263-0934, or by email at ivan@riodeltaengineering.com

Sincerely,

Ivan Garcia, P.E., RPLS, C.F.M.
Principal
Rio Delta Engineering

SECTION II: Firm Information

a. Firm History:

Firm Name:

Gilbert J Guerra Engineering, LLC dba Rio Delta Engineering
Texas Engineering Firm #F-7628 • Texas Surveying Firm #10194027
Legal Business Description: Limited Liability Company

Address:

Main Office
921 S. 10th Ave.
Edinburg, Tx 78539
Ph: (956) 380-5152
Fax: (956) 380-5083

Branch Office #1
117 Rio Vista Boulevard
Rio Grande City, TX 78582
Ph: (956) 263-1041
Fax: (956) 263-1112

Submittal for: Main Office

Rio Delta Engineering is an engineering firm offering civil engineering, project management, land development, construction administration, and surveying services in the Lower Rio Grande Valley and South Texas. Our staff has a variety of background experiences ranging from structural adhesives sales to general contracting and oilfield fracking. This varied experience, coupled with our education in Agricultural and Civil Engineering, allows us to apply common sense and a practical approach to our civil engineering services. We've all heard a contractor say" Sure, everything fits fine on paper, but…" when they encounter a design issue that just doesn't work as well in the ground as it does on the plan. At Rio Delta Engineering, our objective is to deliver a civil engineering project to our client that is practical, cost effective, and buildable within the allotted budget and time frame. Our experience on both sides of the project "table" allows us to communicate clearly to everyone involved with a project the objectives of our plans and designs, from the contractor to the system operator, to the Board or Council member, and on up to the funding agencies.

Names, Position, Phone and Fax Numbers of Contact Person:

Depending on the locality of the project, the local office has taken the lead on the project. In this instance, the Edinburg office managed by Ivan Garcia, P.E., R.P.L.S., would be the Lead Project Manager on any projects. Ivan would provide project management,engineering coordination, and construction administration. Ivan would also be primarily responsible for on-site inspections and would be the direct contact with the Owner.

Office Number: (956) 380-5152
Mobile Number: (956) 263-0934
Fax Number: (956) 380-5083
E-mail: ivan@riodeltaengineering.com

At Rio Delta Engineering, our objective is to provide quality engineering and surveying services to our client in a timely, professional manner. Our experience in working with a variety of clients, including private developers, municipalities, county agencies, and state agencies has shown us that listening to

the client and understanding his needs is the most important step in the completion of a successful project. To this end, we make it a practice to establish clear and open channels of communication with our clients.

Our firm has completed a variety of different types of projects in South Texas since the company's inception in 2005. The projects range from land development and roadway design, to site-civil for educational institutions, commercial development, sanitary sewer treatment and collection systems, and water treatment and distribution systems. Rio Delta Engineering has completed and is currently working on, numerous Federally and State funded projects for Starr County, Rio Grande City, Union Water Supply Corporation, North Alamo Water Supply Corporation, the City of Escobares, and the City of Roma. These projects include projects funded by the Texas Department of Rural Affairs (TDRA), the Texas Department of Agriculture (TDA), the Texas Department of Transportation (TxDOT), the Texas Water Development Board (TWDB), The Border Environment Cooperation Commission (BECC, EPA-NADBANK), the US Economic Development Agency (EDA), and the United States Department of Agriculture (USDA). The projects include roadway paving projects, extension of sanitary sewer, water distribution system improvements, wastewater treatment plant rehabilitation and new construction, and storm drainage improvements.

Rio Delta Engineering offers professional land surveying services using state-of-the-art technology and equipment. We have an in-house Registered Professional Land Surveyor (RPLS) and can provide prompt responses and full surveying services as may be needed. Some of our deliverables are ALTA, title and boundary surveys, parcel/right-of-way maps for acquisition, appraisals, and condemnation proceedings, metes and bounds/legal descriptions, construction staking for survey alignments of roadways and/or utilities including the establishments of rights-of-way, easements, baselines and legal descriptions, as-built survey, design and construction survey, topographical survey, drone-surveying for aerial photogrammetry and mapping, horizontal and vertical control points (benchmarks) and maps, construction staking, and virtually any surveying and mapping applications our clients have required for their projects.

We also coordinate and perform all surveying activities related to utility conflicts, easement/right-of-way issues, permits, and have experience working with the Hidalgo County Drainage District No. 1, TxDOT, Texas Gas Service, AEP, Spectrum, AT&T, Irrigation Districts, and Magic Valley Electric Coop.

In addition, we have an in-house GIS specialist who plans, develops, and implements systems and databases for storing and accessing geospatial data. We have the capability to create maps and graphs using GIS software and related equipment.

Our approach to projects entails a hefty combination of the latest CADD and GPS technology and equipment, creativity, and an innovative approach towards the problem at hand. By using smartphones and tablets we have implemented an effective line of real time and direct communication within our company and with our clients. We can read and reply to emails immediately, upload/view reports, schedules and photos, have remote access to drawings, budgets, set up meetings, and have live videoconferences to bring solutions and answers to our clients in real time. We also coordinate and perform all surveying activities related to utility conflicts, easement/right-of-way issues, permits, and have experience working with the Hidalgo County Drainage District No. 1, TxDOT, Texas Gas Service, AEP, Spectrum, AT&T, Irrigation Districts, and Magic Valley Electric Coop.

During our 20-year existence, Rio Delta Engineering has dealt with City, County, and State agencies to complete our projects. We can work with any person or entity necessary to move projects forward to successful completion in a timely manner.

Capacity to Perform

Rio Delta Engineering is highly familiar with the City of Edinburg's design standards, specifications, and development requirements, as well as applicable local, state, and federal regulations, policies, and procedures. Our team has extensive experience navigating the permitting, utility coordination, and regulatory processes necessary to successfully deliver municipal infrastructure projects while ensuring compliance with all applicable requirements.

As a locally owned and operated firm with offices in Edinburg and Rio Grande City, Rio Delta Engineering provides responsive, accessible service with the advantage of a local presence. Our multidisciplinary team includes licensed professional engineers, an in-house Registered Professional Land Surveyor (RPLS), GIS specialists, and experienced technical staff, enabling us to provide comprehensive project management, engineering, surveying, and construction support services under one roof.

We are confident that, if selected, Rio Delta Engineering will provide the City of Edinburg with exceptional project management services supported by experienced professionals, technical expertise, and a commitment to collaboration. Our team is dedicated to delivering projects efficiently, maintaining open communication, and serving as a trusted partner in helping the City achieve its infrastructure goals.

Familiarity with the Geographical Area

Rio Delta Engineering's Edinburg office will lead this assignment, providing the City with a local team that is readily available and familiar with the area's infrastructure, development requirements, and regulatory processes. Our experience managing municipal projects throughout Hidalgo and Starr Counties enables us to efficiently coordinate with local agencies, utility providers, and project stakeholders.

Current Workload

Rio Delta Engineering has the personnel, technical resources, and capacity to begin work immediately upon contract execution. With offices in Edinburg and Rio Grande City, we are well-positioned to provide responsive project management services and scale resources as needed to meet project demands.

Affirmative Action Program/Equal Employment Opportunity Affirmative Action/Program Statement of Policy:

It is the policy of Rio Delta Engineering to provide equal employment opportunity in full compliance with the Civil Rights Act of 1964, as amended, the Age Discrimination in Employment Act of 1973, the Veterans Readjustment Act of 1974, and the Presidential Executive Orders of Federal Contract Compliance Programs. This provides for equal employment without regard to race, color, religion, sex, national origin, marital status, age, disability, or veterans status.

b. Personnel and Staffing

Names of Principals in The Firm:

Rio Delta Engineering Principals	Titles
Jose Ivan Garcia, P.E., R.P.L.S., CFM	Principal
Julio A. González, Graduate Engineer, CFM	Principal

Key Personnel's Professional Background, Caliber and Availability

One of our key personnel is Ivan Garcia, P.E., R.P.L.S., who has accumulated over 15 years of experience in the civil engineering and surveying field ranging from supervising construction and design of municipal utilities, drainage, and roadway projects, to managing construction projects for the City of Edinburg, the City of Rio Grande City, Hidalgo County, Starr County, Edinburg CISD and Rio Grande CISD, Union Water Supply Corporation, and North Alamo Water Supply Corporation. Because of his extensive background, Ivan possesses unique expertise that will contribute to the project's success. Ivan would be the surveyor out of our local Edinburg office and would provide primary project management and project management coordination and supervision. Ivan would also be the direct contact with the Owner.

In the event that one or more key personnel are not available for any reason during the performance period, we have professional relationships with other local surveying firms that would allow us to immediately team up with other experienced and fully qualified professional surveyors and their staff in order to cover for any key personnel that might not be available.

Organizational Chart and Summary of Work to be Performed by each Staff Member

- Ivan Garcia, P.E., RPLS, CFM – Principal
  As the Lead Project Manager, Ivan would provide primary project management and project management coordination and supervision. He would also be primarily responsible for on-site inspections and would be the direct contact with the Owner.

- Julio Gonzalez, Graduate Engineer, CFM – Principal
  Julio would provide project management support and inspection and construction management support from the Rio Grande City office and Edinburg office. He would also coordinate survey support for the project

- Gilbert J. Guerra, P.E. -Senior Project Manager
  Gilbert would provide project management, construction administration, and quality management support. He would be the secondary contact with the Owner.

- Edwin Pena, Graduate Engineer
  Edwin would provide engineering and project management support and inspection support from the Edinburg office.

- Norberto Lopez III, Graduate Engineer
  Norberto would provide inspection support.

- Rusbel Peña, E.I.T.
  Rusbel would also provide design, design, construction administration, and inspection support from the Edinburg office.

- Roberto Salinas and David Rodriguez, Survey Crew
  As field data collection specialists, Roberto and David would provide field data collection services and construction staking services, for design and construction phases, respectively.

Staff:

Civil Engineer (P.E.)	1
Civil Engineer/Surveyor (P.E./R.P.L.S.)	1
Surveyor-In-Training (S.I.T.)	1
Graduate Engineer	6
ACAD Technician/Designer/GIS	6
Field Data Collection	6
Administrative Staff	3
Total Personnel	**23**

Team Member Qualifications and Experience (Resumes)

Jose Ivan Garcia, P.E., R.P.L.S.
Principal, Rio Delta Engineering

Education:

Texas A&M University Kingsville, TX, BS Civil Engineering, December 2008

Licensure & Certifications:

Licensed Texas Board of Professional Engineers, December 2013, P.E.#115662

Texas Board of Professional Land Surveying, May 2014, R.P.L.S. #6496

American Institute of Constructors, March 2012, Associate Contractor (AC)

Work Experience:

May 2009 – Present — **Rio Delta Engineering**
Duties: Partner, Civil Engineer, RPLS, Project Manager

- Manages the day-to-day operations of the Edinburg office.
- Supervises the engineering and surveying staff and all engineering design and surveying services.
- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management for clients, as may be required.
- Attend public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Coordinates with City, County, and State agencies on behalf of client throughout the course of completing a project.

Summer 2008 — **Texas Department of Transportation, Pharr, TX 78577**
Duties: Engineering Technician Internship

- Assisted Civil Engineer in application of principles, methods, and techniques of civil engineering technology on the planning and construction of US 83 “Arroyo Roma” bridge, FM 650 “Los Negros Creek” bridge and Garcia St. relocation of utilities in the city of Roma, Texas.

Feb 2006 – Dec 2006 — **CRC Engineering, Inc., McAllen, TX 78504**

Duties: CADD Technician

- Designed and prepared detailed electronic (CAD) working plans for complex projects from observation, measurements, sketches, specifications, and standard layouts provided by customers, consultants, and/or departmental contacts.
- Revised computer-aided designs and plans to comply with modified specifications made during actual construction.

Gilbert J. Guerra, P.E.
Senior Project Manager, Rio Delta Engineering

Education:
Texas A&M University, College Station, TX, BS Agricultural Engineering, May 1985

Licensure & Certifications:
Licensed by the Texas Board of Professional Engineers, July 2002, P.E. #90156
Licensed by the Alabama Board of Professional Engineers, February 2008, P.E. #29229

Military Service:
United States Marine Corps, 1976-1982, Honorable Discharge, E-5

Work Experience:

Jul 2005 – Present — **Gilbert J. Guerra Engineering, LLC dba Rio Delta Engineering**
Duties: Owner, President, Civil Engineer, Project Manager

- Supervises the engineering and drafting staff and all engineering design.
- Coordinates with City, County, and State agencies on behalf of the client throughout the course of completing a project.
- Consultant for Rio Grande City (8yrs)
- Consultant for Union Water Supply Corporation (7yrs)

Feb 2004 – Jun 2005 — **Rio Delta Engineering & Surveying**
Duties: Vice President, Resident Engineer

- Supervised the engineering and drafting staff and all engineering design.
- Coordinated with City, County, and State agencies on behalf of the client throughout the course of completing a project.

Aug 1996 – Feb 2004: — **J.E. Saenz & Associates, Inc., Edinburg, TX**
Duties: Director of Engineering

- Supervised the engineering and drafting staff and all engineering design.
- Coordinated with City, County, and State agencies on behalf of the client throughout the course of completing a project.
- Provided construction management and supervision on City construction projects.
- Provided field engineering services for the City on projects undertaken by City utility and street paving crews.
- Conducted weekly construction progress meetings for City construction projects on behalf of the City.
- Provided engineering reports, certifications, design and permitting services to the City for City construction projects.
- Provided engineering liaison services for TxDOT paving projects, School District projects, and UTPA projects on behalf of the

Julio A. Gonzalez, Graduate Engineer,CFM
Principal, Rio Delta Engineering

Education:

Texas A & M University Kingsville, BS Civil Engineering, December 2010

South Texas College, Associate of Mathematics and Science, May 2008

Work Experience:

July 2011 – Present
Duties:

Rio Delta Engineering
Graduate Engineer, Partner, Project Manager

- Manages day-to-day operations of the Rio Grande City office.
- Supervises the engineering and surveying staff and all engineering
  design and survey services in the Rio Grande City office.
- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management for clients, as may be required.
- Attend public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Coordinates with City, County, and State agencies on behalf of client throughout the course of completing a project.

Jan 2005 – Dec 2008
Duties:

Construcciones en General, Camargo, Tamaulipas
Project Manager

- Supervised site work for paving as well as sewer build outs.
- Prepared bid proposal for project bidding.
- Managed budget and expenses.

Jun 2004 – Dec 2004
Duties:

COMAPA, Camargo, Tamaulipas
Technician

- Performed analysis of potable system and wrote reports on improvements.
- Developed a computerized tracking system to keep records of gage pressures and water pH.

Norberto Lopez, Graduate Engineer, Surveyor -In-Training

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2017

Work Experience:

March 2018 – Present — Rio Delta Engineering
Duties: **Graduate Engineer**

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management and inspection for clients, as may be required.
- Attend public meetings in order to present projects for consideration and approval when required and to provide project updates when necessary.

Edwin Pena, Graduate Engineer

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2020

Work Experience:

January 2017 – Present — Rio Delta Engineering
Duties: **Graduate Engineer**

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project inspection for clients, as may be required.
- Attend public meetings in order to present projects for consideration and approval when required and to provide project updates when necessary.

Rusbel Peña, E.I.T.

Education:

University of Texas, Rio Grande Valley, BS Civil Engineering, May 2017

Work Experience:

April 2026 – Present
Duties:

Rio Delta Engineering
E.I.T.

- Meets with clients to plan, manage, design, and supervise the construction of projects.
- Provides project management and inspection for clients, as may be required.
- Attends public meetings to present projects for consideration and approval when required and to provide project updates when necessary.

November 2020 – March 2026
Duties:

SAMES, INC
Assistant Project Manager

- Provides project management and inspection for clients, as may be required.
- Attends public meetings to present projects for consideration and approval when required and to provide project updates when necessary.
- Meets with clients to plan, manage, design, and supervise the construction of projects.

c.Proof of Licenses and Certifications



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Gilbert J. Guerra Engineering, LLC
Rio Delta Engineering

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

Registration Number
F-7628

Expiration Date
1/31/2027



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Gilbert J. Guerra Engineering, LLC

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

Registration Number
10194027

Expiration Date
12/31/2026

PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: **115662**
Status: **ACTIVE**
Expires: **9/30/2026**

JOSE IVAN GARCIA

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

Texas Historically Underutilized Business (HUB) Certificate

HUB
Statewide Historically Underutilized Business Program

Certificate/VID Number: **1830430819200**
Approval Date: **September 27, 2021**
Scheduled Expiration Date: **September 27, 2025**

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

GILBERT J. GUERRA ENGINEERING, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **September 27, 2021**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day to day management, operational control, business location) provided in the submission of the business; application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

SECTION III: Firms Experience and Qualifications

a.Competency

Rio Delta Engineering possesses the experience, personnel, and technical resources necessary to successfully provide comprehensive project management services for municipal infrastructure projects.

Our multidisciplinary team has managed projects from initial planning and feasibility through design, permitting, bidding, construction, and project closeout while maintaining effective communication with owners, consultants, contractors, utility providers, and regulatory agencies.

Our project management approach emphasizes proactive coordination, schedule and budget management, quality assurance, risk mitigation, and timely decision-making to ensure projects are delivered efficiently and in accordance with client objectives. We have extensive experience managing transportation, drainage, water, wastewater, roadway, and public infrastructure improvements throughout the Rio Grande Valley.

Supporting our project management capabilities, Rio Delta Engineering offers a full range of in-house surveying services utilizing state-of-the-art technology and equipment. Our Registered Professional Land Surveyor (RPLS) provides ALTA, title, boundary, topographic, and construction surveys; right-of-way mapping; easement preparation; metes and bounds descriptions; construction staking; as-built surveys; drone-based aerial photogrammetry and mapping; and horizontal and vertical control surveys. These services allow us to efficiently support project development while minimizing the need for outside consultants.

Our team also coordinates utility conflict investigations, right-of-way and easement issues, permitting, and utility coordination with agencies and providers including the Hidalgo County Drainage District No. 1, TxDOT, Texas Gas Service, AEP Texas, Spectrum, AT&T, local Irrigation Districts, and Magic Valley Electric Cooperative.

In addition, Rio Delta Engineering has an in-house GIS specialist who develops and maintains geospatial databases, mapping systems, and spatial analysis tools that enhance project planning, asset management, decision-making, and overall project coordination.

Capacity to Perform

Rio Delta Engineering is highly familiar with the City of Edinburg's design standards, specifications, and development requirements, as well as applicable local, state, and federal regulations, policies, and procedures. Our team has extensive experience navigating the permitting, utility coordination, and regulatory processes necessary to successfully deliver municipal infrastructure projects from planning through construction and project closeout.

As a locally owned and operated firm with offices in Edinburg and Rio Grande City, we provide our clients with responsive, accessible service and the ability to quickly address project needs. Our multidisciplinary team includes licensed professional engineers, an in-house Registered Professional Land Surveyor (RPLS), GIS specialists, and experienced technical staff, allowing us to provide comprehensive project management, engineering, surveying, and construction support services under one roof.

We are confident that, if selected, Rio Delta Engineering will provide the City of Edinburg with professional project management services founded on collaboration, accountability, and technical excellence. Our experienced staff is committed to delivering projects efficiently, maintaining open communication, and serving as a trusted partner in helping the City successfully achieve its infrastructure goals.

Familiarity with the Geographical Area

Rio Delta Engineering's Edinburg office is leading this submission and provides the City with the advantage of a local team that is readily available and highly familiar with the community, its infrastructure, and its development needs. Our professionals have successfully managed and supported numerous municipal infrastructure projects throughout Hidalgo and Starr Counties, including projects for the City of Edinburg, giving us firsthand knowledge of the City's standards, permitting processes, utility coordination requirements, and regulatory environment.

Our objective is to provide professional project management services that ensure projects are delivered efficiently, on schedule, within budget, and in accordance with the City's goals and expectations. Through our experience working with municipalities, county agencies, state agencies, utility providers, and private developers, we have learned that successful projects begin with understanding our client's objectives and maintaining open, consistent communication throughout every phase of the project.

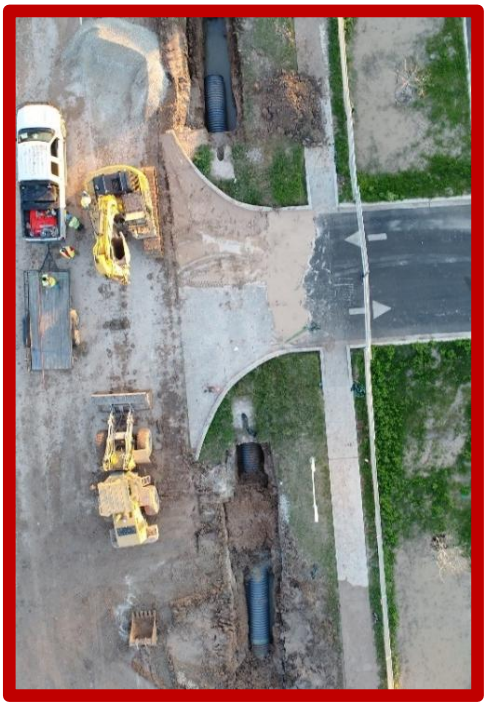
To achieve this, Rio Delta Engineering emphasizes collaboration, responsiveness, and proactive coordination with City staff, design consultants, contractors, utility companies, and regulatory agencies. Our project management approach focuses on identifying potential challenges early, providing practical solutions, monitoring project progress, and keeping stakeholders informed to ensure successful project delivery.

The following outlines Rio Delta Engineering's typical project management approach used to successfully deliver municipal infrastructure projects.

b. Experience and Recent Projects

1. City of Edinburg – Northeast Doolittle Road Area Drainage - 2019

This project consisted of the construction of various drainage improvements, including, but not limited to, approximately 2,200 L.F. of 36” and 24” storm drain gravity lines, 2,800 L.F. of excavation/fill and re-grading of roadside ditch, and related improvements to alleviate flooding along Doolittle Road between Rogers Road and Russell Road. The improvements were completed at a cost of approximately $387,000 and have been fully operational since March 2019. Rio Delta Engineering was responsible for all design and construction surveying services required for this project.



Contact: **Mardoqueo Hinojosa, P.E., CFM, CPM**

City of Edinburg
(956) 388-8211
415 W. University Dr.
Edinburg, Texas 78541

2. City of Roma, Efren Ramirez Paving and Drainage Paving Improvements – 2018

This project consists of widening and paving approximately 2,315 lf of Efren Ramirez Street in Roma, Texas. The work involved includes installing approximately 5,630 lf of drainage improvements and constructing a new 37' B-B street section with curb and gutter. The total cost of this project is estimated to be approximately $1,921,769.00 including environmental assessment, R.O.W. acquisition, engineering, testing, inspection, and construction management. The funding for this project will be provided by the United States Department of Agriculture. All funding applications, environmental investigations, and engineering design have been completed. The R.O.W. acquisition is also in the final phases of completion. The project is scheduled to be put out for bid within the next few months. Rio Delta Engineering was responsible for preliminary engineering reports, environmental investigation, engineering design, and surveying services for design and R.O.W. acquisition. We will also be responsible for bidding, construction inspection, testing, and project management.

City Manager, City of Roma
(956) 849-1411
P.O. Box 947
Roma, Texas 78584-0947

3. North Alamo Regional Wastewater Treatment Plant and Collection System -2018



This project consisted of constructing a new 0.5 mgd activated sludge wastewater treatment plant for North Alamo WSC. The plant is the first phase of what will ultimately be a 20-mgd plant located at the intersection of Minnesota and Goolie roads in Hidalgo County. This initial phase cost $13 million, including planning, acquisition, design, testing, permitting, and construction management. This project was funded jointly by the Texas Water Development Board (TWDB), the Border Environmental Cooperation Commission (BECC/NADBANK), and the Texas Department of Agriculture (TDA). The collection system consisted of approximately 32,000 linear feet of gravity sanitary sewer lines, approximately 15,000 linear feet of force main lines, and four sanitary sewer lift stations. This project provides sanitary sewer service to 471 families in six Colonias and will establish the backbone for future expansion and connections within the projected 50 square-mile service area. On this project we coordinated and performed all surveying activities related to utility design, construction staking, as-builts, horizontal and vertical control establishment and verification, conflicts, easement/right-of-way issues, permits, with TxDOT, Hidalgo County Irrigation District #2, Donna Irrigation District, Hidalgo County Drainage District No. 1, Texas Gas Service, AEP, Spectrum, and AT&T.

Steven Sanchez
General Manager, North Alamo WSC
(956) 383-1618
420 S. Doolittle Road
Edinburg, Texas 78542

4. Starr County, Disaster Recovery 2.2, General Land Office (GLO) Paving and Drainage Improvements - 2018

This project consisted of providing paving and drainage improvements at various locations in Starr County. The work included constructing paving and drainage improvements for one street in Pct #4, constructing paving and drainage improvements including a 1.5-acre detention pond in Pct #3, and constructing a pilot channel for approximately 1.5 miles of Los Morenos Creek in Pcts #1 and 2. The total cost of this project was approximately $1,100,000.00, including R.O.W. acquisition, engineering, testing, inspection, and construction management. The funding for this project was provided by the Disaster Recovery Fund 2.2 administered by the Texas General Land Office. All work has been completed except for the pilot channel for Los Morenos Creek. Negotiations for the acquisition of R.O.W. for these proposed improvements have been onerous due to the lack of clear title for most of the properties in this area. This area is in “undivided” Porciones. The project will have to be closed out by the end of the year with whatever progress has been accomplished at that time. Rio Delta Engineering was responsible for all design, bidding, testing, surveying services for appraisal and acquisition activities, and construction management.

Contact: **Eloy Vera**
County Judge, Starr County
(956) 716-4880
100 N. FM 3167
Rio Grande City, Texas 78582



5. Union Water Supply Corporation (UWSC) Water System Improvements - 2017



This project was split up into two contracts. The first consisted of the installation of approximately 27,000 linear feet of new water distribution lines ranging in size from eight inches to sixteen inches, the installation of two altitude valves for two existing elevated water storage tanks, and approximately 240 service reconnections. This project provided an upgrade to a distribution system that consisted mainly of six-inch lines. The water line improvements have been completed at a cost of approximately $1,527,000.00 and is fully operational. The second contract consisted of replacing approximately 1,900 old meters with new electronic meters and a remote read system at a cost of approximately $937,889.00. The total cost of this project is approximately $2,950,000.00, including engineering, testing, inspection, and construction management. This system is in place and working and has enabled UWSC to read all the meters from the office. Meter reading used to take two people two weeks to complete because of interruptions to the process during service calls. Water loss has been greatly reduced, and labor costs associated with the meter reading have decreased markedly since the new system has been in place. Both projects were funded by TWDB. Rio Delta Engineering was responsible for all planning, funding applications, design, permitting, land surveying for easement, right-of-way and parcel acquisition, bidding, and construction management.



Contact: **Jorge Bazan**
General Manager, Union WSC
(956) 487- 3744
P.O. Box 31
Garciasville, Texas 78547

c.References

1. Eloy Vera, Jr.
   County Judge
   Starr County
   100 N. FM 3167
   Rio Grande City, TX 78582
   (956) 716-4800

2. Mardoqueo Hinojosa, P.E., CFM, CPM
   City of Edinburg
   415 W. University Dr.
   Edinburg, Texas 78541
   (956) 388-8955

3. Alberto Perez
   City Manager
   City of Mercedes
   400 S. Ohio Ave.
   Mercedes TX 78570
   (956) 565-3114

4. Robert Estrada, AIA
   Former District Architect
   Edinburg Consolidated Independent School District (ECISD)

   Back in 2019 our firm completed surveys, design, plans and specifications for a new band practice field, which included the installation of artificial turf and site drainage improvements within Robert Vela Highschool. This project was bid out but never awarded and canceled due to insufficiency of funds to complete the project and start of the COVID pandemic. Mr. Estrada was the District Architect at the time.

SECTION IV: Scope of Services

a.List of Services

Rio Delta Engineering provides comprehensive in-house surveying, GIS, and technical support services that enhance the successful management and delivery of municipal infrastructure projects. Utilizing state-of-the-art surveying equipment, GPS technology, drone aerial photogrammetry, and advanced mapping software, our team delivers accurate and timely information that supports project planning, design, construction, and project management activities.

Our in-house Registered Professional Land Surveyor (RPLS) provides a full range of surveying services, including ALTA, title, boundary, and topographic surveys; right-of-way and easement mapping; metes and bounds descriptions; construction staking; as-built surveys; horizontal and vertical control surveys; and aerial mapping. These capabilities allow Rio Delta Engineering to efficiently support projects while minimizing the need for outside consultants.

Our team also has extensive experience coordinating utility conflicts, right-of-way and easement issues, permitting, and regulatory approvals with agencies and utility providers including TxDOT, Hidalgo County Drainage District No. 1, Texas Gas Service, AEP Texas, Spectrum, AT&T, local Irrigation Districts, and Magic Valley Electric Cooperative.

In addition, Rio Delta Engineering employs an in-house GIS specialist who develops and maintains geospatial databases, mapping systems, and spatial analysis tools that support project planning, asset management, utility coordination, and informed decision-making throughout the project lifecycle.

a.Narrative

Our approach to project management combines experienced leadership, innovative problem-solving, advanced technology, and proactive communication to successfully deliver projects from initiation through completion. By utilizing industry-leading engineering software, cloud-based document management, smartphones, tablets, and GPS-enabled technology, our team maintains real-time communication and immediate access to project documents, schedules, budgets, reports, drawings, and field information. This allows us to respond quickly to project needs, coordinate efficiently with stakeholders, and provide timely solutions that keep projects moving forward.

Rio Delta Engineering has extensive experience coordinating with City, County, State, and utility agencies throughout all phases of project development. Our team routinely manages utility coordination, permitting, right-of-way and easement issues, and regulatory approvals while working closely with agencies such as TxDOT, Hidalgo County Drainage District No. 1, Texas Gas Service, AEP Texas, Spectrum, AT&T, local Irrigation Districts, and Magic Valley Electric Cooperative.

For more than 20 years, Rio Delta Engineering has successfully partnered with municipalities, public agencies, utility providers, contractors, and private developers throughout South Texas. Our experience, local relationships, and commitment to collaboration enable us to effectively manage projects, overcome challenges, and deliver successful outcomes on schedule and within budget.

Project Approach

Rio Delta Engineering provides comprehensive project management services beginning with project planning and initiation. Our team works closely with City staff, design consultants, utility providers, regulatory agencies, and other stakeholders to establish project objectives, define project scope, develop schedules and budgets, identify potential risks, and create strategies that promote successful project delivery.

Our planning services include:

- Attending project coordination and stakeholder meetings.
- Assisting with project scope development and scheduling.
- Coordinating with utility providers and regulatory agencies.
- Managing permitting and environmental review processes, as applicable.
- Monitoring project budgets and schedules.
- Identifying potential project risks and developing mitigation strategies.

Design and Construction Phase Services

Throughout design and construction, Rio Delta Engineering serves as the City's representative by coordinating communication among all project participants and monitoring project progress to ensure successful delivery.

Our construction phase services include:

- Coordinating with design consultants, contractors, and utility providers.
- Monitoring project schedules, budgets, and milestones.
- Reviewing contractor progress and assisting with issue resolution.
- Facilitating construction meetings and documenting project activities.
- Assisting with change order evaluations and contract administration.
- Coordinating project inspections, testing, and regulatory compliance.
- Monitoring project closeout activities, including punch lists, record documentation, and final acceptance.

Our project managers utilize industry-leading software, cloud-based collaboration tools, and AutoCAD Civil 3D to efficiently manage project information, schedules, reports, and technical documentation. These tools allow our team to provide timely communication, accurate reporting, and real-time coordination throughout every phase of the project.

Ability to Commence Services

Rio Delta Engineering has the personnel, technical resources, and organizational capacity to successfully manage projects of varying size and complexity. Our current workload allows us to commence services immediately upon execution of a professional services agreement, providing the City of Edinburg with responsive support and dedicated project management resources.

Familiarity with the Geographical Area

Rio Delta Engineering's Edinburg office will lead this assignment, providing the City with a local team that is readily available and thoroughly familiar with the area's infrastructure, development patterns, regulatory requirements, and utility systems. Our experience managing municipal infrastructure projects throughout Hidalgo and Starr Counties, including numerous projects within the City of Edinburg, enables us to effectively coordinate with local agencies, utility providers, contractors, and stakeholders to successfully deliver projects from inception through completion.

Legal Documents

Insurance: General Liability ($2,000,000.00)
Professional Liability ($2,000,000.00)
Umbrella/Excess Liability ($1,000,000.00)
Commercial Auto ($1,000,000.00)
Workers Compensation ($500,000.00)

Pending Litigation:
Rio Delta Engineering is not currently under any type of legal litigation related to any professional services rendered by the firm.

Professional Services Agreement:
The Professional Services agreement has been read, and we will meet the pre-requisite insurance requirements. If selected, we agree to enter into such agreement.

Statement of Conflicts:
No potential conflicts of interest are identified.

Contact Information Regarding this SOQ:

Ivan Garcia, P.E., R.P.L.S., C.F.M, Vice-President
Rio Delta Engineering

SECTION V: Miscellaneous

CITY OF EDINBURG

Request for Qualification (RFQ)
Project Management Services

RFQ 2026-8

Due Date: Tuesday, July 14, 2026

Time: 3 PM CST

Submitted by:

SAMES, Inc.

4943 S. Jackson Rd

Edinburg, TX 78539

O: (956)702-8880

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Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
4943 S. Jackson Rd, Edinburg, TX 78539 Phone: (956) 702-8880 Fax: (956) 702-8883

July 14, 2026

Mardoqueo Hinojosa, City Engineer
City of Edinburg
415 W. University Drive
Edinburg, TX 78539
mhinojosa@cityofedinburg.com

Re: **Request for Qualifications - Project Management Services, RFQ 2026-8**

Greetings Mr. Hinojosa,

SAMES, Inc. ("SAMES") is pleased to submit our Statement of Qualifications in response to the City of Edinburg's Request for Qualifications for Project Management Services. As a locally based firm with extensive experience managing municipal infrastructure projects throughout South Texas, we are genuinely interested in continuing to support the City's capital improvement initiatives. We are committed to providing responsive, professional project management services that ensure projects are delivered in accordance with contract requirements while maintaining compliance with all applicable local, state, and federal regulations.

Included in this Statement of Qualifications are our firm's qualifications, project team, representative project management experience, and local government references demonstrating our successful performance on similar assignments. After reviewing the RFQ scope of services, we are confident in our ability to successfully perform the requested services and are committed to delivering timely, cost-effective, and quality project management solutions that meet the City's expectations.

SAMES has assembled a multidisciplinary team with a strong foundation in civil engineering, project management, construction management, and supporting technical disciplines. Our project management approach emphasizes proactive communication, regulatory compliance, quality assurance, construction oversight, documentation, schedule management, budget control, and coordination among project stakeholders. Many of the projects we have successfully managed have been funded through a combination of local, state, and federal programs, demonstrating our ability to effectively administer complex capital improvement projects while satisfying funding agency requirements. During our more than 18 years of service, SAMES has successfully delivered numerous municipal, state, and federally funded projects throughout South Texas, including projects for the City of Edinburg. This experience has prepared us to provide the responsive leadership, technical expertise, and dedicated support necessary to successfully manage the City's projects from inception through completion.

I, Samuel D. Maldonado, PE, RPLS, Principal/CEO, will serve as the primary point of contact for all correspondence regarding this RFQ. My contact information is provided below:

Samuel D. Maldonado, PE, RPLS - Principal / CEO
4943 S. Jackson Road, Edinburg, Texas 78539

Office: (956) 702-8880 Fax: (956) 702-8883 Mobile: (956) 207-7130
sam@samengineering-surveying.com

To date, we have not received any addenda related to this RFQ. As one of the firm's two principals, I have the authority to submit this Statement of Qualifications and contractually bind SAMES, Inc.

Thank you for your time and consideration. We sincerely appreciate the opportunity to be considered for this important work and would welcome the opportunity to discuss our qualifications in greater detail. SAMES is committed to establishing and maintaining a strong working relationship with the City of Edinburg, and we look forward to the opportunity to continue serving the City through the successful management and delivery of its projects.

Respectfully,

Samuel D. Maldonado, P.E., R.P.L.S.
Principal / CEO

SECTION I: OVERALL QUALIFICATIONS OF TEAM

Firm History and Qualifications

As a locally owned and operated firm headquartered in Edinburg, SAMES is pleased to offer the City of Edinburg comprehensive Project Management and Professional Engineering Services tailored to support the City's current and future infrastructure initiatives. We are committed to delivering timely, cost-effective solutions that promote successful project planning, design, procurement, construction, and long-term asset management. By combining experienced project leadership, technical expertise, and responsive client service, our team consistently delivers high-quality infrastructure solutions that meet the City's evolving needs while maintaining schedule, budget, and regulatory compliance.

Established in 2008 by brothers Samuel and Saul Maldonado, SAMES is a minority-owned engineering and surveying firm founded on the mission: *"To empower leadership that promotes excellence through teamwork, accountability, and integrity while providing quality professional engineering, construction, and surveying services."* Initially focused on the core civil engineering disciplines of roadway design, water distribution systems, wastewater collection systems, and storm sewer systems, the firm has strategically expanded its capabilities to better serve our clients. Today, SAMES provides integrated project management, professional engineering, land surveying, land development, Geographic Information Systems (GIS) mapping, and Construction Engineering Inspection (CEI) services, enabling us to effectively manage projects through every phase of development—from planning and funding assistance through design, construction, and project closeout.

SAMES is registered and in good standing with the Texas Board of Professional Engineers and Land Surveyors and meets all applicable local, county, and state licensing and insurance requirements. We are also a Small Disadvantaged HUBZone firm certified by the U.S. Small Business Administration and are pre-certified with the Texas Department of Transportation (TxDOT) to provide engineering, surveying, and related professional services for state- and federally funded projects. Our extensive experience managing publicly funded infrastructure projects has provided our team with a thorough understanding of agency requirements, funding compliance, stakeholder coordination, and the project management practices necessary to successfully deliver municipal capital improvement programs.

Uniqueness to Best Perform

SAMES recognizes that successful project management requires more than technical expertise—it requires experienced leadership, proactive coordination, and a multidisciplinary team capable of integrating planning, engineering, surveying, utility coordination, regulatory compliance, and construction activities to achieve successful project outcomes. As a locally owned and operated firm headquartered in Edinburg, SAMES brings extensive experience serving the City of Edinburg and surrounding communities, providing valuable regional knowledge, familiarity with local conditions, and a thorough understanding of the factors that influence efficient project delivery.

Our professionals have successfully managed complex capital improvement projects involving roadway, utility, drainage, and municipal infrastructure improvements for local, county, state, and federal agencies. This experience has provided our team with an in-depth understanding of government regulations, funding requirements, procurement procedures, permitting processes, stakeholder coordination, and project reporting necessary to successfully deliver publicly funded projects. We understand that effective project management encompasses planning, directing, coordinating, and controlling the technical, administrative, and construction activities required to achieve project goals while maintaining schedule, budget, quality, and regulatory compliance.

A key advantage of SAMES is our ability to provide comprehensive, turnkey project management services supported by fully integrated in-house engineering, surveying, drafting, land development, and construction support capabilities. Our project managers, engineers, survey professionals, CAD technicians, and construction personnel collaborate throughout every phase of project delivery, improving communication, reducing project risks, minimizing handoffs between consultants, and providing the City with a single point of accountability. This integrated approach enables faster decision-making, enhanced quality control, and efficient delivery of infrastructure projects from planning through construction.

SAMES has successfully provided professional services for projects funded through numerous state and federal programs, including the Texas Department of Transportation (TxDOT), Texas Water Development Board (TWDB), Texas Department of Rural Affairs (formerly ORCA), Hidalgo County Urban County Program, North American Development Bank (NADBank), U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) Program, and the U.S. Department of Commerce Economic Development Administration (EDA). This experience allows our team to confidently manage funding compliance, reporting requirements, agency coordination, and regulatory obligations throughout the project lifecycle.

Located on Jackson Road within the City of Edinburg, SAMES is readily accessible to City staff and project stakeholders, allowing our team to respond quickly to project needs, conduct site visits, and participate in meetings with minimal delay. Combined with our local knowledge, multidisciplinary expertise, and commitment to responsive client service, SAMES is uniquely positioned to provide comprehensive project management services that deliver exceptional value to the City of Edinburg—from project planning through final construction and closeout.

Experience with Local Government Projects

SAMES' project management experience, technical qualifications, and strong leadership have resulted in the successful delivery of numerous professional services contracts for local, state, and federal government agencies. The representative projects presented below highlight a sample of the local government contracts completed within the past two years and demonstrate our experience managing a wide range of public infrastructure projects. While several projects included Construction Engineering and Inspection (CEI) services, all involved comprehensive project management from project initiation through completion.

- ***City of Edinburg*** *– Schunior Phase III Mon Mack Project; Chapin Pump Rehabilitation;*
- ***City of La Villa*** *– Water Tank Rehabilitation Public Improvements; Drying Beds Rehabilitation Public Improvements;*
- ***City of San Juan*** *– 2023 CDBG Street Improvements; Surveying and Civil Engineering Services for San Juan Parks and Recreation Center; CDBG Street Improvements – Surveying, Design, Funding Compliance, and Project Management*
- ***City of Rio Grande City*** *– Public Safety Subdivision Lot 1 Drainage Improvements; St. Ives Subdivision Lot 1: Offsite Water and Sewer Extension; RGC CDBG Street Improvements;*
- ***Rio Grande City EDC*** *- Las Velas Road Widening Project;*
- ***City of Roma*** *– Las Americas Roma Logistics and Industrial Park - Lot 18; Professional Engineering, Surveying and Construction Administration Services for Centennial Drive; Water Booster Pump Station;*
- ***City of Harlingen*** *- Drainage Improvements for Storm Sewer Systems 204 and 252*
- ***City of La Joya*** *- CDBG Street Improvements - Surveying, Design, Funding Compliance, and Project Management*
- ***City of Escobares -*** *CDBG Street Improvements - Surveying, Design, Funding Compliance, and Project Management*

- ***Weslaco EDC*** *– Mid Valley International Industrial Park – Development, Surveying, Civil Design, Funding Compliance, Project Management*
- ***Hidalgo County Urban County Program (UCP)*** *- City of La Villa 2023 CDBG Drainage Improvements;*
- ***Hidalgo County Drainage District No. 1*** *– Mission-McAllen Drain Phase III; West Main Drain Extension Phase II;*
- ***Hidalgo County Pct. 1*** *- Construction Engineering Inspections for Mile 6 W Road Project*

Experience with Local, State and Federal Agencies

SAMES is a trusted partner to a diverse range of clients, including federal and state agencies, counties, municipalities, utility districts, and private entities. Many of our assignments involve the management of capital infrastructure projects funded through programs administered by the Texas General Land Office (GLO), Texas Department of Transportation (TxDOT), Texas Water Development Board (TWDB), North American Development Bank (NADBank), and the Environmental Protection Agency (EPA), as well as projects funded through joint participation agreements and local government bond programs.

Through collaboration with these agencies and multiple levels of government, SAMES has developed a comprehensive understanding of the regulations, funding requirements, policies, procurement procedures, and reporting requirements that govern publicly funded infrastructure projects. Our project management experience includes permitting coordination, environmental compliance, labor compliance, stakeholder coordination, contract administration, grant administration, and interagency collaboration necessary to successfully deliver projects from planning through construction and closeout.

This experience enables our team to proactively identify regulatory requirements, permitting needs, funding obligations, and potential project constraints during the earliest stages of project development. By integrating these requirements into project planning, scheduling, budgeting, and risk management activities, SAMES helps clients minimize risk, avoid costly delays, maintain regulatory compliance, and achieve project milestones. We also have extensive experience supporting grant and funding applications, coordinating bond-funded projects, and administering state- and federally funded programs through the timely preparation and submission of required documentation, including project schedules, monthly progress reports, certified payroll reviews, reimbursement requests, construction documentation, and other agency deliverables. This proactive, disciplined approach ensures projects remain compliant, on schedule, within budget, and successfully progress from project initiation through final completion.

Office Location and Familiarity with the Local Geographical Area

Project management services will be provided from SAMES' office located at 4943 S. Jackson Road in Edinburg, Texas. Our local presence enables us to provide the City with responsive, accessible, and personalized professional support services close to home. As a locally owned and operated firm, SAMES has an in-depth understanding of the region's infrastructure, development patterns, regulatory environment, and community needs, allowing us to respond quickly and effectively to project challenges.

Our proximity to City facilities and project sites allows for timely site visits, coordination meetings, and direct communication with City staff and project stakeholders. This accessibility enhances project oversight, accelerates decision-making, and supports proactive problem resolution throughout the project lifecycle. As projects progress, SAMES will remain readily available to provide responsive project management, consistent communication, and the technical support necessary to successfully deliver the City's infrastructure initiatives.

Representative Project Management Experience

SAMES will provide the City of Edinburg with experienced project managers, qualified technical staff, and the resources necessary to successfully deliver a wide range of municipal infrastructure projects. Our project management capabilities are demonstrated through the successful planning, coordination, and execution of similar assignments for local, state, and federal government agencies.

The following representative projects highlight SAMES' experience providing Project and Construction Management services for federally, state-, and locally funded infrastructure improvements.

Hidalgo County Street Improvement Project – WA #1 Roadway & Bridge Inventory and Assessment Study and Reports



Contract Date: September 2021 – September 2022

Client:
Hidalgo County
Roy Quintanilla, CPM – Hidalgo County Executive office
505 S. McColl Rd, Suite J, Edinburg, TX 78539
(956) 292-7655
Contract Value: $1.7 Million

The Hidalgo County Street Inventory project is a locally funded project that involved the assessment of approximately 2,000 miles of county roads. The purpose of the project was to determine the current state of the County's public infrastructure and to centralize an easily accessible database to allocate public resources in a more efficient way thereby benefitting everyone, from taxpayers to government officials. SAMES gathered raw data from the county roads which was then input into various databases and asset management software. SAMES then processed the data to prepare graphs, tables, charts, and Geographic Information System (GIS) files and maps. The data collected on these roads included Road Name, Beginning and Ending Points, Mileage, Width, Apparent Right-of-Way, Road Type (urban, rural), Surface Type (asphalt, caliche, concrete, gravel, soil), Street Signages, Street Lighting, Culverts, Inlets, and Road Defects (Traverse & Longitudinal cracks, Corrugation, Raveling, Rutting, Shoving, Edge Cracking, Potholes, Alligator Cracks, and Deficient Drainage). Such data was then geo-referenced which allowed each Precinct the ability to see the precise location of these elements and defects. In addition to roadway assessments, SAMES is also performing quality control inspections on new subdivisions approved within the contract time frame for the Street Inventory Project. Once these subdivisions are constructed (and prior to any warranty expiration date) SAMES will perform the same assessment as with the county roads. Should any defects or deficiencies be found, SAMES will notify the respective Precinct so they can address the issue with the contractor of record and have them correct the deficiency before the warranty period expires.

Professional Engineering Services for Inspections, Material Testing and Project Management for Liberty Blvd. (US 83 to Mile 3), Penitas, Texas

Contract Date: December 2024 – in progress (estimated completion date of May 2027)



Client:
Hidalgo County Precinct No. 3
Jorge Arcaute – Chief of Staff jorge.arcaute@co.hidalgo.tx.us
724 Breyfogle Road, Mission, TX 78572
(956) 585-4509

Contract Value: $12.2 Million

This project involves the reconstruction and widening of approximately 2.4 miles of an existing non-freeway roadway into a four-lane urban facility with a continuous two-way left-turn lane, sidewalks, bridge structures, storm drainage improvements, curb and gutter, pavement, signing, striping, and related infrastructure improvements. SAMES was retained by Hidalgo County Precinct 3 to provide Construction Management and Construction Engineering Inspection (CEI) services to protect the County's investment and ensure compliance with TxDOT and Federal Highway Administration (FHWA) requirements for reimbursement.

As the County's construction management consultant, SAMES oversees contractor compliance with the plans, specifications, contract documents, and applicable TxDOT and FHWA requirements. Our responsibilities include daily construction inspection, documentation of project activities, review of material submittals and payment applications, coordination of construction materials testing, certified payroll reviews, labor interviews, DBE compliance monitoring, contractor requests for information, and assistance with funding and regulatory compliance.

SAMES serves as the primary liaison between Hidalgo County Precinct 3, TxDOT, the City of Peñitas, utility providers, and the contractor to facilitate communication, resolve utility conflicts, evaluate potential change orders, and monitor project schedule and budget. Monthly progress meetings, comprehensive construction reports, photographic documentation, and executive presentations keep project stakeholders informed while supporting timely decision-making and regulatory reporting throughout construction.

Professional Engineering Services for Inspections, Material Testing and Project Management for the Mile 6 W. Road Project (Mile 9 to Mile 11), Weslaco, Texas



Contract Date: April 2020 – November 2022

Client:
Hidalgo County Precinct No. 1
Jorge Pena – Deputy Chief jorge.pena1@co.hidalgo.tx.us
1902 Joe Stephens Avenue #101, Weslaco, TX 78596
(956) 968-8733

Contract Value: $12.3 Million

The Hidalgo County Mile 6 W Project, spanning from Mile 9 to Mile 11, entailed the construction of approximately 2 miles of a 5-lane roadway, extending the ultimate street cross-section northward. This project encompassed widening an existing 2-lane roadway, enhancing storm drainage systems, managing utility relocations, installing sidewalks, signalization, and striping. It aimed to alleviate traffic congestion in the north Weslaco area within Precinct 1. Our team at SAMES Inc. was chosen by Hidalgo County Precinct-1 as the unified project owner's representative, entrusted with providing comprehensive construction management services.

The project's execution primarily occurred within city streets, involving deep excavations that intermittently impacted the community and its infrastructure. Our approach emphasized stringent coordination across all construction phases and with involved agencies to minimize disruptions to residents and stakeholders. SAMES implemented robust quality assurance measures, including meticulous review and approval of material submittals and regular site visits to ensure adherence to construction plans and contract specifications. We meticulously scrutinized all material submittals for compliance with contract specifications, managed contractor certified payroll reports, and facilitated completion of TxDOT documentation pertaining to funding and regulatory requirements. SAMES diligently handled contractor

inquiries, oversaw material testing pre-installation, and thoroughly reviewed contractor payment applications to verify performance as specified.

Our commitment to transparent communication was evident through ongoing updates with the client on potential change orders, contractor inquiries, engineering duties status, staffing needs, and budgetary status. Weekly update meetings with Precinct-1 kept key stakeholders informed of field operations progress. Detailed Raken progress reports, generated daily by our field staff, were submitted to the client, encompassing constituent feedback, work status, safety issues, and their resolutions. Additionally, SAMES provided comprehensive weekly and monthly reports, offering a holistic view of operations, construction progress percentages, and budget updates. Our proactive management approach, meticulous quality assurance practices, and transparent communication channels demonstrate our capabilities in engineering and construction inspection, making us an ideal partner for any CEI (construction engineering inspections) project.

2018 Bond Project Schunior Regional Detention Pond, Edinburg, TX

Contract Date: February 2019 – November 2023

Client:
City of Edinburg
Mardoqueo Hinojosa- City Engineer (mhinojosa@cityofedinburg.com)
415W University Drive, Edinburg, TX 78540
(956) 388-8211

Contract Value: $2.4 Million

This project included planning, surveying, hydrologic and hydraulic analysis, engineering design, preparation of plans, specifications, and cost estimates, bid procurement, construction administration, and project management services for a regional drainage improvement project. During the preliminary phase, SAMES completed a comprehensive drainage study encompassing approximately 900 acres to evaluate alternatives for a new lateral detention system and improvements to existing drainage facilities. Services included topographic surveying and hydrologic and hydraulic modeling using the U.S. Army Corps of Engineers HEC-RAS software to evaluate multiple conveyance and detention scenarios based on 10-, 25-, and 50-year storm events.

During design, the City expanded the project scope to include property acquisition services necessary to accommodate additional detention capacity. SAMES provided property research, title reports, and seven parcel plats with metes and bounds descriptions for Phase I improvements south of SH 107. As project limits expanded to include a drainage corridor south of Sprague Road extending to the Hidalgo County Drainage District No. 1 outfall east of McColl Road, SAMES performed additional topographic surveying and multiple HEC-RAS model iterations to evaluate alternative drainage conveyance routes while considering land acquisition constraints and coordination with City staff.

SAMES also provided comprehensive construction management and construction administration services. Responsibilities included preparation of bidding documents, construction permitting, advertisement, pre-bid and bid opening services, bid evaluation, and recommendation of award. During construction, SAMES coordinated the pre-construction conference, reviewed contractor requests for information, material submittals, change orders, and pay applications, conducted periodic site visits, monitored construction progress, and coordinated project scheduling with the contractor and City staff. At project completion, SAMES performed the final walkthrough, prepared the punch list, and managed construction closeout to ensure all contract requirements were satisfactorily completed.

Hidalgo County Housing Authority – Hacienda de San Miguel



Contract Date: January 2021 – March 2022

Client:
Housing Authority of the County of Hidalgo
Mike Lopez, Executive Director
1800 N. Texas Blvd., Weslaco, TX 78599
(956) 969-5866

Contract Value: $14 Million

SAMES was subcontracted by Mata-Garcia Architects to provide surveying services, land development, civil engineering and geotechnical services for the design and project of a new subdivision and apartment complex for the Housing Authority of Hidalgo County. The development process included preparation of a subdivision plat including submittal of the application of subdivision plat and utility and drainage plans for approval through the City of Donna. During the civil design process, it was discovered that existing sewer facilities around the area were too far and lacked enough depth to be extended to the project site. As a result, SAMES proposed a submersible wet-well lift station to provide the development with sanitary sewer service. SAMES' project engineer determined all aspects of the lift station, from logistical items to operational tasks. He determined the location, design peak flow, load requirement on pumps and motors as well as identifying power sources, approved controls, designed wet-well capacity and discharge conduits. Operational costs, space requirements, effectiveness of system, maintenance required, and environmental impact were all considered throughout the design. The design was prepared in accordance with TCEQ Standards and Hydraulic Institute Standards. Once design was completed and drawings were approved for project, SAMES provided project management and inspection services to ensure the work was completed as specified.

The Heights on Wisconsin Subdivision, Edinburg, Texas



Contract Date: April 2022 – October 2023

Client:
Carranza Development
Julio Carranza - Owner
(956) 207-0987

Contract Value: $1.9 Million

The project consists of an 18.08-acre tract of land to be subdivided into approximately 82 Single-Family Residential lots. The project, located in Edinburg, Texas, represents Phase III of such development and follows the City of Edinburg Planning & Zoning standards. For this project, SAMES provides Surveying & Engineering services that include completion of survey topography of property, preparation of Final Subdivision Plat, Utility Layout and Drainage layout as per City requirements, Coordination with utility agencies to obtain certifications/plat approvals, and completion and submission of Drainage Report to Hidalgo County Drainage District No. 1 for approval. In addition, the SAMES CEI Department provides pay application review and quantity verification for all contractor progress payments. CEI performs onsite inspections to confirm the installed quantities reported by the contractor, then prepares a complete report for the owner and the lender which includes material quantities, items installed, volume of work performed, and payment recommendations to facilitate the pay application process.

Design of wastewater lift station in accordance with TCEQ and City of Edinburg standards and requirements. This lift station is to service 63-acres of existing and future residential developments. The design consists of pump/motor selection, sizing of wet well, establishing pump control parameters, lift station site layout, design of discharge force main, and project engineering details. SAMES also coordinated with AEP and electrical design engineer to provide electrical service to the site. Review of contractor submittals to ensure adherence to project plans and technical specifications.

Project Management Roles and Responsibilities

SAMES has developed a comprehensive Project Management Plan that clearly defines the roles, responsibilities, and lines of authority for each member of the project management team. Key personnel include Project and Construction Managers, Assistant Project Managers, and Field Inspectors, each with clearly defined responsibilities that promote effective communication, accountability, quality control, and successful project delivery.

Project Manager

Specific Duties of the Project Manager during project include:

- Monitor the project for compliance to program schedule, technical, quality and contract/facility interface requirements and COE regulatory, legal, and procedural requirements.
- Provide specialized support to the assistant project managers as required. Such support may include additional staffing, specialized equipment, or outside contract services.
- Review requests for funding to support project initiatives.

Assistant Project Manager

The Assistant Project Manager are intended to be the front-line managers of the project contractor, dealing with the issues addressed by the contract documents, and presenting to the Project Manager only those issues which require additional input beyond what is included in the contract documents. Specific duties of the Assistant Project Manager include:

- Manage the scope, quality, schedule, cost and payment certifications for the project and post-project phases of the project.
- Provide project contract administration to enforce contract requirements. This includes on-site visits and the monitoring of submittals, field reports, and test reports.
- Coordinate and monitor input, deadlines, and review comments on Project Contractor's submittals between Design Engineers and Project Contractors, as appropriate. Provide reminders when there are delays to timely responses on submittals to Contractor and proper logging and tracking of all submittals.
- Manage document control system by ensuring proper filing of project phase documents and maintain such files.
- Function as the primary contact with representatives of the engineer, contractor, materials testing firm, and the internal team members.
- Arrange and conduct all project meetings; ensure meeting minutes are properly prepared and issued.
- Routinely review (audit) correspondence between Field Inspectors and Project Contractors for appropriateness.
- Review and sign all correspondence related to quality, schedule, or administrative disputes with contractors.
- Liaison with Program Manager, Design Engineers, and Project Contractors regarding issues of design, constructability, drawings, or specifications.

- Upon request from COE, negotiate on their behalf for contract changes with Project Contractor to develop a proposed Change Order to COE with recommendations. COE and the Project Contractor must understand that the Project Manager's negotiation is in good faith but is non-binding and that after the proposal and recommendation, COE is free to continue negotiation directly with the Project Contractor. The Assistant Project Manager will monitor and follow up with COE to encourage timely responses to change issues and change order development, and persistently insist on proper supporting documentation from the Project Contractor.
- Monitor and document quantities on changes agreed to be paid on time and material basis if applicable.
- Routinely review (audit) all daily and weekly inspection reports to ensure appropriateness.
- Prepare monthly progress report to COE by consolidating individual input from the Project Contractor, Resident Engineer and Inspectors reflecting the status of the project contract. Present progress brief to project team and COE management, as requested.
- Review and recommend approval of contractor progress payment applications. Ensure receipt of proper progress and payment documentation. Monitor and follow up to encourage COE timely processing of payments.
- Ensure on-going communication with the Program Manager
- Review the project schedule and provide comments to the Project Manager, Program Managers, Design Engineers, and Project Contractor, as appropriate; monitor and document project progress; instruct responsible parties to initiate remedial actions, as required; and instruct submittal(s) by contractor of updated and/or recovery schedules as changes occur to ensure schedule remains in compliance with the overall project goals.
- Analyze change orders for schedule impacts.
- Monitor Project Contractor's compliance with environmental requirements and coordinate contractor activities related to environmental and safety personnel.
- Conduct final inspection and with Owner input establish final Project Contract punch list.
- Verify completion of all punch list components prior to recommending final payment.
- Ensure receipt of proper final payment documentation, final approved operations, and maintenance (O&M) manuals, and as-built drawings reviewed approved by the inspector and consulting engineer.
- Coordinate all project contract closeout procedures, including preparation of final record drawings by Design Engineer.
- Coordinate notifications and responses to warranty issues.
- Coordinate anniversary inspection prior to warranty expiration(s).

Field Inspectors

Field inspector duties are described below:

- Observe the work in progress for conformance with project documents.
- Accept rebar, formwork, and embedment for concrete pours and observe concrete site testing, placement, compaction, finishing and curing, and pipe installation and testing.
- Accept subgrade stabilization, base compaction and HMAC placement.
- Prepare daily reports and maintain an inspection diary.
- Maintain contract documentation filing system.
- Take project progress photos.
- Witness field tests.
- Respond to RFI's that involve site operations or where the contract documents are clear on the intent. If not covered in contract documents, then discuss with Project Manager for response or liaison with design team to address.

- Coordinate materials testing field services through the materials testing firm and advise the Assistant Project Manager when testing is completed.
- Coordinate initial survey meeting on site to ensure proper turnover of engineer's survey data to Project Contractor and advise the Assistant Project Manager as surveying occurs.
- Advise the Assistant Project Manager when the Design Engineer is required to witness special field tests.
- Maintain mark-up of drawings to reflect as-built conditions and review contractor's red-lined and as-built drawings. Review contractor's final, red-lined drawings and ensure proper submittal of these documents to Consulting Design Engineer for development of record drawings.
- Review field progress against approved schedule and document/report variations.
- Review progress payment applications with Project Contractor and make recommendations on percentage complete for pay items to the Assistant Project Manager.

Contingency Plan for Key Personnel Availability

SAMES has a proactive contingency plan to ensure uninterrupted service delivery to address staffing needs should key personnel become unavailable.

1. Cross-Training & Role Redundancy – Each critical role has a designated backup staff member trained to step in as needed. Our project managers, project engineers, and CAD technicians are cross trained to ensure continuity.
2. Scalable Staffing & Resource Allocation – We maintain a flexible workforce with additional engineers, technicians and administrative support on standby, ensuring smooth personnel transitions without project delays.
3. Rapid Response & Remote Collaboration – Cloud-based project management systems allow seamless access to plans and data, enabling any assigned team member to continue work without disruption.
4. Subcontractor & Partner Support – If additional resources are needed, pre-qualified subcontractors are available to supplement our in-house team, ensuring compliance with all standards.

Through this structured contingency plan, SAMES guarantees that the City's projects will stay on schedule, despite any unforeseen personnel changes.

PROJECT TEAM

The City of Edinburg will be supported by a multidisciplinary project management team with the experience, leadership, and technical expertise required to successfully manage infrastructure projects of varying size and complexity. SAMES' integrated capabilities in civil engineering, surveying, land development, and construction support allow our team to effectively coordinate all project disciplines, anticipate challenges, and implement practical solutions that support successful project delivery. Through extensive collaboration on municipal infrastructure projects, our team has developed proven processes and working relationships that promote effective communication, efficient coordination, and consistent management of project scope, schedule, budget, and quality objectives.

SAMES intends to self-perform the majority of services required under this contract, providing the City with a single point of accountability and streamlined project coordination. Maintaining in-house technical resources allows project managers to make informed decisions quickly, minimize communication gaps, and effectively manage project activities from initiation through completion. When specialized expertise is required beyond our internal capabilities, SAMES maintains established relationships with qualified subconsultants who complement our team and support the successful delivery of City projects.

SAMES is led by Firm Principals Samuel (Sam) D. Maldonado, PE, RPLS, and Saul D. Maldonado, PE, who will provide executive oversight and strategic project leadership for this contract. Sam brings more than 28 years of experience in civil engineering, project management, and construction administration while Saul brings more than 22 years of experience managing the design and construction of multidisciplinary infrastructure projects, including extensive capital improvement program management. Together, they provide more than 50 years of combined professional experience and will provide the leadership, technical guidance, and oversight necessary to successfully deliver projects for the City of Edinburg.

Supporting Sam and Saul's leadership, Jessica M. Maldonado, Vice President of Professional Services, will serve as Project Manager and Contract Administrator for this contract. As a certified Project Management Professional (PMP), Jessica brings extensive experience managing municipal infrastructure projects, contract administration, funding compliance, and coordination with local, state, and federal agencies. Together, the management team will provide the City with effective project oversight, proactive communication, and disciplined management of project scope, schedule, budget, and regulatory requirements.

Resumes

SAMUEL D. MALDONADO, PE, RPLS

Role: Senior Project Manager



Education:

- M.B.A., University of Texas – Rio Grande Valley (2017)
- B.S., Civil Engineering, Texas A&M University- Kingsville (1997)

Registrations/Certifications:

- Professional Engineer, Texas: No. 91889
- Professional Engineer, Arizona: No. 71257
- Professional Engineer, New Mexico: No. 30412
- Registered Professional Land Surveyor, Texas: No. 6027

SAMUEL D. MALDONADO, PE, RPLS is a Licensed Professional Engineer and Registered Professional Land Surveyor with over 28 years of experience in civil engineering, project management, construction management, and infrastructure design, along with more than 18 years of professional land surveying experience. His career began in heavy civil construction, bulk materials logistics, and conveyor engineering at the Corpus Christi Ship Channel before transitioning to the planning, design, surveying, and management of municipal infrastructure and capital improvement projects.

Throughout his career, Mr. Maldonado has successfully managed multidisciplinary teams in the planning, design, construction, and delivery of sanitary sewer collection systems, water distribution systems, roadway improvements, drainage facilities, and other public infrastructure projects. His experience includes overseeing projects for private clients as well as local, state, and federal agencies, where he has directed professional and technical staff, coordinated with stakeholders, managed project schedules and budgets, and ensured successful execution from project initiation through construction completion.

As a Principal of SAMES, Mr. Maldonado provides executive oversight and technical leadership for engineering, surveying, and construction management assignments, including state- and federally funded projects. As Project Surveyor, he is pre-certified with the Texas Department of Transportation (TxDOT) and ensures surveying activities are effectively integrated with engineering and construction operations. His comprehensive background in engineering, surveying, and capital improvement program management enables him to deliver practical solutions, maintain regulatory compliance, effectively manage project risks, and successfully guide projects through planning, design, construction, and closeout.

Project Experience:

2018 Bond Project Schunior Regional Detention Pond – Edinburg, Texas

- Provided design oversight and project management services for the design of a new lateral detention system (appx. 900 acres).
- Oversaw the preparation of a detailed study and utilized hydrologic and hydraulic calculations to finalize the engineering design of the new storm drain system, including modeling of system utilities which included conveyance design of 10 and 25-year options while detention volumes included 25 and 50-year options.

Hidalgo County Shary Road Expansion (2 Miles North of SH107) Phase I – Mission, Texas

- Oversaw Phase I project delivery for the expansion of Shary Road from a two-lane to a five-lane urban arterial, ensuring compliance with TxDOT, FHWA, and Hidalgo County standards.
- Managed schematic design development, environmental clearance, ROW acquisition, and funding coordination across multiple agencies.
- Led topographic surveying, ROW parcel plat preparation, and traffic control assessments, including line-of-sight analysis for off-system intersections.
- Coordinated public involvement, stakeholder meetings, and development of the Advance Funding Agreement (AFA) to support project funding.
- Ensured all submittals met federal and state requirements, enabling progression to PS&E development and construction readiness.

Ware Road Utility Relocation Project, TxDOT CSJ: 2094-01-038 Roadway Expansion – McAllen, Texas

- Provided engineering design of proposed 6”-16” waterline relocation, abandonment of existing waterlines, sanitary sewer line and manhole adjustments for the expansion of 2 miles of roadway.
- Provided topographical surveying, aerial surveying, and right-of-way mapping services.
- Established project controls based on TxDOT project benchmarks and surveyed all-natural ground, existing utilities, existing infrastructure, manholes, roadway, curbs, storm sewer system, property corners/boundaries, monuments and benchmarks.

Sam Houston Boulevard Widening – Pharr, Texas

- Provided subsurface utility exploration and surveying services of all existing utilities including waterlines, sanitary sewer lines, storm drains, electrical underground cable, pressure gas pipelines, and telecommunications cables.
- Prepared Right-of-Way Maps as required by TxDOT for the acquisition of 25 parcels.
- Prepared easement parcel plats by conducting a thorough investigation of the properties and obtaining title reports of all property owners fronting the roadway.
- Utilized SUE and survey maps for the realignment design of existing utilities that needed to be moved due to the widening of the road.

Escobares TxGLO Flood and Drainage Improvements – Roma, Texas

- Provided project management, topographical surveying, grant application assistance, hydrology analysis & hydraulic engineering design services for the design and installation of a new storm drain system funded by the Texas General Land Office’s Disaster Recovery Program.
- Obtained all required permits and provided contract administration including all required progress and funding reports.
- Served as the primary point of contact and coordinated all parties involved including the City, County, existing utility providers and construction contractors.

Starr County BCAP Rnd III, Street and Drainage Improvements- Athens Road – Roma, Texas

- Provided surveying, grant application assistance, hydraulic & hydrologic calculations to ensure storm drain design, and project management services for the design of a new two-lane roadway including

curb and gutter, new storm drain system and utility relocation design for several utilities that required adjustment.

- Followed AASHTO guidelines for vertical curves due to the steep terrain in this area of Starr County.
- Primary point of contact and coordinated with all parties involved including existing utility providers, the City of Roma, and the Starr County grant coordinator.

Final Design for Marathon WWCS Rehabilitation Project – Marathon, Texas

- Performed field surveying for over 12,000 LF of proposed sanitary sewer alignment, collecting detailed site condition data.
- Established horizontal control using Texas State Plane coordinates and generated 0.5-foot contour coverage.
- Identified property corners, limits of the right-of-way, easements, tract corners and section corners and set project benchmarks.
- Prepared and delivered a digital (CAD) and hard copy of the parcel plats with metes and bounds and plan view sheets of the collected date to the extents of the project limits.

Crestmont Utility Public Improvements – Corpus Christi, Texas

- Design and installation of public utility improvements for a new commercial plaza, including water and sanitary sewer lines, boring and excavation, trench and shoring protection, and traffic control.
- Coordinated in-house labor crew as well as subcontractors to ensure project was delivered in accordance with design and approved plans.

Pharr Port of Entry Refrigerated Cold Storage Facility – Pharr, Texas

- Provided surveying, design and construction management for the design and construction of a 3,000 SF facility building at the Pharr Port of Entry.
- Oversaw government reporting requirements and ensured regulatory compliance.
- Coordinated with multiple agencies and served as the primary point of contact for the General Services Administration.

SAUL D. MALDONADO, PE

Role: Project Manager



Education:

- B.S., Civil Engineering, Texas A&M University – Kingsville (2003)

Registrations/Certifications:

- Professional Engineer, Texas No. 100320

SAUL D. MALDONADO, PE is a Licensed Professional Engineer with more than 23 years of experience in civil engineering, project management, design, and construction administration for public infrastructure projects. His expertise includes the planning, design, and delivery of sanitary sewer collection systems, water distribution systems, roadway improvements, subdivision developments, and stormwater infrastructure for municipal clients.

Mr. Maldonado brings extensive municipal leadership experience, having served as City Engineer for the City of Palmview, District Engineer for Agua Special Utility District, and Capital Improvements Project Engineer and Subdivision Coordinator for the City of McAllen. In these roles, he directed capital improvement programs, coordinated subdivision development, and managed the planning, design, bidding, and construction of water, wastewater, drainage, and transportation infrastructure projects.

As Project Manager, Mr. Maldonado oversees project budgeting, cost estimating, procurement, design coordination, and construction administration while working closely with public officials, developers, consultants, utility providers, and regulatory agencies to ensure projects are delivered on schedule, within

budget, and in compliance with applicable standards. His portfolio includes successful projects for federal, state, county, municipal, and school district clients.

Mr. Maldonado is well versed in permitting requirements, regulatory compliance, and interagency coordination with organizations including the Texas Department of Transportation (TxDOT), the Texas Commission on Environmental Quality (TCEQ), the Texas Department of Licensing and Regulation (TDLR), and the U.S. Army Corps of Engineers. His combination of municipal leadership, technical expertise, and collaborative project management provides clients with practical, efficient solutions throughout every phase of project development.

Project Experience:

La Homa Road Realignment and Bridge Project, Palmview, Texas

- Provided project management and engineering design for the construction of a new bridge spanning an irrigation canal, including roadway realignment to the existing Business Highway 83 intersection.
- Directed the roadway, structural, and storm drainage design, including hydraulic analyses and the design of a storm sewer system incorporating both gravity and pump station components to convey runoff over the irrigation canal to the ultimate outfall at Business Highway 83. Coordinated with the Texas Department of Transportation (TxDOT), utility providers, and Hidalgo County Irrigation District No. 1 to resolve utility conflicts and obtain all required approvals and permits.
- Administered construction through periodic site visits, progress reporting, utility coordination, review of material submittals, requests for information (RFIs), contractor pay applications, and project closeout.

TxGLO-DR Hutto Road Drainage Improvements – Donna, Texas

- Provided project management for the design and construction of a new storm drain facility required to intercept runoff from approximately 52 acres of residential and farming property.
- Performed a feasibility study prior to design conception and oversaw the hydrology analysis and hydraulics design for the new storm drain facility.
- Obtained all required permits from TxDOT, provided all monthly progress reports and coordinated with the funding agency, Texas General Land Office, before and during construction to ensure compliance with all program objectives.

Duval County Transportation Infrastructure Fund Grant (TIF)- Duval County, Texas

- Provided design and project management for the reconstruction and overlay of several County Roads within Duval County including the protection and improvement of existing storm water drainage systems along creek crossings, roadway and driveway culverts and roadside ditch systems.
- Performed the required Environmental Assessment for the proposed roadway expansion.
- Performed oversight and administrative design and review of the proposed SW3P and verified compliance with TCEQ requirements for Best Management Practices (BMPs).
- Performed initial review and completion / management of the EPIC sheets.

Agua SUD – DWSRF Waterline Project – Hidalgo County, Texas

- Provided project management for the design and construction of approximately 7 miles of 12”, 16”, and 20” PVC water distribution mains.
- Coordinated with various Irrigation Districts, Drainage District #1, and TxDOT for aerial canal crossings, sub-surface canal crossings, and bore permits for the completion of the project.

Agua SUD – DWSRF La Homa Road Waterline Adjustment – Palmview, Texas

- Provided project management for the adjustment of 14,000 LF 8” – 12” PVC waterline from Veteran’s Boulevard to Graham Avenue during TxDOT’s La Homa Expansion Project.
- Coordinated with TxDOT to avoid any design conflicts.

- Served as the Prime Engineer who assisted with financial applications through TWDB's Clean Water and Drinking Water State Revolving Fund (SRF) and with DBE form submittals.

Agua SUD- U.S. Highway 83 Relief Route Waterline Adjustment – Hidalgo County, Texas

- Provided design management for the adjustment of 11,000 LF 8" – 16" PVC waterline.
- Coordinated with multiple entities, including TxDOT, Hidalgo County Drainage District #1, and private firms to ensure design accuracy and minimize conflicts.

Las Americas Roma Industrial and Logistics Park – Roma, Texas

- Managed the commercial development of a 337.20-acre tract subdivided into three phases, including Phase I (+124 acres) designated for industrial and commercial development.
- Directed all aspects of project development, including coordination with utility providers, the City of Roma, Starr County, and the Texas Department of Transportation (TxDOT); participation in pre-development, public involvement, and City meetings; and preparation of required documentation, including the petition for voluntary annexation, drainage reports, preliminary utility and drainage plats, and all plat applications and submittals.
- Managed the design and construction of Phase I public improvements through 30%, 60%, and 90% design submittals and provided construction administration services, including review of material submittals, contractor pay applications, requests for information (RFIs), utility coordination, final inspections, and project closeout.

Limex Distribution Center and Cold Storage Facility, McAllen, Texas

- Oversaw the development, design and construction of a 100,000 square foot building consisting of office and storage partitions, including the preparation of a Phase I Environmental Site Assessment, architectural building design and design of civil, structural, mechanical, electrical and plumbing components.
- Obtained all required permits and coordinated with existing utility providers during design to avoid possible conflicts during construction and ensured compliance with all local and state construction requirements.

JESSICA M. MALDONADO, PE, PMP, CFM, SIT

Role: Project Manager & Contract Administrator



Education:

- M.B.A., University of Texas at Rio Grande Valley (2018)
- B.S., Civil Engineering, Texas A&M University – College Station (2005)

Registrations/Certifications:

- Professional Engineer, Texas No. 111579
- Project Management Professional, Texas No. 2077158
- Certified Floodplain Manager, Texas No. 3995-21N
- Surveyor-in-Training, Texas No. 110912

JESSICA M. MALDONADO, PE, PMP, CFM, SIT has 21 years of experience in municipal civil engineering, project management, contract administration, and construction management for publicly funded infrastructure projects. Her expertise includes civil engineering design, site surveying, land development, and the design and coordination of water, wastewater, storm drainage, utility, and roadway improvement projects. She has extensive experience integrating utility design with roadway and site development projects while ensuring constructability, regulatory compliance, and minimal service disruption.

As a Project Manager, Jessica oversees multidisciplinary engineering and surveying projects from planning through construction, with a strong emphasis on schedule management, contract administration, and funding compliance. She has successfully managed numerous federally and state-funded projects, including more than 16 Texas General Land Office (GLO)-funded drainage and roadway improvement projects. Her

responsibilities include coordinating project reporting, preparing and submitting required documentation, progress reports, reimbursement packages, and other program deliverables while ensuring compliance with agency standards and funding requirements.

Jessica's experience also includes coordinating with the Texas General Land Office (GLO), the Federal Emergency Management Agency (FEMA), the Federal Highway Administration (FHWA) on TxDOT and local government projects, and the U.S. Environmental Protection Agency (EPA) on infrastructure improvements funded through economic development grants. Her comprehensive understanding of federal and state funding requirements, combined with her technical and project management expertise, enables her to successfully deliver complex infrastructure projects from design through construction.

Project Experience:

2018 Bond Referendum Project No. 12- FM 493 & Country Road – Donna, Texas

- Provided project management services for the preparation of a detailed study to design a new storm drain system to alleviate flooding in the colonias between South River Road and the surrounding Chapparal Drain in Donna, Texas.
- Oversaw the planning, development, geotechnical services, hydraulics and hydrology design, and the preparation of plans and cost estimates required for construction.
- Coordinated with the local drainage district, the County, the City and local utility providers.

Veterans Road (SH 495) Utility Relocation Project- Palmview, Texas

- Oversaw the design and relocation of municipal water and sewer infrastructure in conflict with TxDOT's proposed four-lane roadway and storm sewer improvements, including the development of utility plans in accordance with TxDOT standards.
- Directed utility coordination among telecommunications, gas, irrigation, electric, and municipal utility providers, while supporting preparation of joint-bid packages, special specifications, and utility agreement documentation to resolve conflicts and ensure project constructability.

Sam Houston Boulevard Widening, TxDOT CSJ: 0921-02-256 – Pharr, Texas

- Provided design management for the roadway and drainage improvements, as well as the adjustment of waterline and sanitary sewer lines.
- Completed the environmental study for TxDOT funding regulations.
- Provided utility coordination and construction oversight for the relocation of existing utilities.

Hidalgo County BCAP Fresno Street Roadway & Drainage Improvements – San Juan, Texas

- Provided engineering design, contract administration and construction management for this road and drainage improvement project funded by TxDOT's Border Colonia Access Program.
- Prepared required forms and reports and ensured compliance with TxDOT program regulations.
- Oversaw the survey and CAD departments, providing direction and management when needed.

Loyola Beach Water Quality Improvements Project – Effluent Reroute – Riviera, Texas

- Managed the planning, engineering design, surveying, environmental clearance, and utility coordination for the rerouting of the Riviera Wastewater Treatment Plant effluent line to improve water quality and support coastal conservation and restoration.
- Directed the design and construction of a new 150 GPM effluent pump station and approximately 10,000 LF of force main to convey treated effluent to a new outfall location.
- Oversaw bid procurement, construction management, and project close-out, ensuring compliance with project requirements and successful project delivery.

TxGLO 2015 Floods Grant Stormwater Relief Project Ph. II – Alamo & Edinburg, Texas

- Provided project management services for the survey, design and installation of a new storm sewer system that included drainage swales, roadside ditches, inlets, and pipe networks ultimately flowing into an existing drainage ditch owned by Hidalgo County Drainage District #1.

- Prepared and submitted grant application and obtained all required permits.
- Coordinated with the GLO and County to ensure funding and schedule compliance during design and construction.

Ware Road Utility Relocation Project, TxDOT CSJ: 2094-01-038 Roadway Expansion – McAllen, Texas

- Oversaw the design and provided project management of the PS&E utility relocation package which included the waterline and sanitary sewer line improvements.
- Assisted McAllen Public Utility (MPU) with compensable utility support documentation required for the Advance Funding Agreement and Standard Utility Agreement.
- Provided project estimates and review submittals for TxDOT and MPU to review and approve.
- Oversaw the preparation of construction approved plans and specifications in accordance with TxDOT standards and MPU requirements and provided final as-builts at end of construction.
- Performed TxDOT utility coordination to avoid conflicts during construction and provided responses to all contractor requests for information.

TxDOT CapEx AWU Standalone (I-35 & Dean Keeton St.) – Austin District, TX

- Provided utility engineering services QLA for the collection and analysis of subsurface utility data using non-destructive vacuum excavation.
- Coordinated with utility owners to verify utility locations.
- Supported coordination with involved entities to ensure all work was properly permitted.
- Ensured traffic control measures complied with applicable state and federal requirements.

Kleberg County CDBG Water and Sewer Improvements – Kleberg County, Texas

- Provided project management for the survey, design and construction of 9,400 LF of waterline, water services, fire hydrants and 3,200 LF of gravity sewer line including service connections, manholes and septic tank mitigation.
- Coordinated with TxCDBG and TxDOT to ensure compliance w/ funding & permitting regulations.
- Prepared a financial/budget analysis of the project for Kleberg County authorities.

LUIS MENDEZ

Role: Project Manager



Education:

- B.S., Civil Engineering, The University of Texas – Rio Grande Valley (2023)
- A.A.S., Engineering and Technology- South Texas College (2018)
- Certificate of Applied Science, Architectural and Civil Engineering Technology- South Texas College (2017)

LUIS A. MENDEZ is a Project Manager with more than eight years of experience in civil engineering, project management, computer-aided design (CADD), and subdivision development. Throughout his career with SAMES, he has progressively advanced through the roles of CADD Technician, Project Controls Engineer, Project Engineer, and Project Manager, providing him with a comprehensive understanding of the technical, administrative, and operational requirements necessary to successfully deliver infrastructure projects.

Mr. Mendez specializes in the planning, design, and delivery of public infrastructure improvements, including water distribution systems, sanitary sewer collection systems, storm drainage systems, roadway improvements, and subdivision developments. His broad project experience enables him to effectively coordinate engineering design, technical production, project scheduling, quality control, and construction support while maintaining compliance with local, state, and federal requirements.

As Project Manager, Mr. Mendez oversees projects from planning through construction, coordinating with municipalities, utility providers, regulatory agencies, and project stakeholders to ensure timely delivery, cost

control, and successful project execution. His diverse experience across multiple project roles provides a practical understanding of each phase of project development, allowing him to anticipate project needs, improve coordination among project teams, and deliver efficient, high-quality engineering solutions for clients.

Project Experience:

HCDD No. 1 Mission McAllen Drain Phase III – Mission/McAllen, Texas

- Provided design management for the expansion of an existing ditch located north of the McAllen and Mission areas.
- Provided design for the ditch expansion, drainage catch basin, and drainage trunklines.
- Coordinated the process of construction plan development and ensured the design complied with the latest design standards and met all applicable rules and regulations.
- Assisted with planning and management of the procurement process and all construction related activities.

U.S. Customs and Border Protection Second Inspection Station – Roma, Texas

- Provided design and project management for the site civil design for drainage and grading improvements, public utilities, roadway and parking area improvements for a Second Inspection Station belonging to the U.S. Customs and Border Protection agency.
- Coordinated the process of construction plan development, ensuring the design complied with the latest design standards and met all applicable rules and regulations.
- Prepared "approved for construction" plans and assisted with planning and management of the procurement process.

Water Tank Rehabilitation Public Improvements – La Villa, Texas

- Managed civil, structural, and construction engineering for rehabilitation of an elevated water storage tower for the City of La Villa, increasing peak water storage capacity.
- Conducted site visits, coordinated with utility providers, and prepared preliminary and detailed civil construction plans and specifications.
- Oversaw structural assessment coordination with subconsultants and prepared construction estimates.
- Designed two 4" valves to isolate water services into quadrants, minimizing service disruptions during construction.
- Assisted the City with advertising, bid procurement, tabulation, and award recommendation.
- Coordinated pre-construction activities, conducted periodic site inspections, reviewed material submittals and pay applications, managed contractor requests for information, and reviewed construction material testing reports to ensure compliance with contract documents.

Las Americas Roma Logistics and Industrial Park Subdivision, Roma, Texas

- Coordinated the process of the plan development for a new industrial park (297-acre tract) development, located within the City of Roma.
- Managed the design of all utilities (water, sanitary sewer), storm sewer improvements, and roadway improvements.
- Coordinated with various agencies, TxDOT, USACE, and public works ensuring compliance with all applicable rules, regulations and requirements.

Sunset Breeze at Laguna Vista Subdivision, Laguna Vista, Cameron County, Texas

- Coordinated and managed the process of plan development for a new 56-acre tract commercial development.
- Managed the design of all utilities (water, sanitary sewer), storm sewer improvements, and roadway improvements.

PROFESSIONAL LICENSES AND REGISTRATIONS



Texas Board of Professional
Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

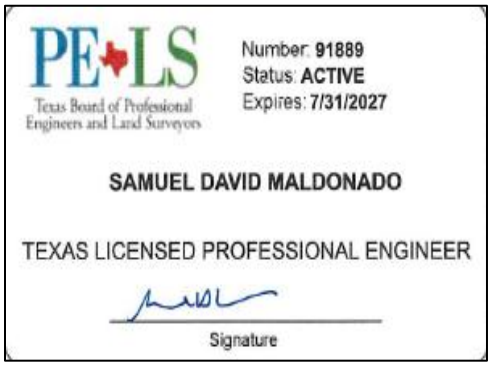
This acknowledges that

SAMES, Inc.
SAMES

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

Registration Number
F-10602

Expiration Date
7/31/2026



PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: 91889
Status: ACTIVE
Expires: 7/31/2027

SAMUEL DAVID MALDONADO

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

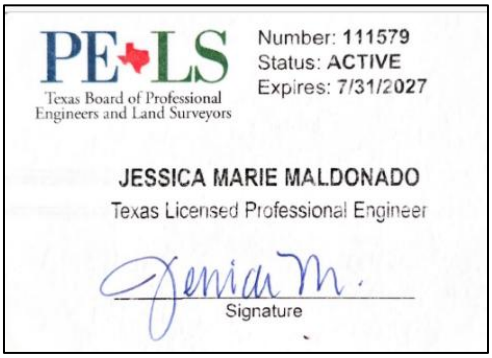


PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: 100320
Status: ACTIVE
Expires: 9/30/2026

SAUL DANIEL MALDONADO
Texas Licensed Professional Engineer

Signature



PE LS
Texas Board of Professional Engineers and Land Surveyors

Number: 111579
Status: ACTIVE
Expires: 7/31/2027

JESSICA MARIE MALDONADO
Texas Licensed Professional Engineer

Signature

SECTION II: PREVIOUS EXPERIENCE WITH THE CITY

CITY OF EDINBURG PROJECTS

Projects	Project Description	Project Manager	Completed	City POC
Chapin Pump Station Rehabilitation	Topographic surveying, environmental and civil engineering services for removal and replacement of two pumps, SCADA system, backup power system, and associated improvements	Luis Mendez	In progress (92% complete)	Mardoqueo Hinojosa, City Engineer
Mon Mack Drainage Ditch Improvements	Topographic & as-built surveying, civil engineering drainage design, construction plans & specifications, construction administration	Jessica Maldonado	2024	Mardoqueo Hinojosa, City Engineer
Schunior Road Detention Pond Project	Topographic surveying, hydraulics and hydrology analysis of the detention design, and preparation of plans, specifications and estimates.	Jessica Maldonado	2023	Mardoqueo Hinojosa, City Engineer
8th Street & McIntyre Intersection Improvements	Topographic Surveying and Design of Street & Drainage Improvements	Sam Maldonado	January 2009	Daniel Tijerina, Former Public Works Director
Chapin Road Sanitary Sewer Line Improvements	Topographic Surveying and Design of 24" Sanitary Sewer line	Jessica Maldonado	February 2016	Tomas Reyna, Assistant Director of Public Works
University Drive Bus Stop & Shelter Improvements	Surveying, design and construction management of Civil Improvements, including site infrastructure	Jessica Maldonado	December 2016	Tomas Reyna, Assistant Director of Public Works
WWTP Clarifier Rehabilitation Project	Design & Bid Procurement of WWTP Improvements	Saul Maldonado	June 2018	Arturo Martinez, Director of Utilities
Municipal Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Apollo Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Memorial Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Fountain Park	Topographic Surveying Services	Sam Maldonado	2019	Luis Rodriguez, Parks Operation Manager
Municipal Park Splash Pad	Topographic Surveying Services	Sam Maldonado	2019	Mardoqueo Hinojosa, City Engineer
Dr. Diaz Park Splash Pad	Topographic Surveying Services	Sam Maldonado	2019	Mardoqueo Hinojosa, City Engineer

SECTION III: ABILITY TO MEET SCHEDULES AND DEADLINES

PROJECT MANAGEMENT PLAN

SAMES is committed to delivering project management solutions tailored to the City of Edinburg's (COE) infrastructure needs. Supported by a strong foundation in civil engineering and extensive experience managing public infrastructure projects, our team is well qualified to provide the City with the following project management services:

Project Management and Project Inspection	
• *Contract Review and Negotiation* • *Change Order Analysis* • *Project Design Reviews* • *Staff Augmentation* • *Cost Estimate Evaluations*	• *Project CPM Scheduling* • *Productivity Analysis* • *Dispute Avoidance and Resolution* • *Project Control Systems* • *Inspections and Quality Assurance*

Project Management Approach

SAMES has developed a comprehensive project management approach to ensure the efficient execution of professional engineering services for the City of Edinburg, if selected. Our management plan emphasizes proactive coordination, effective communication, risk management, and quality control to support the successful delivery of each project assignment. A dedicated project management team will serve as the City's primary point of contact and coordinate with City staff, regulatory agencies, utility providers, stakeholders, and other entities as necessary to facilitate timely project execution.

Our approach is designed to effectively manage project scope, schedule, budget, and quality throughout every phase of project delivery. Through regular communication, continuous progress monitoring, and timely decision-making, we will promptly identify and address potential issues before they affect project objectives. By leveraging our extensive experience with municipal infrastructure projects and our multidisciplinary technical expertise, SAMES will deliver practical, cost-effective engineering solutions that align with the City's goals while meeting all applicable regulatory and funding requirements.

Schedule and Budget Compliance – SAMES employs a disciplined project management approach that emphasizes proactive planning, accountability, effective communication, and continuous monitoring to deliver projects on schedule and within budget. In coordination with the City of Edinburg, our project management team establishes project objectives, priorities, funding constraints, critical milestones, and performance expectations at project initiation. Based on these requirements, we develop and maintain comprehensive project schedules using Primavera P6 or Microsoft Project, incorporating Critical Path Methodology (CPM), permitting activities, agency review periods, procurement milestones, and key project deliverables. Throughout project execution, schedules are routinely updated to reflect project progress, changing priorities, and potential risks, allowing the City to make informed decisions and maintain project momentum.

Senior Project Managers provide ongoing oversight through milestone tracking, budget monitoring, resource management, quality assurance reviews, and regular communication with City staff, consultants, contractors, utility providers, and regulatory agencies. Weekly progress meetings, project status reporting, and routine risk assessments enable our team to identify potential schedule or budget impacts early and implement timely corrective actions before they affect project delivery. Our experience managing multidisciplinary teams, combined with our ability to self-perform surveying, engineering, and construction phase services when appropriate, streamlines coordination, reduces delays, and improves responsiveness

throughout the project lifecycle. By integrating stakeholder coordination, regulatory review schedules, procurement activities, and governing board milestones into the overall project management process, SAMES consistently delivers well-managed projects that meet the City's schedule, budget, quality, and performance objectives.

Utility Coordination and Relocation – SAMES has extensive experience managing utility coordination and relocation activities for public infrastructure projects of varying size and complexity. Our project and construction management approach emphasizes early utility identification, proactive coordination, conflict resolution, and continuous communication to minimize schedule impacts and support uninterrupted project delivery. By integrating Subsurface Utility Engineering (SUE), utility conflict analysis, and Construction Engineering Inspection (CEI), our team effectively manages utility-related risks throughout planning, design, and construction.

Our Project Managers coordinate closely with utility owners, contractors, municipalities, TxDOT, irrigation districts, and regulatory agencies to identify potential conflicts, establish relocation priorities, develop utility relocation schedules, monitor progress, and maintain continuous communication throughout construction. We facilitate coordination meetings, track utility commitments, review relocation schedules, and promptly address unforeseen field conditions to minimize delays, avoid construction conflicts, and maintain project momentum.

SAMES has successfully managed utility coordination efforts involving Texas Gas Service, American Electric Power (AEP), Spectrum, local irrigation districts, and numerous municipal utility providers. This experience is further demonstrated through our ongoing blanket contract with Texas Gas Service, under which we have provided engineering and surveying services on an as-needed basis since 2014. Through this long-standing relationship, we have supported numerous gas main extensions, relocations, and adjustments throughout the Rio Grande Valley while consistently meeting project schedule, quality, and safety objectives.

By maintaining proactive communication among all project stakeholders and closely monitoring utility activities throughout construction, SAMES minimizes the risks associated with utility conflicts and relocations, helping keep projects on schedule, within budget, and in compliance with all applicable regulatory requirements.

Construction Management and Inspections - SAMES provides a fully integrated construction management and inspection program that ensures projects are executed with the highest standards of quality, compliance, and cost efficiency. From initiation through completion, we manage all aspects of construction delivery—tracking progress, overseeing contractor performance, coordinating utilities, and developing phased schedules that minimize disruption and maintain productivity.

We offer comprehensive construction management, inspection, and contractor quality control services across transportation, utilities, drainage, environmental, water/wastewater, and recreational projects. Our approach relies on consistent, informed inspection and strict adherence to design documents, specifications, and contract requirements. Delivering this level of quality requires technical expertise, sound judgment, effective communication, and collaboration among all project stakeholders.

For public agencies with limited resources, SAMES provides flexible, all-inclusive Construction Engineering Inspection (CEI) teams capable of supplementing staff or managing full construction oversight as needed.

Risk Identification and Mitigation – SAMES employs a proactive risk management process that identifies potential issues early, evaluates their potential impact, and implements practical mitigation strategies before they affect project objectives. Our project management team continuously monitors project activities throughout planning, procurement, design, construction, and closeout to minimize risks related

to schedule, budget, quality, regulatory compliance, utility coordination, and stakeholder involvement. By maintaining open communication with the City, consultants, contractors, utility providers, and regulatory agencies, we promote informed decision-making and timely resolution of issues as they arise.

Risk management is integrated into every phase of project delivery through routine project monitoring, progress evaluations, and coordination meetings. Potential risks are documented, prioritized based on their likelihood and potential impact, assigned to responsible team members, and tracked through resolution. This structured approach enables our team to anticipate challenges, implement corrective actions promptly, and maintain project momentum while minimizing disruptions to construction activities.

Key elements of our risk management process include:

- Development and maintenance of project risk registers to identify, evaluate, and monitor project risks.
- Regular project status meetings to review schedule, budget, procurement, utility coordination, permitting, and construction progress.
- Ongoing schedule and budget monitoring to identify potential variances and implement corrective actions.
- Early identification and resolution of utility conflicts, permitting requirements, and right-of-way constraints.
- Continuous coordination with City staff, consultants, contractors, utility providers, and regulatory agencies.
- Review and management of Requests for Information (RFIs), submittals, change orders, and potential claims to minimize project impacts.
- Quality assurance reviews, field observations, and construction progress monitoring to identify issues before they affect project delivery.
- Routine evaluation of project risks with timely communication and recommendations to support informed decision-making by the City.

This proactive and collaborative approach enables SAMES to effectively manage uncertainty, reduce project risk, and deliver projects that meet the City's expectations for schedule, budget, quality, safety, and regulatory compliance.

Managing Contracted Work – SAMES has extensive experience providing project and construction management services for public infrastructure projects involving multiple contractors, consultants, utility providers, and regulatory agencies. Our management approach emphasizes proactive communication, accountability, and continuous oversight to ensure contracted work is performed in accordance with project requirements, contract documents, established schedules, and budget objectives. The Program Manager and Project Manager provide overall leadership throughout project execution, serving as the primary liaison between the City, design professionals, contractors, and other project stakeholders.

Prior to construction, SAMES conducts a comprehensive preconstruction meeting to establish project expectations, review contract requirements, confirm project schedules and milestones, discuss reporting procedures, invoicing requirements, safety protocols, environmental considerations, utility coordination, and communication procedures. This collaborative process ensures all participants clearly understand their roles, responsibilities, and performance expectations before work begins.

Throughout construction, SAMES actively monitors contractor performance through regular site visits, progress meetings, schedule reviews, and ongoing coordination with project stakeholders. Our team tracks project milestones, reviews construction progress, facilitates timely resolution of field issues, and

coordinates sequential and concurrent work activities to minimize conflicts and maintain project momentum. Weekly progress meetings provide a structured forum to review completed work, discuss upcoming activities, evaluate potential risks, and identify corrective actions necessary to keep the project on schedule and within budget.

By maintaining clear communication, comprehensive project documentation, and continuous oversight of contracted work, SAMES helps ensure projects are completed safely, efficiently, and in accordance with the City's quality, schedule, budget, and contractual expectations.

Quality Assurance and Quality Control – SAMES implements a comprehensive quality management approach to ensure projects are delivered in accordance with contract requirements, approved plans and specifications, applicable regulations, and the City of Edinburg's expectations for quality and performance. Quality management begins at project initiation and continues throughout design, procurement, construction, and project closeout through proactive oversight, effective communication, and continuous monitoring of project activities.

Regular project meetings and ongoing coordination among the Project Manager, City staff, design professionals, contractors, utility providers, and other stakeholders establish a collaborative environment for identifying issues, evaluating corrective actions, and maintaining project objectives. Project status reports, field observations, meeting minutes, and construction progress updates are routinely provided to the City to ensure transparency and support informed decision-making throughout project delivery.

SAMES utilizes a project-specific Quality Management Plan that establishes quality objectives, defines roles and responsibilities, outlines inspection and documentation procedures, and identifies quality control checkpoints throughout the project lifecycle. Our team monitors contractor performance, reviews submittals and testing documentation, verifies compliance with contract requirements, and coordinates with inspectors and testing personnel to ensure work is performed in accordance with project specifications and applicable standards.

SAMES maintains a comprehensive document control system to ensure all project records are organized, current, and readily accessible throughout the project lifecycle. Our team tracks and manages contracts, correspondence, meeting minutes, Requests for Information (RFIs), submittals, change orders, pay applications, inspection reports, testing results, schedules, and project photographs using standard filing and documentation procedures. This systematic approach provides complete project documentation, supports regulatory compliance, facilitates timely decision-making, and establishes a clear audit trail for all project activities while ensuring the City has accurate and up-to-date information at every stage of project delivery.

Quality management activities include preparatory reviews prior to major work activities, ongoing construction observations, verification of corrective actions, and continuous documentation of project performance. By emphasizing prevention, accountability, and timely resolution of deficiencies, SAMES minimizes rework, reduces project risks, and promotes the successful delivery of high-quality projects that meet schedule, budget, and regulatory requirements.

SECTION IV: STABILITY AND REFERENCES

Past Projects with City of Edinburg for Proposed Team Members

SAMES has successfully managed numerous infrastructure projects involving project management, construction management, engineering design, and surveying services for local cities, counties, utility districts, and educational institutions. Our professionals also bring experience working directly with the City of Edinburg on a variety of municipal infrastructure projects. The following representative projects highlight the City of Edinburg experience of the proposed project management team.

- Samuel D. Maldonado
  - Project Manager for:
    - 8th Street and McIntyre Intersection Improvements
    - WWTP Clarifier Rehabilitation Project
    - Topographic Surveying for Municipal Park, Apollo Park, Memorial Park, Memorial Park, Fountain Park, Municipal Park Splash Pad, Dr. Diaz Park Splash Pad
- Jessica M. Maldonado
  - Project Manager for:
    - Schunior Regional Detention Pond
    - Chapin Road Sanitary Sewer Improvements
    - University Drive Bus Stop and Shelter Improvements
- Luis Mendez
  - Project Manager for:
    - Chapin Pump Station Rehabilitation Improvements

Reference Projects

The following three representative projects highlight the experience and performance of SAMES' proposed project management team and include reference information for completed assignments.

HCDD #1 2018 Bond Referendum Project No. 12-FM 493 & County Road (Donna)

Client: Hidalgo County Drainage District No.1
902 N Doolittle Road Edinburg, TX 78542
Reference: Raul E. Sesin – General Manager (raul.sesin@hcdd1.org)
(956) 292-7080

Contract: $113,933.45 (A/E); $1,077,186 (construction);

Start: 11/18/2022 (NTP for construction) End: 08/18/2023 (construction acceptance)

Project Manager: Jessica M. Maldonado

This project consists of a detailed study to design a new storm drainage system for the neighborhoods located between South River Road and surrounding the Chaparral Drain in Donna, Texas. At completion, storm runoff will outfall to the existing Hidalgo County Drainage District #1 facilities, thus eliminating the flooding in these colonias. SAMES is providing planning, development, surveying, parcel mapping, geotechnical services, hydraulics and hydrology design services, and preparation of plans, specifications, and cost estimates for construction, bid procurement and project administration services during construction. For H&H, SAMES prepared a detailed study (of appx. 6,010 acres) to design a lateral detention system or upgrade the existing facilities. The drainage requirements of this project were to design a drainage system that will alleviate the flooding of River Road, La Piñata, and Tierra Bella subdivisions after

a 10-year storm event. The area in which these subdivisions are located is in a low terrain with elevations ranging from 79-feet to 70-feet, grading towards ditch. The critical water surface elevation was determined to be the lowest roadway centerline elevation, 71.53 feet of the adjacent subdivisions confirmed with topographic survey data. The drainage requirements further require a ditch analysis to determine the additional detention capacity of the drainage ditch, in order to determine the required widening to detain the design criteria storm event. The system within the subdivisions will be designed for a 10-year storm event, and a 50-year design analysis is required for the ditch. The hydrology and hydraulics models are developed with the HEC-HMS and HEC-RAS software, with incorporation of an unsteady flow analysis as well as Atlas 14 precipitation intensity update.

SAMES provided recommendation for this project to upsize the existing drainage system at La Piñata subdivision adequate for a 10-year storm, as well as incorporate new drainage systems for conveyance of a 10-year storm for River Road and Tierra Bella subdivisions. For the Chaparral Drain drainage ditch it was recommended to widen the existing 50.0-foot ditch to an ultimate HCDD1 typical cross- section of 120.0 ft from the approximate location of Laurie Drive to Ivey Road, which would provide nearly 25,000 CY of additional volume capacity to contain a 25-year storm event below the critical water surface elevation.

SAMES provided construction management services including Bidding and Contract Award, Construction Site Visits and Administration of Contract Documents for payment applications, requests for information and material submittals. Construction for Phase I of the Project commenced in November 2022 and the project was closed out on September 2023. Throughout the duration of construction, a SAMES field engineer was present regularly at the construction site coordinating closely with the General Contractor on work being performed. There was a significant amount of culverts being proposed for residential properties which encompassed roadside ditch regrading and driveway repairs. Before any of this work was performed a final assessment of driveway pavement type and condition was performed to avoid any change orders during the course of construction for the proposed installation of RCP/HPE culverts. SAMES assisted the Contractor with the coordination associated with utility relocations including but not limited to, water/sewer utility conflicts, communication lines, gas and irrigation crossing conflicting with the proposed storm infrastructure for the existing subdivisions into the drainage ditch undergoing widening. Upon completion of the drainage improvements within the subdivisions and drainage ditch SAMES attended preliminary and final walkthroughs to confirm work was performed as provided in construction documents or had been modified as approved by Client during the course of construction. Phase I of the 2018 Bond Referendum Project No. 12 was closed out after approximately 10 months of construction with change orders totaling $34,831.00, a 3.34% increase from the original contract amount.

Las Americas Roma Logistics and Industrial Park: Centennial Drive Design and Construction Support Services

Client: City of Roma
77 Convent Ave., PO Box 947, Roma, TX 78584
Reference: Alejandro Barrera – City Manager (abarrera@cityofroma.net)
(956) 286-7892

Contract: $60,057.54 (A/E); $1,104,350.75 (construction)

Start: 08/16/2024 End : 04/29/2025

Project Manager: Luis Mendez

SAMES was contracted by the City of Roma to provide surveying, civil engineering design, and construction support services for a new street. The proposed Centennial Drive (appx. 2,200 LF) was located at the northeast intersection of FM 650 and Landfill Road in Roma, TX. Surveying scope included field topography survey to establish on-site vertical and horizontal control for the design. Near construction completion surveying field work of newly installed improvements was performed to create as-builts of Centennial Drive. Civil engineering design for on-site public improvements required coordination with franchise utilities to avoid utility conflicts and submittal of 60% and 100% construction plan set for review and approval by the City. Design of on-site public improvements included mass grading, street design, traffic signal design, SW3P (soil erosion and sediment control plan), street lighting plan, signage plan and construction details. SAMES assisted in the preparation of the advertisement for bids and bid procurement documents, responded to clarification requests and issued addendums, conducted the pre-bid and bid opening meetings, prepared meeting minutes and bid tabulations, and issued recommendation for contract award and notice of award on behalf of the City of Roma. Upon contract award SAMES assisted in construction contract documentation preparation, attended the pre-construction meeting, and prepared Notice to Proceed letter on behalf of the City. SAMES requested, reviewed and approved contractor project schedule and material submittals, responded to all requests for information, reviewed all construction material testing reports and provided comments for compliance with contract documents when needed. SAMES performed on-site visits during construction to review project progression, take pictures and document status. A site visit report including photographic documentation was prepared and submitted to the City after each visit. At substantial completion, SAMES together with the City and contractor walked the site to determine general conformance with the construction plans and documents, then generated a punch list of items needing correction prior to final approval and acceptance. At final completion SAMES reviewed all close-out documents including the contractor final invoice and provided signed and sealed as-built drawings based on contractor mark-ups.

Mid- Valley International Industrial Park, Weslaco, TX



Client: Weslaco Economic Development Corporation
275 South Kansas Avenue, Suite A, Weslaco, Texas 78596
Reference: Steven Valdez - Executive Director (svaldez@weslacoedc.com)
(956) 969-0838

Contract: $11 M

Start: 10/21/2022 (construction) End: 06/15/2024

SAMES was the prime firm contracted to provide professional Construction Engineering Inspection (CEI) services for the construction phase of the proposed subdivision which consisted of a 161.8 Acre tract of land located at the northeast intersection of FM 1015 & Mile 9 near Weslaco, TX.

The scope of work for this project involves providing comprehensive Construction Engineering Inspection (CEI) services throughout the duration of the project. These services encompass various tasks aimed at ensuring compliance with design specifications, quality standards, and regulatory requirements. The project involves the construction of a subdivision development project, and the CEI services will be instrumental in facilitating smooth project execution and successful completion.

SAMES was the responsible party for Submittals/RFIs, Field Observations for CEI, Material Testing Report Review, Payment Application Recommendations, Change Order Review for Dispute or Approval, and provided monthly updates to the Client focusing on Scope of Work Completed, Schedule and Budget.

The submittal and Request for Information (RFI) review process is a critical aspect of ensuring the quality and compliance of construction projects. This process involves the thorough examination of project documents, materials, and inquiries to verify adherence to design specifications, standards, and contractual requirements.

Field Observations for Construction Engineering Inspection consisted of 4,840 linear feet of a 50 concrete roadway cross section. The Roadway Inspection included inspections of pavement, pavement markings, and signage installation. 10,525 linear feet of curb and gutter and 1,105 SF of sidewalks were also inspected as part of paving improvements for the project.

Water System Inspection consisted of 12,600 linear feet of 6", 8", and 12" PVC C900 waterline with the associated valves, hydrants, bends, thrust blocks, and other appurtenances. SAMES: The Sanitary Sewer System Inspection consisted of 6,032 linear feet of 8", 10", 12", and 18" PVC SDR-26 sewer line with the associated manholes, sanitary sewer services and also consisted of 9,359 linear feet of 10" PVC DR 21 force main with associated air release valves, bends, thrust blocks, and other appurtenances. SAMES observed that all water, sewer, and force main pipes were constructed to the specified depth and alignment, with proper backfill and compaction performed as indicated by plans and specifications. As a closeout to the utility design proposed for this Project, SAMES was present during the connection to existing water distribution network and sewer lift station that was proposed for this project.

Drainage System Inspection consisted of the widening of existing drainage and irrigation district canals that were proposed to be widened for purposes of future runoff. The inspections performed by SAMES consisted of verification of widenings to existing drainage facilities per plans, construction of concrete cast in place headwalls and reinforced concrete pipe outfalls, reinforced concrete box equalizers within the proposed subdivision as well as a newly constructed drainage swale for additional runoff storage and conveyance to the existing drainage canals that were widened. In addition to field observations during construction to ensure construction was being performed in accordance with plans, SAMES reviewed all applicable Construction Material Testing reports for conformance with specifications for compaction density for canal widenings and concrete strength testing related to any headwall or cast in place structures that were constructed as part of the canal improvements.

Construction for this project began on October 21, 2022, with the original completion date set at July 18, 2023, but through the process of reviewing and recommending change order approvals, the project was completed June 15, 2024. The original construction cost was set at $11,000,000.00 but saw a savings of $455,173.06 through the processing of approving change orders, bringing the total cost of construction to $10,455,826.94.

Insurance

SAMES, Inc. maintains Professional Liability Insurance with coverage limits of $2,000,000, as well as Commercial General Liability and Automobile Liability insurance, and meets all applicable county and state insurance requirements. A current Certificate of Insurance, including policy coverage and effective dates, is provided in the Appendix of this Statement of Qualifications. A list of insurance claims filed over the past five (5) years is provided below.

1) Tatiyana Altecor vs. SAMES, INC
   a) Status: Dismissed
2) Edward Dominguez vs. SAMES, Inc.
   a) Status: Dismissed
3) Hidalgo County BSL Canopy
   a) Status: Dismissed

4) Rodriguez v SAMES, INC
   a) Status: Dismissed
5) Armando Rodriguez vs. SAMES, INC
   a) Status: Dismissed

Professional Services Agreement

SAMES, Inc. has read the sample Professional Services Agreement released with this Request for Qualifications. We will meet the prerequisite insurance and, if selected, our firm agrees to enter into such an agreement.

Contact Information

Samuel D. Maldonado, Principal/C.E.O.
4943 S. Jackson Road, Edinburg, TX 78539
O: (956) 702-8880
M: (956) 207-7130
sam@samengineering-surveying.com

Jessica M. Maldonado, VP of Professional Services
4943 S. Jackson Road, Edinburg, TX 78539
O: (956) 702-8880
M: (956) 569-0599
jessica@samengineering-surveying.com

Commitment

SAMES approaches every project with a collaborative team philosophy and an unwavering commitment to delivering successful outcomes for our clients. Our experienced project management professionals provide the leadership, technical expertise, and accountability necessary to effectively manage scope, schedule, budget, quality, and stakeholder coordination throughout every phase of project delivery. Drawing on decades of experience managing municipal infrastructure and capital improvement projects, we are well-equipped to achieve program objectives while minimizing project risks and maximizing value.

As a locally owned and operated firm, SAMES understands the unique needs and priorities of the City of Edinburg and the communities it serves. We are committed to serving as a trusted partner by providing responsive project leadership, protecting the City's interests, maintaining transparent communication, and ensuring projects are delivered safely, efficiently, and in accordance with all contractual and regulatory requirements. We appreciate the opportunity to be considered for these services and look forward to supporting the City's continued investment in high-quality public infrastructure.

APPENDIX

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/22/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Tower Street Insurance
P O Box 803506
Dallas TX 75380-3506

License#: BR-1607120

CONTACT NAME:
PHONE (A/C, No, Ext): 469-788-8888 **FAX (A/C, No):** 469-788-8888
E-MAIL ADDRESS: services@towerstreetinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Starr Specialty Insurance Company	
INSURER B : Lexington Ins Co	19437
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED SAMEINC-01
Sames, Inc. DBA: Sam Engineering & Surveying
200 S 10th St
Ste 1500
McAllen TX 78501-4860

COVERAGES **CERTIFICATE NUMBER:** 450595866 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X **COMMERCIAL GENERAL LIABILITY**			019810259-01	5/8/2026	5/8/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)**						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability retro: 09/29/25 - $1MM retro: 10/21/25 - $2MM			TMS1000166251	9/29/2025	9/29/2026	Per Claim Limit Aggregate Limit Retention per Claim	2,000,000 2,000,000 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Edinburg
415 W University Dr
Edinburg TX 78539-4353

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/27/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jessica Lopez	
SafeGuard Insurance Agency 800 N. 10th St. McAllen TX 78501	PHONE (A/C, No, Ext): (956) 687-1811	FAX (A/C, No): (956) 687-1819
	E-MAIL ADDRESS: jlopez@safeguardnow.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : GEICO County Mutual Insurance Company	29181
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Sames, Inc, DBA: Sam Engineering & Surveying
200 S. 10th Street Suite 1500
McAllen TX 78501

COVERAGES **CERTIFICATE NUMBER:** 2026-207 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS	Y	Y	9300274179	01/28/2026	01/28/2027	BODILY INJURY (Per accident)	$
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							Hired Auto	$ 1,000,000
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

30 Days notice of cancellation

CERTIFICATE HOLDER

EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Cindy Dyer

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CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 07/07/2026

Company/Vendor Name: SAMES, Inc.

Printed Name and Title: Samuel D. Maldonado

Authorized Signatory:

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: SAMES, Inc.
(Full, correct legal name)

- Address: 4943 S. Jackson Rd., Edinburg, TX 78539
- Telephone/Fax: 956-702-8880
- Email address: Sam@samengineering-surveying.com

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? Edinburg, TX

5. a. Does the Company have an office located in Edinburg, Texas? Yes✓ No____

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) 4 (months)

c. State the number of full-time employees at the Edinburg office. 24

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Samuel D. Maldonado
Address: 4943 S. Jackson Rd., Edinburg, TX 78539
Telephone: 956-702-8880
Fax: _____
Email: Sam@samengineering-surveying.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

   Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
   If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
    Sam Engineering and Surveying

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One (YES) NO

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One (YES) NO

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

LITIGATION DISCLOSURE

SAMES, Inc. has been named in five (5) litigation matters during the past ten (10) years. Four (4) of these matters have been resolved, and one (1) remains pending.

1.County Drainage Project
The first matter involved a county drainage project in which a property owner opposed the county's stormwater drainage design adjacent to the owner's property. The case was resolved, and SAMES, Inc. was not found liable or at fault.

2. Municipal Construction Project
The second matter involved litigation filed by a city against the contractor of record for alleged construction deficiencies. SAMES, Inc. served as the engineer of record and, as is common in construction litigation, was named as a party to the lawsuit. The matter has since been resolved, and SAMES, Inc. was not found liable or at fault.

3. Hidalgo County Litigation
The third matter involved multiple parties, including the contractor of record, the project owner, and all project consultants, including SAMES, Inc. The Court granted the Motion to Dismiss on September 9, 2024, and SAMES, Inc. was dismissed from the case.

Cause No. C-4866-21-L
464th Judicial District Court, Hidalgo County, Texas

Raul A. Macias and Erika Castillo, Individually and as Surviving Parents of Armando Lee Castillo, Deceased
v.
Noelia Trevino and Gerardo Garcia, as Surviving Parents of Garett Guy Garcia (Deceased); Texas Cordia Construction, LLC; County of Hidalgo; SAMES, Inc.; L & G Engineering Laboratory, LLC; and Precision Scheduling Consultants, LLC.

4. Storm Sewer Project
The fourth matter involved a storm sewer project in which a property owner challenged the municipal and engineering design of a stormwater detention pond located behind the owner's property. The litigation has since been resolved.

Civil Action No. 7:23-cv-276
United States District Court for the Southern District of Texas

Edward Dominguez
v.
City of Edinburg; SAMES, Inc.; Castle Enterprises, LLC; and Gonzalez Enterprises, LLC.

5. Brownsville Cannery Public Market Project (Pending)
The fifth matter involves the Brownsville Cannery Public Market construction project. SAMES, Inc. is currently involved in litigation with the City of Brownsville following the City's termination of the construction contract. SAMES, Inc. disputes the allegations and is actively pursuing its contractual rights through the legal process. This matter remains pending, and no final judgment has been entered.

SAMES, Inc. has never initiated litigation or requested arbitration against a client in connection with any of its projects.

HOUSE BILL 89 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

SENATE BILL 13 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

SENATE BILL 19 VERIFICATION

I, Samuel D. Maldonado, the undersigned representative of

SAMES, Inc., (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - *a) means, with respect to the entity or association, to:*
     - *i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - *ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - *iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - *b) does not include:*
     - *(i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - *(ii) a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

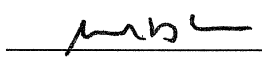
4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*



SIGNATURE OF COMPANY REPRESENTATIVE:

Samuel D. Maldonado, CEO

TYPE/PRINT NAME AND TITLE:

07/07/2026

DATE:

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Samuel D. Maldonado, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of SAMES, Inc., the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign _____

Title CEO

Subscribed and sworn to me this 7th day of July 2026.

By: _____

Notary Public

My commission expires 1-21-2030

Jessica Martinez
My Commission Expires
1/21/2030
Notary ID133437084

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

SAMES, Inc.

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

07/07/2026

Date



www.samengineering-surveying.com

Request for Qualification For

THE CITY OF Edinburg

EDINBURG, TEXAS All-America City 1968 1995 2000 2024

RFQ # 2026-8
PROJECT MANAGEMENT SERVICES

Submitted by

SDI ENGINEERING, LLC

Civil • Utility Systems • Project Management

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TRANSMITTAL LETTER

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- Firm Philosophy
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- Services Provided
- Current and Past Projects

TEAM MEMBER QUALIFICATIONS AND EXPERIENCE
- Resumes

ABILITY TO MEET SCHEDULES AND DEADLINES

REFERENCES

SDI ENGINEERING
A Limited Liability Company
TBPE Licensed No F-13016
Civil • Utility Systems• Project Management •
2105 S. Jackson Road, Edinburg, Texas 78539 (956) 287-1818 office

July 13, 2026

City of Edinburg
c/o City Secretary
415 W. University Drive
Edinburg, TX 78539

RE: Request for Qualifications – RFQ No. 2026-8
Project Management Services

To Whom It May Concern,

SDI Engineering, LLC is pleased to submit this Request for Qualifications for providing Project Management Services, as required by the City of Edinburg. Included in this packet is a list of project experience that very closely resembles projects of size and complexity in your city. As an Engineer in the public sector for over 26 years, I have unique insight into the many different factors that make projects successful. As you will see from the information provided, the firm will bring experience in the many facets to include paving, drainage, water distribution, water treatment, wastewater collection, wastewater treatment, contract negotiations, Right-of-Way acquisition, and Stormwater Management, parking lots, HVAC Renovations, Re-Roofing improvements, as well as design and project management of school districts, cities, irrigation districts, and county improvements.

SDI Engineering LLC is comprised of personnel that have the experience and credentials to meet the needs of the city. We have successfully completed work on State and Federally funded projects from the grant application process through design and construction management. In addition, we have demonstrated history with several Cities in the Rio Grande Valley and their staff.

I, Isael Posadas, P.E., will be the person authorized to conduct final contract negotiations with the city and welcome the opportunity to be considered for your project needs. We look forward to discussing our proposal with you in greater detail.

Respectfully,
SDI ENGINEERING, LLC

Isael Posadas

Isael Posadas, P.E., Principal

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Firm Qualifications and Experience:

Name of Firm:	SDI Engineering, LLC 2105 S. Jackson Rd Edinburg, Texas 78539
Telephone Numbers:	Office: (956) 287-1818
President & Primary Contact:	Isael Posadas, P.E. (Registered Engineer, 89435)
Established:	October 2010
Firm Structure:	Limited Liability Company
Texas Registration No.:	F-13016

Firm Background

SDI Engineering was established in 2010 as a Limited Liability Company (LLC), with the goal of providing clients with quality engineering and hands-on services based on solid experience and know-how. We understand the needs of our governmental and private clients because we have a history of being a client. Having once been regulators and policy developers for several municipalities, we offer an ability to maneuver through the many rules and regulations that advance projects in a timely and efficient fashion. It is this combination of experience and proven performance that makes our company unique to the area. SDI Engineering was established to help develop and build quality projects with sound engineering practices that make communities safer and promote enhanced quality of life.

The firm's principal has a solid reputation for excellence in engineering and is a direct result of his management of public systems and the commitment to the principle that projects are built to meet the needs of the public in the long term.

The firm team has successfully supervised the preparation of design schematics and PS&E for roadways, drainage, water distribution, wastewater collection and other civil engineering projects as well as architecture plans for roof improvements, parking lot improvements, and HVAC Renovations. SDI Engineering, LLC, is committed to providing integrity and excellence in its work, resulting in only the highest levels of customer satisfaction.

Firm Philosophy

Over the years, SDI Engineering, LLC, has undertaken many challenging projects and accumulated skills and experience in design and project management services. Today, SDI Engineering, LLC, takes on the role of various municipalities, governmental, county, schools, irrigation districts; and water provider projects to provide design inputs and engineering solution services. Our objective is to provide our clients with excellent experience when we are selected to execute their projects. Our emphasis on clear communication and follow-through procedures ensures that clients' objectives are top priority in the planning and execution of all our processes.

Project Approach/Methodology

There are several key factors to be considered in the preparation of the construction documents for any project. The firm's principal and his staff have developed an approach that has proven successful on projects time and time again. These factors include the following:

- Review the project goals and clearly understand all the client's needs, including performance and budgetary constraints.

- Identify specific work scope and establish efficient and timely milestones to complete the engineering assignment.
- Determine the local, state and federal requirements of the project based on funding and regulatory agency oversight.
- Attain as much information about existing conditions that can affect the project, including previous work, studies and efforts by others.
- Utilize design concepts that are proven in both the technical and practical application that provides long term performance with the operator of the system or facility in mind.
- Establish clear, open and honest communication with the Client and/or their representative throughout the project, from design to completion.
- Provide a product that meets or exceeds the expectations of the client.

Services Provided

SDI Engineering specializes in civil engineering, project planning, construction management and stormwater management. Our primary objective is to provide excellent personal service tailored to meet our client's goals and objectives within the framework of existing regulatory requirements, and in the most cost-efficient engineering manner possible. SDI Engineering takes pride in ensuring that all projects are completed on-time and within budget. These services have been provided to the City of Edinburg, City of McAllen, Harlingen Waterworks Systems, Hidalgo County Irrigation District No. 1, Hidalgo County Irrigation District No. 16, Edinburg CISD, North Alamo Water Supply Corporation, Sharyland Water Supply Corporation, and the City of Pharr. A solid track record has been established in the following areas:

Engineering Design / Consulting

Feasibility Study, Site Investigation, and Site Selection
Project Planning & Permitting
Hydrology and Hydrologic modeling
Road Design
Sewer System
Storm Drainage Systems
Water Systems
Grading Plans
Earthwork Calculations
Drainage Basin Analysis
Retention and Detention Systems

Project Management/Planning and Permitting

Construction Management
Owner Representation
Permit Preparation and Processing
Construction Inspection
Contract Document Preparation
Fill and Grade Permits
Variance Applications

Stormwater Management

Permit Application (NOI)
SWPPP Development
Notice of Change (NOC)
Notice of Termination (NOT)
Inspection Services
Personnel Training
Yearly Reporting
Public Involvement
BMP Specifications
Policy Development

Right of Way Acquisition Services

Parcel Identification
Appraisal Report Review
Title Work/Clearing of Encumbrances
Negotiations
Closing and Filing of Documents
Expert Witness

Municipal Policy Development

Engineering Standards
Construction Standards
Subdivision Review Policy

SDI Engineering, LLC operates out of our main office located at 2105 S. Jackson Rd, Edinburg Texas.

Project File/Name: **24-007 City of Mercedes City Hall Flooring Improvements**

Summary:
Project consists of the management of the flooring replacement project at City Hall for approximatley 9,769 sq. ft. with the options of polished sealed concrete, ceramic/porcelain/natural stone tile, or luxury vinyl tiles, complete in place, in Mercedes, Texas

Owner:
City of Mercedes
Mr. Alberto Perez, City Manager
400 S. Ohio Ave.
Mercedes, Texas 78570
(956) 565-3114

Contractor:
SLR Building Contractors, LLC
Ms. Stephanie L. Renteria
1803 S. Cesar Chavez Rd.
Edinburg, Texas 78742
(956) 383-8194

Project Cost: $ 158,130.00

Length of Project: (60 days) 2024

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **24-007 City of Mercedes City Hall Roof Improvements**

Summary:
Project consists of the design and management of the installation of re-roofing to existing BUR roof system with a spray polyurethane foam system and fluid applied elastomeric roof coating to approximately 10,850 SF roof, the installation of existing HVAC units on pre-engineered/manufactured curbs, and gutter and down spouts, complete in place, in Mercedes, Texas

Owner:
City of Mercedes
Mr. Alberto Perez, City Manager
400 S. Ohio Ave.
Mercedes, Texas 78570
(956) 565-3114

Contractor:
SLR Building Contractors, LLC
Ms. Stephanie L. Renteria
1803 S. Cesar Chavez Rd.
Edinburg, Texas 78742
(956) 383-8194

Project Cost: $ 158,130.00

Length of Project: (60 days) 2024





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **21-004 HCID No.1 Lining of Main Canal from FM 676 (Mile 5) to FM 2220 (Ware Rd) Improvements**

Summary:
Project consists of the design and management of the installation of 68,759 SF of canal liner; complete in place; 64,958 SF of fiber-reinforced concrete, 13,000 SF repair of existing concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system, along the main canal from FM 676 (Mile 5) to FM 2220 (Ware Rd), Edinburg, Tx



Owner:
Hidalgo County Irrigation District No. 1
Mr. Carlos Guzman, General Manager
1904 N. Expressway 281
Edinburg, Texas 78542
(956) 383-3886

Contractor:
Foremost Paving, Inc
Mr. Joseph E. Forshage
PO Box 29
Weslaco, Texas 78599
(956) 316-8900



Project Cost: $ 3,779,710.00

Length of Project: (270 days) 2024-2025

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **Mcallen PUB Mile 5 – Taylor Road to Ware Road (Sanitary Sewer and Waterline Improvements)**

Summary:
Project consists of the design and management of the installation and relocation of sanitary sewer and waterline due to TxDot road widening project along Mile 5 Road from Taylor Road to Ware Road.

Owner:
McAllen Public Utilities
Mr. Carlos Gonzalez, P.E.
311 N. 15th Street
Mcallen, Texas 78501
(956) 681-1770

Contractor:
Texas Cordia Construction, LLC
Ms. Yara M. Corbitt, P.E.
3149A Center Pointe Drive
Edinburg, Texas 78539
(956) 627-6181

Project Cost: $1,900,956.00

Length of Project: 2024-2025





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **20-004 SWSC Mile 5 – Conway Road to Taylor Road (Boring Services)**

Summary:
Project consists of the design and management of the removal of 10,413 LF of a 12" WL; 2,661 LF of an 8" WL; 14,189 LF of a 6" WL; 47 LF of a 5" WL; 2,570 LF of a 4" WL; 80 LF of a 2" WL; and 891 LF of a 16" WL, including bores with steel casing, and installation of 14,935 LF of a 12" PVC WL, 2,088 LF of an 8" PVC WL, and 1,648 LF of an 18" PVC WL, complete and in place along Mile 5 Road from Conway Road to Taylor Road, due to TxDot widening project. Bore pit, casing and welding to be provided by SWSC. A & M Cable Construction, LLC to provide contracted services for boring only.

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
A & M Cable Construction, LLC
Mr. Ulises O. Avila, Project Manager
2000 Salvador Ave.
Weslaco, Texas 78596
(956) 650-6299

Project Cost: $450,679.00

Length of Project: 2025

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **20-004 SWSC Mile 5 – Taylor Road to Ware Road Improvements**

Summary:
Project consists of the design and management of the removal of 4,036 LF of a 12” WL; 4,007 LF of an 6” WL; 452 LF of a 4” WL; 59 LF of a 2.5” WL; and 1,251 LF of a 2” WL, including bores with steel casing, and installation of 6,141 LF of a 12” PVC WL and 83 LF of a 6” PVC WL, completre and in place along Mile 5 Road from Taylor Road to Ware Road, due to TxDot widening project.

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
Foremost Paving, Inc
Mr. Joseph E. Forshage
PO Box 29
Weslaco, Texas 78599
(956) 316-8900

Project Cost: $ 1,197.593.09

Length of Project: (180 days) 2023-2024





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **18-001 SWSC Shary Road Mile 3-5 Improvements**

Summary:
Project consists of the design and management of the relocation of approximately 10,456 LF of a 12" waterline along Shary Road from Mile 3-5, due to TxDot widening project

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
Foremost Paving, Inc
Mr. Joseph E. Forshage
PO Box 29
Weslaco, Texas 78599
(956) 316-8900





Project Cost: $ 1,844,860.00

Length of Project: (180 days) 2023-2024

SDI ENGINEERING, LLC
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Project File/Name: **21-007 SWSC Mile 5 Conway to Bentsen Palm Relocation**

Summary:
Project consists of the design and management of the relocation of approximately 11,815 LF of a 12" waterline and 3,399 LF of an 8" PVC waterline along Conway to La Homa on Mile 5, due to TxDot widening project.

Owner:
Sharyland Water Supply Corporation
Mr. Carlos Lima, General Manager
321 S. Shary Blvd
Alton, Texas 78573
(956) 585-6081

Contractor:
Texas Cordia Contractors, LLC
Ms. Yara M. Corbitt, P.E., CEO
3149-A Center Pointe Drive
Edinburg, Texs 78539
(956) 627-6181

Project Cost: $ 3,454,519

Length of Project: (180 days) 2023-2024





SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

Project File/Name: **20-005 HCID No. 1 East Main Canal Impr, Ph III – Jackson Rd to 29 St.**

Summary:
Project consists of the design and management of the installation of 444,275 SF of canal liner; complete in place; 430,420 SF of fiber-reinforced concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system from Jackson Road to 29th St in Edinburg.

Owner:
Hidalgo County Irrigation District #1
Mr. Rusty McDaniel, General Manager
1904 N Expressway 281
Edinburg, Texas 78542
(956) 383-3886

Contractor:
R.P. Constructors, Inc.
Mr. Robert C. Pfeiffer, President
9455 IH 35 N
New Braunfels, Texas 78130-7132
(512) 392-5111

Project Cost: $8,709,306.88

Length of Project: (1074 days) 2024





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CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT


Memorial/Eisenhower Sports Complex


Linn-San Manuel Veteran's Park


SWSC New Admin Bldg


SWSC New Admin Bldg & Warehouse


East Main Canal Lining Ph II

Isael Posadas, P.E., President
SDI Engineering, LLC

Education: Texas A&M University – Kingsville
Bachelor of Science in Civil Engineering

Professional Registration: Registered Professional Engineer in the State of Texas, No. 89435

HUB VID Number: 1273681906600
Vendor Number: 466960

Experience:
Mr. Posadas has over twenty-three (24) years of civil engineering work experience, the last nineteen (19) years as a registered Civil Engineer, which includes hydrologic/hydraulic studies, private and public infrastructure projects, feasibility studies, annexation/zoning issues, public presentations, preparation of engineering plans and specifications, bidding and contractual processes, construction management, public policy development, Right-of-Way acquisition, Stormwater Management and development planning. Most recently, as the City Engineer for Edinburg, Texas, he designed, bid, and performed construction management for over $11 Million in infrastructure projects and reviewed/approved over $50 Million in municipal projects designed by others.

Mr. Posadas has a strong management background having once direct oversight of Edinburg's Engineering Department, Public Works Administration, Utilities Administration, and the Edinburg International Airport. He has also previously held the top management position for the Harlingen Waterworks System and worked for the City of McAllen's Engineering and Public Utilities Departments. He is licensed as a Professional Engineer in Texas and is also a Certified Floodplain Manager.

Design and Management Projects:

2026 HCID No. 16 – La Joya Lake
2026 HCID No. 1 – TxDot Crossing Ware Road SH 107 to Monte Cristo
2026 ECISD – Edinburg North High School Drainage Improvement
2025 SWSC – Ware Road SH 107 to Monte Cristo Road
2025 HCID No. 1 – Main Canal 4 Mile to 5 Mile
2025 HCID No. 1 – Main Canal 4 Mile to Bentson Road
2025 ECISD – Canterbury Elementary School Sewer Improvements
2025 ECISD – Canterbury Elementary School Remediation & Restoration
2025 ECISD – Johnny Economedes High School Driveway
2025 City of Mercedes – City Hall Flooring Improvements
2024 City of Mercedes – City Hall Roof Improvements
2024 HCID No. 1 – Main Canal Lining Impr - Mile 5 to Ware Rd
2024 SWSC – Russell Road Waterline – Ware Rd to Monmack Road
2024 City of Mercedes – 10th Street Overlay
2024 SWSC – Ware Road – SH 107 to FM 676 Mile 5
2024 SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
2024 SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
2023 SWSC – Old Administration Building Remodeling & Roofing Improvements
2023 SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
2023 SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation Project
2023 MPUB – 5 Mile – Taylor Rd to Ware Road Sanitary Sewer Improvements
2023 HCID No. 1 – Fuel Canopy
2023 City of Mercedes – Subdivision Reviews
2023 HCID No. 16 - Subdivision Reviews/Rep
2022 HCID No. 1 – SH 107 Canal Internment from Monmack Rd to Hacienda Ford
2022 HCID No. 1 – Richardson Canal Internment from Kenyon Rd to Alamo Rd
2022 SWSC – Mile 6 Waterline Relocation from Ware Rd to Bentsen Rd, North to SH 107
2021 ECISD – HVAC ESSER III
2021 HCID No. 1 – East Main Canal Lining Improvements Ph III
2021 HCID No. 1 – Rooth Road Canal Lining Improvements Ph II
2021 HCID No. 1 – East Main Canal Lining I
2021 HCID No. 1 – Shary Road Mile 3-5 Improvements
2021 SWSC – Mile 5 Conway Road to Ware Road
2021 HCID No. 1 – Administration Office Paving & Fencing Improvements
2020 SWSC – Shary Road Mile 3-5 Improvements
2020 HCID No. 1 – Taylor Road Canal Lining Improvements
2020 Edinburg Housing Authority - La Posadas Water & Sewer
2019 Hid Co. Pct 4 – Linn-San Manuel Veterans Park
2019 EEDC – North Park Project
2019 ECISD – Vision Academy Paving, Drainage & Lighting
2019 SWSC – New Administration Building & Warehouse
2018 City of Edinburg – Southeast Original Townsite Drainage
2018 Texas Tropical Behavioral Health – Harlingen Facility Commercial Parking Lot
2018 HCID No. 1 – Penitas Pump House and Levee Rehabilitation
2018 HCID No. 1 – East Main Canal Lining Improvements 10th St to Jackson Rd, Ph II
2018 ECISD – Edinburg North H.S. Canopies Improvements
2017 ECISD – Transportation Fuel Station Addition
2017 ECISD – Richard R. Flores Drainage Improvements

2017 ECISD – Memorial/Eisenhower Sports Complex
2017 ECISD - Hargill Elementary Fireline Improvements
2017 ECISD – Brewster Track Improvements
2016 City of Pharr – Downtown Street Lights
2016 HCID No. 1 – West Canal Lining
2016 ECISD – Facilities Drainage Pond Cleaning & Regrading
2016 ECISD – Richard R. Flores Lighting & Fencing
2016 ECISD – R. Vela H.S. Paving & Drainage
2016 City of Pharr – Water and Sanitary Sewer Improvements Realignment
2016 ECISD – CAT Stadium Field Improvements
2015 ECISD - Pig Farm Sanitary Sewer Improvements
2015 NAWSC – Primera Interconnection Improvements
2015 ECISD – Elias Longoria-Flores Zapata Irrigation
2015 ECISD – CAT Stadium Parking Lot Improvements
2015 NAWSC – FM 1425 Waterline Interconnection
2015 ECISD – Truman/Escandon
2015 ECISD – Billboard Sign
2015 NAWSC – Administration Building Addition
2014 HCID No. 1 – 29th Street Section 1, Ph II
2014 ECISD – Career and Technology Center Buss Loop
2014 HCID No. 1 – 29th Street Section 1, Ph I
2014 McAllen Public Utilities – McColl Road Waterline Expansion


Memorial/Eisenhower Sports Complex


Edinburg North Park


SWSC New Admin Bldg


Bicentennial Park


East Main Canal Lining Ph II

Jessica Jean Posadas, Project Development/Business Manager
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley – Edinburg
Bachelor of Interdisciplinary Studies

Experience:		
	SDI Engineering, LLC	Jul 2010 – Present
	Edinburg CISD	Aug 2009 – Mar 2010
	Lone Star Bank	May 1998 – Aug 2006

Qualifications:
Ms. Posadas obtained a Bachelor of Interdisciplinary Studies from the University of Texas – Pan American and has a diverse background in business development having worked in various capacities in the banking industry. In addition, she provides our clients with access to information on the progress and status of projects during the design and construction phase.

Recent Projects:
SWSC – Mile 5 Conway to Bentsen Palm Relocation
HCID No. 1 – Fuel Canopy
HCID No. 1 – SH 107 Canal Internment
HCID No. 1 – Richardson Canal Internment
SWSC – Mile 6 Bentsen Rd Waterline Relocation
ECISD – HVAC ESSER III
HCID No. 1 Shary Road Mile 3-5 Improvements
McAllen PUB Mile 5 Taylor Rd to Ware Rd Sanitary Sewer Impr
SWSC Mile 5 Conway Road to Ware Road Improvements
SWSC Shary Road Mile 5-7 Improvements
SWSC Shary Road Mile 3-5 Improvements
HCID No. 1 Taylor Road Canal Lining Improvements
Edinburg Housing Authority Las Posadas Wtr & Swr Impr
Hidalgo County Pct 4 Linn-San Manuel Veteran's Park
EEDC North Park Project









Rebecca Morrison, Ed.D.,
Project Manager/Office Manager
SDI Engineering, LLC

Education: Southwestern University, Georgetown, Tx
Bachelor of Business Administration
University of Texas Pan American, Edinburg Tx
Master of Education – Educational Admin
Texas A&M Kingsville, Tx
Doctor of Education–Educational Leadership

Experience: SDI Engineering, LLC July 2021 – Present
ECISD, Asst. Supt for Finance/Deputy Supt. 2011 – 2021
Mission CISD, Dir of Human Resources 2004 – 2011
ECISD, Teacher and Human Resources Supv 1993-2004
Lone Star Nation Bank, Compliance Officer 1991-1992
Comptroller of the Currency, U.S. Treasury,
Bank Examiner 1986 - 1991

Qualifications:

Dr. Morrison joined the firm with extensive experience in the oversight, development, projection of personnel and student enrollment, management, and regulatory compliance of the financial and business affairs of a government entity funded by federal, state, grant and local tax dollars of over $379 million. Her work experience also includes bidding and contractual processes, land acquisition, policy development, budget planning, construction project management, grant writing, and the development and submission of Texas Department of Transportation utility and reimbursement agreements. Additionally, she has substantial experience presenting in formal settings as well as facilitating trainings in the work environment.

Recent Projects:

HCID No. 1 – TxDot Crossing Ware Road SH 107 to Monte Cristo
ECISD – Edinburg North High School Drainage Improvement
SWSC – Ware Road SH 107 to Monte Cristo Road
HCID No. 1 – Main Canal 4 Mile to 5 Mile
HCID No. 1 – Main Canal 4 Mile to Bentson Road
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
City of Mercedes – City Hall Roof Improvements
HCID No. 1 – Main Canal Lining Impr - Mile 5 to Ware Rd
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
City of Mercedes – 10th Street Overlay
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
City of Mercedes – Subdivision Reviews
HCID No. 1 – Fuel Canopy

ECISD – HVAC ESSER III
HCID No. 16 – Subdivision Reviews/Rep
HCID No. 1 – SH 107 Canal Internment
HCID No. 1 – Richardson Canal Internment
HCID No. 1 – Dove Siphon
SWSC – Mile 6 WL Relocation Ware Rd to Bentsen Rd
HCID No. 1 – East Main Canal Lining Improvements Ph III
HCID No. 1 – Rooth Road Canal Lining Improvements Ph II
HCID No. 1 – East Main Canal Lining
HCID No. 1 – Administration Office Paving & Fencing Improvements
SWSC Administration Office Building
HCID No. 1 Shary Road Mile 3-5 Improvements
McAllen PUB Mile 5 Taylor Rd to Ware Rd Sanitary Swr Improvements
SWSC Mile 5 Conway Road to Ware Road Improvements









Dahlia Guzman, Project Manager
SDI Engineering, LLC

Education: University of Texas Pan American, Edinburg Tx
Bachelor of Science
University of Texas Pan American, Edinburg Tx
Master of Education
University of Texas Pan American, Edinburg Tx
Principalship

Experience: SDI Engineering, LLC Jan 2022 – Present
Edbg CISD, Asst Super for Curriculum and Instr 2019 – 2021
Edbg CISD, Area Dir. for Special Populations 2018-2019
Edbg CISD, Principal 2000 – 2018
Edbg CISD, Teacher and Curriculum Assistant 1997 – 2000
McAllen ISD, Teacher 1990 - 1997

Qualifications:

Ms. Guzman joined the firm in Jan 2022 with extensive experience in management, curriculum development, facility instructional programming usage, and regulatory compliance of a government entity funded by federal, state, grant and local tax dollars of over $379 million. Her work experience also includes bidding and contractual processes, policy development, budget planning, construction project management, and the development and submission of Texas Department of Transportation utility and reimbursement agreements. Additionally, she has substantial experience coordinating and presenting in formal settings as well as facilitating training in the work environment.

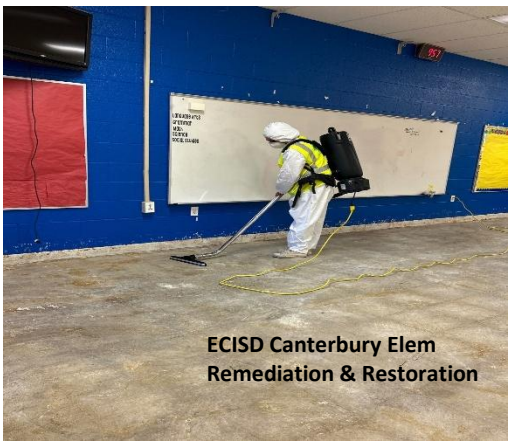
Recent Projects:

SWSC – Ware Road SH 107 to Monte Cristo Road
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation
SWSC – Old Administration Building Remodeling & Roofing Impr.
SWSC – New Administration Building
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
ECISD – HVAC ESSER III
SWSC – Mile 6 Bentsen Waterline Relocation


ECISD Edinburg North HS Drainage Project


ECISD Edinburg North HS Drainage Project


ECISD Canterbury Elem Remediation & Restoration


ECISD Canterbury Elem Remediation & Restoration

Jaime O. Perez, Project Manager
SDI Engineering, LLC

Education: University of Texas-Pan American - Edinburg
Finance Degree

Experience:		
	SDI Engineering, LLC	Sep 2025 – Present
	Edinburg C.I.S.D.	Aug 1997 - Aug 2025
	Beverly's Hardware	Apr 1986 – Dec 1994

Qualifications:
Mr. Perez obtained a Finance Degree from UT-Pan American in August 1996. He joined SDI Engineering, LLC in September 2025. Mr. Perez oversaw daily staff operations in the school districts Child Nutrition Program by directing and maintaining schedules in a timely and organized manner. He ensured all required procedures were followed, monitored property equipment to confirm proper functionality, and supported financial processes with accuracy and efficiency. Additionally, Mr. Perez has substantial experience coordinating and presenting in formal settings as well as facilitating training in the work environment.

Recent Projects:
ECISD – Edinburg North High School Drainage Improvement
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
City of Mercedes – City Hall Flooring Improvements
City of Mercedes – City Hall Roof Improvements









Christopher Saenz, E.I.T., Graphic Tech
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley - Edinburg
Bachelor of Science in Mechanical Engineering

Professional Registration: Texas Board of Professional Engineers
Engineer in Training, No. 75165

Experience:

SDI Engineering, LLC	Dec 2021 – Present
Edinburg CISD	Aug 2018 - Dec 2021

Qualifications:

Mr. Saenz obtained his Bachelor of Science in Mechanical Engineering from UTRGV in May 2021. He jointed SDI Engineering, LLC in December 2021. Mr. Saenz obtained skills in information technology while he interned at the Edinburg Consolidated Independent School District. His role in the firm includes engineering design and drafting, and the development of Texas Department of Transportation utility and reimbursement agreements.

Recent Projects:

SWSC – Ware Road SH 107 to Monte Cristo Road
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
SWSC – Monte Cristo – Wallace Rd to SH 336 TxDot Waterline
SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation
MPUB – 5 Mile – Taylor Rd to Ware Road Sanitary Sewer Impr
SWSC – Mile 5 Conway to Bentsen Palm Dr. Relocation
HCID No. 1 – Rooth Road Canaling Lining Improvements
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
SWSC Mile 6 Waterline Relocation
HCID No. 1 – FM 107 Canal Internment
HCID No. 1 – Richardson Canal Internment
SWSC – Mile 6 Waterline Relocation
SWSC Shary Road Mile 5-7 Improvements
SWSC Shary Road Mile 3-5 Improvements


Linn-San Manuel
Veteran's Park


Memorial/Eisenhower
Sports Complex



Memorial/Eisenhower
Sports Complex

Patricia L. Sanchez, Administrative Assistant
SDI Engineering, LLC

Experience:

SDI Engineering, LLC		July 2015 – Present
Hidalgo County Tax Office		Jan 2013 – July 2015
City of Edinburg		May 1990 – Jun 2012
Hid Co Appraisal District		Jan 1983 – Nov 1989

Qualifications:

Ms. Sanchez has been with the Firm since July 2015. Previously she was employed with the Hidalgo County Motor Vehicle Department. She processed vehicle/trailer title transfers and renewals and maintained the Scofflaw Program. Ms. Sanchez also worked with the City of Edinburg in the Finance and Utilities Departments and retired after twenty-one (21) years of employment. She has extensive experience overseeing the administration procedures for construction and engineering projects. Ms. Sanchez maintained the progress of payment requests, correspondence, reports, and all project and staff meetings. In addition, she also worked at the Hidalgo County Appraisal District for six (6) years prior to working with the City, in the Exemptions and Bookkeeping/Payroll Departments.

Recent Projects (administration):

SWSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
HCID No. 1 – Fuel Canopy
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
HCID No. 1 Taylor Road Canal Lining Improvements
Edinburg Housing Authority Las Posadas Wtr & Swr Impr
Hidalgo County Pct 4 Linn-San Manuel Veteran's Park
EEDC North Park Project











Quirino Munoz, Construction Inspector
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley - Edinburg
Law Enforcement

Experience:

SDI Engineering, LLC	Dec 2018 – Present
City of Edinburg	Aug 1975 – Oct 2010

Qualifications:

Mr. Munoz joined the Firm in December 2018. He was previously employed with the City of Edinburg for over 35 years in the Law Enforcement Division. Mr. Munoz has extensive experience in communicating and observing situations. His role in the firm is to ensure the timely progression of projects in the field and quality control, and quality assurance in their installation.

Recent Projects:

HCID No. 1 – Monte Cristo Rd Line Relocation
HCID No. 1 – TxDot Rooth Road
SWSC – Ware Road SH 107 to Monte Cristo
ECISD – Edinburg North High School Drainage Improvement
ECISD – Canterbury Elementary School Sewer Improvements
ECISD – Canterbury Elementary School Remediation & Restoration
ECISD – Johnny Economedes High School Driveway
HCID No. 1 – Main Canal Lining Impr - Mile 5 to Ware Rd
HCID No. 1 Fuel Canopy
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
HCID No. 1 Rooth Rd Canal Lining Impr-Ph II
HCID No. 1 East Main Canal Lining Impr Ph III
HCID No. 1 Taylor Road Canal Lining Improvements
Edinburg Housing Authority La Posadas Wtr & Swr Impr
Hid Co. Pct 4 Linn-San Manuel Veterans Park
EEDC North Park


City of Mercedes
Roof Improvements

James Baker, Construction Inspector
SDI Engineering, LLC

Education: Edinburg HS Aug 1986 – May 1990

Experience:

SDI Engineering, LLC	Apr 2022 – Present
City of Edinburg	Jul 2013 – Apr 2022
City of Weslaco	Jan 2012 – Jul 2013
City of Edinburg	Feb 1998 – Nov 2011


East Main Canal
Lining Ph III

Qualifications:
Mr. Baker joined the Firm in April 2022. He was previously employed with the City of Edinburg for over 20 years in the Utility Water Maintenance Division. Mr. Baker has extensive experience in water maintenance, water distribution, and construction supervision divisions. His role in the firm is to ensure the timely progression of projects in the field and quality control, and quality assurance in their installation.


SWSC Mile 6 Bentsen
WL Relocation

Recent Projects:
City of Mercedes – City Hall Flooring Improvements
SWSC – Russell Road Waterline – Ware Rd to Monmack Road
City of Mercedes – City Hall Roof Improvements
City of Mercedes – 10th Street Overlay
SWSC – Ware Road – SH 107 to FM 676 Mile 5
SWSC – SH 107 Mile 3 to Mile 5 - TxDot Waterline
WSC – Mile 5 North to Mile 7 North Infrastructure Relocation Project
SWSC – Mile 5 Conway to Bentsen Palm Dr. Waterline Relocation
HCID No. 1 – Fuel Canopy
City of Mercedes – Subdivision Inspections
HCID No. 16 – Mile 13 & Western Rd
HCID No. 1 SH 107 Canal Internment
HCID No. 1 Richardson Canal Internment
SWSC Mile 6 Bentsen Waterline Relocation Improvements
HCID No. 1 East Main Canal Lining Improvements Ph III


HCID No. 1 FM 107 Canal
Internment







Dionicio N. Garza, Civil Engineering Graduate, Graphic Tech
SDI Engineering, LLC

Education: University of Texas-Rio Grande Valley - Edinburg
Bachelor of Science in Civil Engineering

Professional Registration: Texas Board of Professional Engineers
Engineer in Training

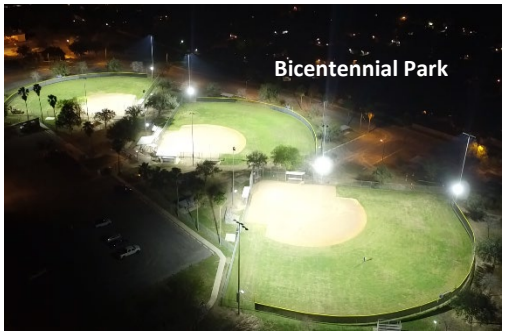
Experience:

SDI Engineering, LLC	Jan 2026 – Present
Guzman & Munoz Engineering & Surveying, Inc.	Feb 2024 - Jan 2026
SAMES, Inc.	Aug 2023 – Feb 2024

Qualifications:
Mr. Garza obtained his Bachelor of Science in Civil Engineering from UTRGV in June 2023. He joined SDI Engineering, LLC in January 2026. Mr. Garza has obtained skills in GEOHEC-HMS, GEOHEC-RAS, AND EPA SWMM software and in surveying equipment such as Total Stations and GPS Data Collectors. Mr. Garza has worked on developing project cost estimates and analyzing stormwater systems using hydrology and hydraulic software. His role in the firm includes engineering design and drafting, and the development of Texas Department of Transportation utility and reimbursement agreements.

Recent Projects:
ECISD – Robert Vela High School Subdivision
HCID No. 1 – Rooth Road
HCID No. 16 – La Joya Lake
HCID No. 1 – Penitas House Drainage
ECISD – Edinburg North High School Drainage Improvement
HCID No. 1 – Ware Rd to Ck #7









Albert Trevino, E.I.T. (Subconsultant)
SDI Engineering, LLC

Education: Texas A & M, Kingsville, Tx
Bachelor of Science in Civil Engineering

Professional Registration: Texas Board of Professional Engineers
Engineer in Training, No. 25702

Professional Affiliations: American Concrete Institute
American Honor Engineering Society

Experience:		
	Hinojosa Engineering, Inc.	Aug 2004 - Present
	Lopez Engineering Group	May 1998 – Aug 2004
	Wedge Dia-Log	Dec 1997 – May 1998

Qualifications:

Mr. Trevino is an Engineer Consultant that provides structural engineering services.

He obtained a Bachelor of Science in Civil Engineering from Texas A&M University-Kingsville in 1997. He has 6 years of Civil Engineering and 21 years of Structural design experience. Mr. Trevino has a wide range of knowledge in designing engineered structures, including buildings, roads, parking lots, drainage structures, utilities, and subdivision plats. He prepares production of construction documents such as redlining plans, sections, details and coordinating the documents with Architectural and Mechanical Electrical Plumbing drawings. He also has experience in reinforced concrete, structural steel, masonry, and timber. Mr. Trevino designs and oversees projects from beginning to construction completion. He is familiar with structural design software such as Enercalc, RISA 3D, and AutoCAD.

Recent Projects:

HCID No. 1 – Rooth Canal Crossing Structure
ECISD – Johnny Economedes High School Bus Lane
HCID No. 1 – FM 676 Irrigation Siphon
HCID No. 1 – Taylor Road Dove Crossing
HCID No. 1 – Fuel Canopy
HCID No. 1 – Richardson Road Canal Lining
HCID No. 1 – Tayor Road
HCID No. 1 – Dove Siphon
HCID No. 1 – East Main Canal Lining Improvements Ph III
Hidalgo County Pct 4 Linn-San Manuel Veteran's Park
EEDC – North Park Project
ECISD – Memorial/Eisenhower Sports Complex


SWSC Old Admin Building
Remodeling Roofing Impr.


City of Mercedes City
Hall Roof Impr


Memorial/Eisenhower
Park


EEDC North Park

Robert Estrada, AIA (Subconsultant)
SDI Engineering, LLC

Education: Texas State Technical Institute
Associate Degree Drafting & Design - 1983

Professional Registration: Registered Architect – TX License #17637, Dec 2001

Professional Affiliations: American Institute of Architects
Texas Society of Architects
LRGVC of the American Institute of Architects
Member since 1994
President – 2010
Knights of Columbus – St. Joseph Edinburg
Edinburg Lions Club - Member since 1988
President - 2004
St. Joseph Catholic School Council
Member 2003-2006
City of Edinburg Zoning Board of Adjustment
Member 2001- 2006
City of Edinburg Parks Board - Member 2002-2005

Experience: SDI Engineering, LLC May 2022-Present
Edinburg CISD, District - Architect 1998-2022
Boultinghouse Simpson Arch., Proj Mngr/Partner 1991-1998
Dixon Concrete Products, Co-Owner/Manager 1990-2002
Boultinghouse Simpson Architects, Proj Mngr 1986-1990
Max Burkhart & Associates, Project Manager 1985-1986
Boultinghouse Bustos & Associates, Draftsman 1983-1985

Qualifications:
Mr. Estrada is an Architect Consultant that provides architectural services to our firm. He was previously the District Architect for the Edinburg Consolidated Independent School District which consists of administering over 20 million dollars per year of projects and up to 100 million during Bond programs. His primary responsibilities were to monitor expenditures, quality control, coordination (staff and contractor) and schedules. He has over 39 years of varied experience in the architectural profession ranging from master planning, commercial, educational, financial, medical, residential, and religious facilities. Working for the Edinburg CISD and as a Project Manager for Boultinghouse Simpson Architects, he was given the opportunity to experience client-owner and owner-client understandings of each other needs to achieve successful projects.

Recent Projects:
2024 – City of Mercedes City Hall Roof Improvements
2023 – Austin Star Detonator Roof Improvements
2023 – SWSC Old Administration Building Remodeling & Roofing Impr
2023 - San Isidro ISD Facilities Conditions Assessment & Budget Report
2016 – ECISD De Zavala Elementary/De La Vina Elementary Form Roofing & Metal Improvements

2012 – ECISD Escandon Elementary/Truman Elementary Foam Roofing
2011 – ECISD JFK Elementary Roof Improvements
2011 – ECISD Cavazos Elementary Roof Improvements

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

DEMONSTRATE ABILITY TO MEET SCHEDULES AND DEADLINES

SDI Engineering, LLC, has consistently delivered projects on time, demonstrating strong time management and organization skills. Our team has a proven track record of meeting tight deadlines without compromising quality. Efficiency and transparency are critical components to the daily oversight and ongoing communication of all parties involved in construction and management projects. We will utilize a software program that meets the needs of the City of Edinburg project that offers, at a minimum, the following features:

- Provide the owner with visibility into every step of the construction process.
- Manage the flow of information from a single source of truth.
- Allow for efficient and timely monitoring and decision making.
- Process and approve payment applications to avoid project delays.
- Manage accurate budgets and track critical costs.
- Connects all parties in real time, at the office or on the jobsite, to optimize resources and deliver quality work.

SDI staff operates with maximum flexibility to provide sound alternatives and solutions to complex projects that meet project goals, schedule, and budget. To accomplish this, we have based our company on principles and values that promote high moral and ethical standards, quality control processes, and interdependence in the project team.

Projects listed below were completed prior to their respective deadlines:

- Edinburg CISD – Canterbury Elementary Reconstruction Project - 2025
  Scheduled completion time: 7 weeks
  Completed time: 5 weeks.

- Johnny Economedes High School Bus Drive Improvements - 2025
  Scheduled completion time: 8 weeks
  Completed time: 6 weeks.

- Hidalgo County Irrigation District No. 1 Lining of Main Canal Mile 5 to Ware Rd – 2025
  Scheduled completion time: 270 Calendar days
  Completed time: 243 Calendar days.

SDI ENGINEERING, LLC
CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

References:

Owner:	**Edinburg Independent School District**
Project:	**Edinburg North High School Drainage Improvements**
Proj. Description:	Design and management of drainage improvements to include 1,135 LF of 24"; 825 LF of 36" and 210 LF of 15" RCP drainpipe, tree foliage removal and disposal, 4' and 5' drainage manoles; 20' chain link rolling gate, seeding, and irrigation system, complete in place.
Project:	**ECISD HVAC ESSER III**
Proj. Description:	Management servcies for the Edinburg CISD ESSER III – HVAC system design and improvements for district wide facilities to include replacing of the HVAC equipment, thereby promoting safe in-person instructions and overseeing the federal grant compliance for constrution.
Owner's Rep:	Mr. Jose L. Villarreal, Director of Facilities
Phone:	(956) 289-2300
Email:	jose.villarreal2@ecisd.us
Services Provided:	Civil Design and Management

Owner:	**City of McAllen**
Project:	**McAllen PUB Mile 5–Taylor Rd to Ware Rd (Sanitary Sewer and Wtrln Relocation**
Proj. Description:	Design and management of drainage improvements to include 1,135 LF of 24"; 825 LF of 36" and 210 LF of 15" RCP drainpipe, tree foliage removal and disposal, 4' and 5' drainage manoles; 20' chain link rolling gate, seeding, and irrigation system, complete in place.
Owner's Rep:	Mr. Carlos Gonzalez, P.E.
Phone:	(956) 681-1770
Email:	cagonzalez@mcallen.net
Services Provided:	Civil Design and Management

Owner:	**Hidalgo County Irrigation District No. 1**
Project:	**TxDot Crossing Ware Road SH 107 to Monte Cristo Rd**
Proj. Description:	Design and Construction Management of the installation of 444,275 SF of canal liner; complete in place; 430,420 SF of fiber-reinforce concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system from Jackson Road to 29th Street in Edinburg.
Project:	**Lining of Main Canal from FM 676 to FM 2220 Improvements**
Proj. Description:	Design and Management of the installation of 68,759 SF of canal liner; 64,958 SF of fiber-reinforced concrete, 13,000 SF repair of existing concrete, including field gates, canal gates, and service gates; cleaning of crossing structures, and canal bypass pumping system.
Owner's Rep:	Mr. Carlos Guzman, General Manager
Phone:	(956) 383-3886
Email:	carlos@hcid1.com
Services Provided:	Civil Design and Management

Owner:	**City of Mercedes**
Project:	**City Hall Flooring Improvements**
Proj. Description:	Management of the flooring replacement project at City Hall for approximatley 9,769 sq. ft. with the options of polished sealed concrete, ceramic/porcelain/natural stone tile, or luxury vinyl tile.
Project:	**City Hall Roof Improvements**
Proj. Description:	Design and management of the installation of re-roofing to existing BUR roof system with a spray polyurethane foam system and fluid applied elastomeric roof coating to approximately 10,850 SF roof, the installation of existing HVAC units on pre-engineered/manufactured curbs, and gutter and down spouts.
Owner's Rep:	Mr. Alberto Perez, City Manager
Phone:	(956) 565-3114
Email:	aperez@cityofmercedes.com
Services Provided:	Civil Design and Management

McALLEN
PUBLIC UTILITY

ALBERT CARDENAS, Chairman
ERNEST R. WILLIAMS, Vice-Chairman
CHARLES E. AMOS, Trustee
RICARDO R. GODINEZ, Trustee
JAVIER VILLALOBOS, Ex-Officio Member

MARCO A. VEGA, P.E., General Manager

July 9, 2026

To Whom it May Concern

Subject: Reference Letter

Dear Sir/Madam,

This letter is intended to serve as confirmation that SDI Engineering has been engaged in consulting engineering services with McAllen Public Utility for various projects over the years. The most recent project included an ambitious large diameter Gravity Sewerline relocation project along Mile 676 between Ware Road and Taylor Road. This project required close coordination with TxDOT and other utility agencies. The utility relocation component has been completed and we are pleased with final product.

Earlier this year, MPU solicited Statements of Qualifications from Engineering Firms for inclusion into an Engineering Rotation List. After completing an evaluation process, SDI, along with other firms, were included in final Engineering Rotation List.

Feel free to reach out if further information is needed.

Respectfully,

Carlos Gonzalez, P.E.
Utility Engineer
McAllen Public Utility

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE
1904 N. Expressway 281
P.O. BOX 870
EDINBURG, TX. 78540

R.L. BELL, JR., PRESIDENT
DANIEL FIKE, VICE-PRESIDENT
MARK J. FRYER, SECRETARY
WILIAM BOYD DAVIS, DIRECTOR
ADAN MALDONADO, DIRECTOR
KIRBY CAVIN, ATTORNEY
CARLOS GUZMAN, GENERAL MANAGER carlos@hcid1.com
PILAR CORPUS, ASSESSOR/COLLECTOR pilar@hcid1.com

(956) 383-3886 FAX (956) 383-5593

July 1, 2026

City of Edinburg
415 W. University Dr.
Edinburg, Texas 78539

To Whom It May Concern:

This letter is written to express my strong recommendation for SDI Engineering, LLC. In my capacity as General Manager of Hidalgo County Irrigation District No. One, I have had the opportunity to work closely with SDI Engineering on a number of critical infrastructure projects for our District.

SDI Engineering has consistently demonstrated an extremely high level of competence and professionalism while serving as our Project Manager. Their oversight and management of the TxDOT Crossing Ware Road from SH 107 to Monte Cristo Road and the Lining of Main Canal from FM 676 to FM 2220 Improvements were executed with the highest standard of excellence. These are essential projects for our District's water conservation and delivery capabilities, and SDI's efforts were instrumental in their success.

Throughout our partnership, SDI Engineering has proven to be a valuable asset to our District. Their engineering expertise and project management skills have resulted in significant cost savings, ensuring that projects are completed both on time and within budget. Their ability to manage complex logistics and navigate the specific requirements of entities like TxDOT has been vital for the smooth execution of these improvements.

We at Hidalgo County Irrigation District No. One consider SDI Engineering a trusted partner and highly recommend their services. They will be an asset to any organization seeking a reliable and competent engineering firm.

Respectfully,

Carlos Guzman
General Manager

city of mercedes
It Starts Here!

July 8, 2026

To Whom It May Concern,

Subject: Letter of Recommendation for SDI Engineering, LLC

It is my pleasure to write this letter of recommendation on behalf of SDI Engineering, LLC as they submit their bid for your upcoming municipal infrastructure project. As the City Manager for the City of Mercedes, I had the privilege of working closely with their team during our recent City Hall Roof and Floor Improvement Project.

Our City Hall project was highly complex, requiring comprehensive structural and cosmetic upgrades to an active municipal building. SDI Engineering, LLC served as the lead engineering firm, managing everything from initial structural assessments and design to construction oversight. The scope included a complete overhaul of our aging roofing system to improve energy efficiency and drainage, alongside a structural stabilization and modernization of our main facility flooring.

Throughout the entire lifecycle of the project, SDI Engineering, LLC demonstrated an exceptional level of professionalism, technical expertise, and dedication to public service standards. A few key areas where their team excelled include:

- **Minimizing Operational Disruption:** Because City Hall had to remain open to the public, the engineering team meticulously phased the project, ensuring critical municipal operations and public services faced zero downtime.
- **Budgetary Discipline:** They provided highly accurate cost estimations early on. Through proactive value engineering, they delivered the project on budget, preventing the costly change orders that frequently plague municipal projects.
- **Clear Communication:** The firm maintained transparent, consistent updates with city staff, stakeholders, and our City Council, ensuring compliance with all local and state procurement and building codes.

The resulting improvements have significantly extended the lifespan of our municipal headquarters and provided a safer, more modern environment for our staff and residents.

Based on our excellent experience, I give SDI Engineering, LLC my highest recommendation. They understand the unique constraints, transparency requirements, and responsibilities that come with working for a public entity. I am confident they will bring the same level of skill, integrity, and diligence to your city.

If you require any further information regarding their performance on our project, please do not hesitate to contact my office.

City Hall at 400 S. Ohio Ave, Mercedes, Texas 78570
(956)565-3114/Fax (956)565-8592
www.cityofmercedes.com

Sincerely,

Alberto Perez,
City Manager
City of Mercedes
(956) 565-3114 ext. 127
aperez@cityofmercedes.com

THE CITY OF Edinburg

RFQ NO. 2026-8

STATEMENT OF QUALIFICATIONS ENGINEERING PROJECT MANAGEMENT SERVICES



PRESENTED TO:

CITY OF EDINBURG

PREPARED BY:

TRIMAD CONSULTANTS LLC

TRIMAD CONSULTANTS L.L.C.

(956) 688-8860

Rsalazar@trimadstx.com

1103 N Raul Longoria Rd
Bldg. C San Juan, TX 78589

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SECTION 1

TRANSMITTAL LETTER

July 14, 2026

City of Edinburg
Attn: Lorena Fuentes, Purchasing Manager
415 W. University Drive
Edinburg, TX 78539

RE: RFQ No. 2026-8 – Project Management Services

Dear Evaluation Committee:

Trimad Consultants, LLC is pleased to submit this Statement of Qualifications (SOQ) in response to RFQ No. 2026-8 – Project Management Services. We appreciate the opportunity to be considered for inclusion on the City of Edinburg's rotation list of qualified firms. Trimad is a South Texas-based civil engineering firm with extensive experience providing project management, construction administration, contractor coordination, utility coordination, scheduling, cost estimating, quality assurance, permitting assistance, and construction support services for municipal infrastructure projects throughout the Rio Grande Valley.

Our team understands the importance of delivering projects on schedule, within budget, and in close coordination with City staff, contractors, and stakeholders. We recognize that the City is seeking qualified firms capable of responding quickly to a variety of assignments on an as-needed basis. Our local presence, experienced staff, and familiarity with municipal project delivery position us to provide responsive, dependable project management services that support the City of Edinburg's infrastructure projects.

Primary Point of Contact

Ricardo Salazar, P.E.

President

Trimad Consultants, LLC

1103 N. Raul Longoria Road, Building C San Juan, Texas 78589

Office: (956) 688-8860 | Email: rsalazar@trimadstx.com

Trimad Consultants, LLC acknowledges that no addenda have been issued for RFQ No. 2026-8 as of the date of this Statement of Qualifications.

I certify that I am authorized to execute this Statement of Qualifications on behalf of Trimad Consultants, LLC and to legally bind the firm.

Thank you for your consideration. We appreciate the opportunity to submit our qualifications and look forward to the opportunity to serve the City of Edinburg.

Sincerely,

Ricardo Salazar

Ricardo Salazar, P.E.



SECTION 2

FIRM QUALIFICATIONS

WHY TRIMAD?

CITY OF EDINBURG

WHY TRIMAD FOR PROJECT MANAGEMENT SERVICES

Trimad Consultants understands that the City of Edinburg is seeking qualified firms to provide Project Management Services on an as-needed basis to support the successful delivery of municipal infrastructure and capital improvement projects. As a South Texas-based civil engineering firm, Trimad is well-positioned to serve as an extension of the City's staff by providing responsive project management, construction administration, contractor coordination, schedule management, quality assurance, utility coordination, and project oversight from project initiation through closeout. Our team is committed to maintaining open communication, meeting project schedules, coordinating with stakeholders, and providing the flexibility necessary to successfully manage multiple concurrent assignments.

Trimad offers the following advantages:

- **Responsive Local Support** – Located in the Rio Grande Valley, our team is readily available to respond quickly to project assignments, meetings, field visits, and coordination with City staff.
- **Proven Municipal Project Management Experience** – Our professionals have successfully managed and supported municipal infrastructure projects involving water, wastewater, roadway, drainage, utility, and public infrastructure improvements throughout South Texas.
- **Construction Administration & Coordination** – Trimad provides contractor coordination, construction oversight, schedule monitoring, progress meetings, submittal coordination, quality assurance, and project documentation to help projects remain on schedule, within budget, and in accordance with project requirements.
- **Strong Agency & Utility Coordination** – We routinely coordinate with utility providers, TxDOT, TCEQ, USACE, irrigation districts, railroad companies, contractors, and other stakeholders to facilitate efficient project delivery.
- **Flexible Staffing for Multiple Assignments** – Our experienced project managers, engineers, designers, and field personnel are equipped to manage multiple concurrent assignments while providing responsive communication and dependable service.
- **Commitment to Partnership** – We believe successful projects begin with strong working relationships. Our team emphasizes communication, accountability, and collaboration to help the City deliver quality infrastructure improvements that meet schedule, budget, and community expectations.

FIRM QUALIFICATIONS

CITY OF EDINBURG

FIRM QUALIFICATIONS

Trimad Consultants, L.L.C. is a Texas-based civil engineering firm providing professional project management, construction management, engineering support, planning, design, consulting, and construction administration services throughout South Texas and the Rio Grande Valley. Although incorporated in 2017 and operational since 2019, Trimad's leadership team possesses extensive experience delivering and managing municipal infrastructure projects for cities, counties, utility districts, and other public-sector clients throughout the region. Located in San Juan, Texas, Trimad is well-positioned to provide responsive local support to the City of Edinburg.

Trimad specializes in delivering successful municipal projects through proactive project management, stakeholder coordination, engineering solutions that meet the operational, technical, budgetary, scheduling, and regulatory needs of public-sector clients. Our team understands the importance of responsive service, efficient communication, and maintaining project schedules while coordinating with City staff, regulatory agencies, utility providers, contractors, developers, and other project stakeholders. Our experience includes contractor coordination, schedule monitoring, construction administration, progress meetings, submittal coordination, and project documentation to help projects remain on schedule and within budget.

The firm is registered with the Texas Board of Professional Engineers and Land Surveyors (TBPELS) and maintains all licenses, registrations, and insurance required to provide professional engineering services throughout the State of Texas.

Trimad is also certified as:

- Emerging Small Business Enterprise (ESBE)
- Hispanic American Business Enterprise (HABE)
- Minority Business Enterprise (MBE)
- Small Business Enterprise (SBE)

UNDERSTANDING OF THE CITY OF EDINBURG'S NEEDS

Trimad Consultants understands the importance of delivering responsive project management and engineering support services that support the City of Edinburg's ongoing infrastructure improvements and capital investment initiatives. Whether providing project management services, construction administration, contractor coordination, engineering support for individual assignments or larger municipal capital improvement projects, our team is committed to delivering practical engineering solutions while maintaining schedules, budgets, regulatory compliance, and clear communication throughout every phase of project development.

We understand that successful project delivery requires continuous coordination between City staff, contractors, utility providers, regulatory agencies, and other stakeholders. Our team emphasizes proactive communication, timely decision-making, schedule monitoring, and effective project oversight to help the City successfully deliver its capital improvement program.

MUNICIPAL EXPERIENCE

Trimad Consultants has extensive experience providing engineering services and project management support for municipalities throughout South Texas and the Rio Grande Valley. Our team has successfully delivered water, wastewater, drainage, roadway, and utility infrastructure projects while coordinating with regulatory agencies, utility providers, contractors, developers, and local governments. Our experience includes construction administration, contractor coordination, progress meetings, schedule monitoring, submittal review, pay application coordination, field observation, project documentation, and utility coordination throughout project delivery. This municipal experience provides our team with a strong understanding of the technical requirements and coordination necessary to successfully deliver municipal infrastructure projects.

FIRM QUALIFICATIONS

CITY OF EDINBURG

PROJECT MANAGEMENT SERVICES

Trimad Consultants provides professional project management, construction administration, and engineering support services to municipalities and public agencies throughout South Texas, supporting municipal infrastructure projects from project initiation and planning through construction and project closeout. Our team manages project delivery by coordinating schedules, budgets, stakeholders, contractors, utility providers, and regulatory agencies while providing responsive communication and oversight throughout every phase of a project. Working alongside City staff, we help facilitate successful project execution by monitoring progress, addressing project challenges, and maintaining effective coordination among all project participants.

Our services include project planning and coordination, project scheduling, cost estimating, procurement and bid phase support, contractor coordination, construction administration, construction observation, progress meetings, field investigations, submittal and RFI coordination, pay application review, utility coordination, permitting assistance, project documentation, quality assurance, regulatory coordination, and project closeout support.

SELECTED REPRESENTATIVE PROJECTS INCLUDE:

- City of Pharr – Sanitary Sewer Collection Improvements
- City of Pharr – Water Transmission Main Improvements
- City of Pharr – Headworks Improvements Project
- City of Pharr – Lift Stations No. 10, 18 & 40 Elimination Project
- City of Pharr – Lift Station No. 23 Relocation
- Harlingen Headworks System – WWTP Headworks Equalization Basin & Influent Lift Station Improvements
- City of Alamo – Water Treatment Plant Improvements
- City of Alamo – Morningside South Sewer Project
- City of San Benito – Ratliff 12-Inch Waterline Improvement Project
- City of San Benito – Sanitary Sewer Improvements Project
- City of San Juan – Lift Station No. 6 Relocation Project
- City of Donna – Engineering Services
- City of La Villa – Drainage Improvements
- Kleberg County – Sidewalk Improvements

These representative projects demonstrate Trimad Consultants' experience managing and supporting municipal infrastructure projects through project coordination, construction administration, contractor coordination, utility coordination, schedule monitoring, regulatory coordination, and project oversight. This experience has equipped our team to provide responsive project management services that help municipalities successfully deliver municipal capital improvement projects while maintaining quality, schedules, budgets, and effective communication throughout project delivery.



SECTION 3

RELEVANT PROJECT MANAGEMENT EXPERIENCE

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of San Juan - Lift Station #6 Relocation Project

Total Project Cost: ***$3.4 Million*** ***Federal Funding Agency*****:** ***EPA***

Description and Scope of Work:

The City of San Juan contracted TRIMAD for the development of a new lift station, including geotechnical evaluation with a 35-foot bore and buoyancy testing to support the design of a fiberglass wet well. TRIMAD performed surveying and topographic mapping, providing AutoCAD files with lot lines, control points, and easements. The firm also supplied design coordination, including invert elevation data and civil/MEP plan sets at multiple design phases for city review. TRIMAD managed all construction-phase tasks, including bidding support, inspections, and final as-built documentation.

Role:

TRIMAD provided project management and construction administration services throughout project development, including geotechnical coordination, topographic surveying, design coordination, bidding support, construction inspections, submittal review, contractor coordination, construction documentation, and final as-built documentation. The firm worked closely with the City of San Juan throughout the design and construction phases to support successful project delivery.





Project Owner and Contact:	**City of San Juan** **Alfredo De Leon, Interim Utilities Director** **(956) 223-2200**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E., Jose Perez**

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of Pharr - Lift Stations Number 10, 18 & 40 Elimination Project

Total Project Cost: $5.1 Million ***Federal Funding Agency: EPA***

Description and Scope of Work:
This project involves shutting down an existing lift station and replacing it with a new system that uses gravity to move wastewater through a 24-inch sewer pipe. In addition, a new lift station will be built, along with the installation of 5,097 feet of 12-inch pressurized pipe (called a force main) to help carry wastewater where gravity flow isn't possible. These improvements will make the sewer system more efficient and reliable for the community.

Role:
TRIMAD prepared permits, design, and construction phase services. The scope of services involved data collection, design plan creation, topographic data collection, and overseeing construction.





Project Owner and Contact:	**City of Pharr** **Ruben Rosales, Public Utilities Director** **(956) 402-4300**
Project Manager/Engineer/	**Ricardo Salazar, P.E., Jose Perez**

Representative/ Reference Projects

CATEGORY: WASTEWATER/CONSTRUCTION MANAGEMENT

City of San Juan - Alta Vista Waterline and Sanitary Sewer Improvements

Total Construction Cost: $988K ***Municipal Project***

Description and Scope of Work:

The Alta Vista Waterline and Sanitary Sewer improvements project consisted of improving the waterline system and sanitary sewer along W Texas Avenue and Standard Avenue in the City of San Juan as well as milling and overlay of W Texas Avenue and Standard Avenue. The waterline improvements required 1,584 linear feet of the new 8-inch C-905 waterline and a 41 Waterline Service connection. The sanitary sewer improvements required 2,000 linear feet of new 8-inch SDR-26 sanitary sewer line, 4 - 48-inch diameter fiberglass manholes, 2 – 48-inch diameter fiberglass manholes, and 60 sanitary sewer services. Paving improvements required 8,536 square yards of mill and 2” Hot Mix Asphalt Overlay.

Role:

TRIMAD provided all services related to the design of Alta Vista waterline and sanitary sewer improvements. This included civil engineering, surveying, design plans & specification bidding documents, permitting, environmental clearances, bidding documents, and construction phases services.





Project Owner and Contact:	**City of San Juan** **Alfredo De Leon, Interim Utilities Director** **(956) 223-2200**
Project Manager/Engineer/	**Ricardo Salazar, P.E.**

REPRESENTATIVE/ REFERENCE PROJECTS

CATEGORY: DRAINAGE/CONSTRUCTION MANAGEMENT

City of Donna– TxGLO 2018 STX Floods Engineering Services

Total Project Cost: Estimated at 733k ***Federal Funding Agency: TXGLO***

Description and Scope of Work:

TRIMAD Consultants were tasked with conducting thorough evaluations of the city's wastewater lift stations and designing a bypass system as part of a project funded by the Texas General Land Office (TXGLO). The project focused on assessing the current state of the lift stations, identifying essential repairs, and implementing a bypass system to ensure continuous operation during maintenance or emergency situations. This work was carried out in alignment with TXGLO's infrastructure improvement standards, aiming to enhance the efficiency and reliability of the city's wastewater management system. The scope of work included research and relevant data collection, design plans, topographic data collection, and construction phase services.

Role:

TRIMAD provided all services related to the design of the City of Donna– TxGLO 2018 STX Floods Engineering Services. This included civil engineering, surveying, design plans & specification bidding documents, permitting, environmental clearances, bidding documents, and construction phases services.





Project Owner and Reference Contact:	**City of Donna Sotero Valdez, Utilities Director (956) 464-3314**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E., Jose Perez**

REPRESENTATIVE/ REFERENCE PROJECTS

CATEGORY: DRAINAGE IMPROVEMENTS/CONSTRUCTION MANAGEMENT

City of Alamo– Laguna Park Improvements Project

Total Estimated Project Cost: 282k ***Municipal Project***

Description and Scope of Work:

The Laguna Alamo Project consists of site cleanup, feasibility analysis, drainage evaluation, and coordination with regulatory agencies to facilitate improvements to the Laguna Park detention property in Alamo, Texas. The project involves interagency coordination with TxDOT, Hidalgo County Irrigation District No. 2 (HCID #2), the City of Alamo, and the Alamo EDC to address drainage discharge, easements, right-of-way considerations, and long-term land use planning. The effort includes boundary verification, topographic data collection, permitting, and preparation of feasibility documentation to support funding applications and future development or infrastructure improvements.

Role:

Trimad is serving in a dual capacity as both the civil engineering consultant and construction services provider, managing project coordination, permitting, feasibility evaluation, and on-site cleanup operations. On the civil engineering side, Trimad is managing agency coordination, permitting (including TxDOT RULIS application), boundary and topographic surveys, feasibility study preparation, funding exhibits, and project presentations to governing entities. On the construction side, Trimad is responsible for site mobilization, debris removal, clearing within approved limits, and on-site coordination to prepare the property for evaluation and future improvements. Overall, Trimad is overseeing both the technical planning and the physical site cleanup necessary to position the project for funding and long-term development.





Project Owner and Reference Contact:	**City of Alamo** **Mayor "JR" Felix Garza** **(956) 787-0006**
Project Manager/Engineer/ Designer:	**Ricardo Salazar, P.E., Miguel Mateos**



SECTION 4

PROJECT MANAGEMENT APPROACH

Project Management Approach

CITY OF EDINBURG

Project Planning & Initiation

Successful projects begin with clear communication and defined objectives. Trimad works closely with City staff to establish project scope, schedules, responsibilities, project milestones, and communication protocols while identifying utility, permitting, and construction constraints before work begins. This proactive planning approach helps establish a clear path for successful project delivery.

Representative Experience

City of Pharr – Lift Station No. 23 Relocation • City of Alamo – Morningside South Sewer Project • City of Pharr – Lift Stations No. 10, 18 & 40 Elimination

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Communication with City Staff

Trimad emphasizes responsive communication throughout every phase of project delivery by providing regular progress updates, coordinating meetings, documenting project activities, and maintaining open communication with City staff, contractors, utility providers, and regulatory agencies.

Representative Experience

City of San Juan – Lift Station No. 6 Relocation • City of San Benito – Ratliff 12-Inch Waterline Improvements • City of Donna – Engineering Services

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Risk Management & Issue Resolution

Our team proactively identifies potential project risks, scheduling conflicts, permitting challenges, utility conflicts, and construction issues before they impact project delivery. Trimad works collaboratively with City staff, contractors, utility providers, regulatory agencies, and other stakeholders to develop practical solutions that minimize delays, reduce disruptions, and maintain project momentum while protecting the City's interests.

Representative Experience

City of Pharr – Lift Stations No. 10, 18 & 40 Elimination Project • City of Pharr – Lift Station No. 23 Relocation Project • City of La Villa – Drainage Improvements

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Schedule & Budget Management

Our team continuously monitors project schedules, evaluates contractor progress, tracks key milestones, and assists the City in identifying potential delays before they impact construction. By proactively coordinating with project stakeholders, Trimad helps keep projects progressing efficiently while supporting budget and schedule objectives.

Representative Experience

Harlingen Headworks Improvements • City of Pharr – Water Transmission Main Improvements • City of San Benito – Sanitary Sewer Improvements

PROJECT MANAGEMENT APPROACH

CITY OF EDINBURG

Quality Assurance / Quality Control (QA/QC)

Trimad implements quality assurance and quality control procedures throughout project delivery to promote accuracy, consistency, and compliance with applicable standards and contract requirements. Senior project personnel provide oversight throughout each assignment by reviewing project documentation, monitoring construction activities, verifying compliance with project requirements, and coordinating corrective actions when necessary.

Representative Experience

Harlingen Headworks System – WWTP Headworks Equalization Basin & Influent Lift Station Improvements • City of San Benito – Ratliff 12-Inch Waterline Improvement Project • City of Pharr – Water Transmission Main Improvements

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Construction Administration, Coordination & Reporting

Trimad provides construction administration services including contractor coordination, construction observation, progress meetings, submittal coordination, utility coordination, project documentation, and progress reporting to support successful project delivery.

Representative Experience

City of Pharr – Headworks Improvements • City of Pharr – Sanitary Sewer Collection Improvements • City of La Villa – Drainage Improvements

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Project Closeout

As projects near completion, Trimad coordinates punch list completion, final inspections, project documentation, contractor closeout, record drawing coordination, and final project deliverables. Our team remains engaged through final acceptance to help ensure all contract requirements have been satisfied and projects are successfully transitioned to the City.

Representative Experience- City of Pharr – Lift Stations No. 10, 18 & 40 Elimination Project • City of Alamo – Morningside South Sewer project • City of San Benito – Ratliff 12-Inch Waterline Improvement Project



SECTION 5

PROJECT TEAM AND KEY PERSONNEL

KEY PERSONNEL & CAPACITY

CITY OF EDINBURG

KEY PERSONNEL & CAPACITY

Trimad Consultants is organized to provide responsive project management, construction administration, and engineering support services for municipal capital improvement projects of varying size and complexity. Our team includes a licensed Professional Engineer, Graduate Engineers, inspectors, CAD technicians, and administrative staff who work collaboratively to support projects from project initiation through construction and project closeout.

Depending on the City's needs, Trimad assigns personnel based on the scope, complexity, and schedule of each assignment. This flexible approach allows our team to effectively manage multiple concurrent projects while maintaining communication with City staff, contractors, regulatory agencies, utility providers, and other project stakeholders to support successful project delivery.

FIRM CAPABILITIES INCLUDE:

- Project management and construction management services
- Construction administration and construction observation
- Contractor coordination and progress meeting facilitation
- Schedule monitoring and budget support
- Submittal, RFI, and pay application coordination
- Quality Assurance / Quality Control (QA/QC)
- Utility coordination and permitting
- Water, wastewater, drainage, roadway, and utility infrastructure improvements
- Municipal Capital Improvement Program (CIP) support
- AutoCAD Civil 3D and related engineering software

The following pages include Trimad Consultants' organizational chart and resumes of key personnel available to provide project management and construction management services for the City of Edinburg.

Organizational Chart

THE CITY OF Edinburg

Trimad Staff List

The Key Project Personnel is noted below: **Trimad: 1**

Trimad Consultants, L.L.C.	
Personnel	**Discipline**
Ricardo Salazar, P.E.	Professional Engineer / President
Jose A. Perez	Graduate Engineer
Miguel Mateos	Graduate Engineer
Cruz Flores	Senior Designer
Valeria Lafaire	Construction Administrator
Manuel Garza	Construction Inspector
Pablo Gonzalez Jr	Heavy machine operator
Marco Blanco	Technician
Trisha M. Salazar	Office Manager
Emily Galvan	Administrative Assistant

Key Team Members and Experience Summary

Provided below is a brief profile for key personnel:

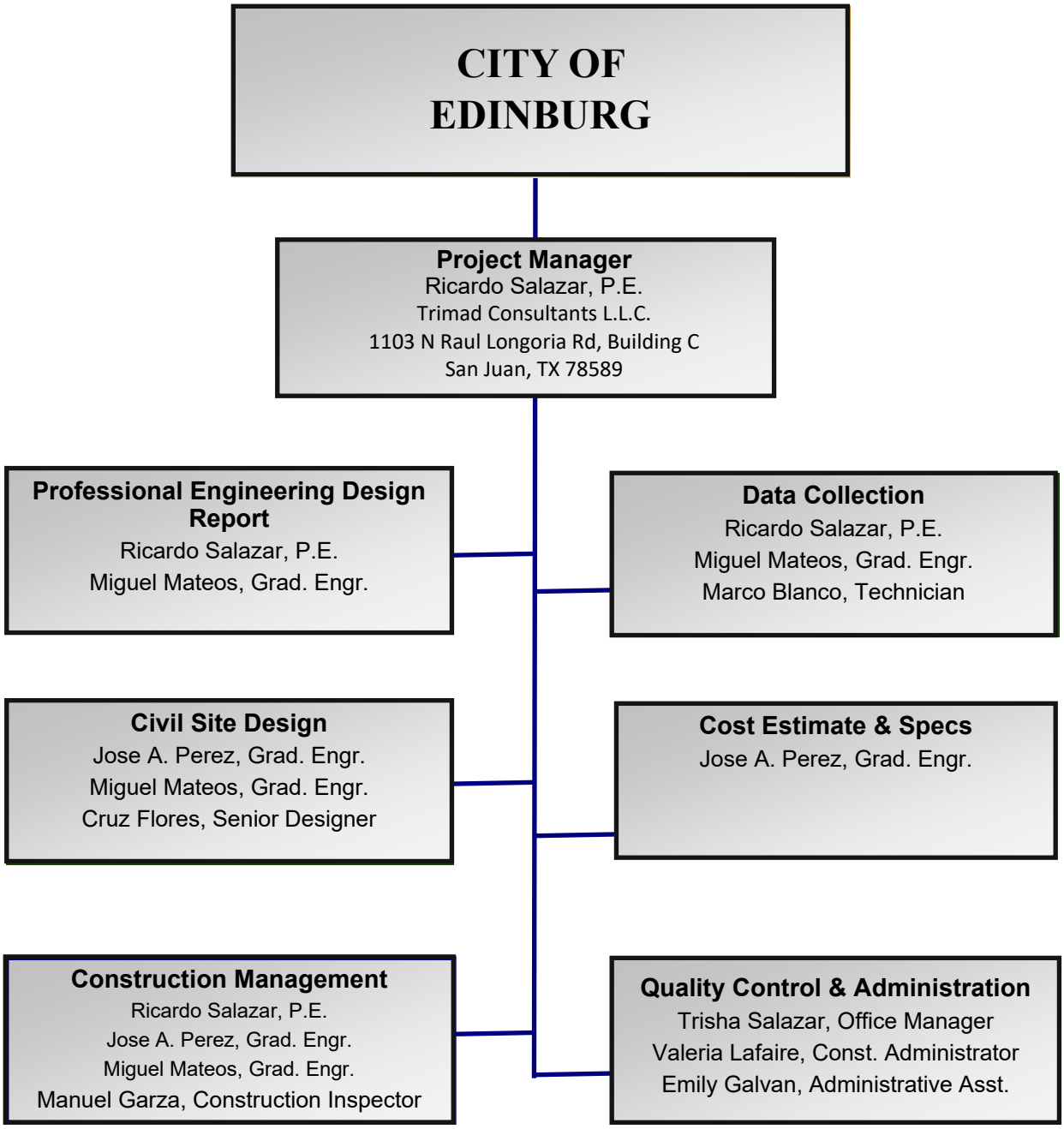
Mr. Ricardo Salazar, P.E. (TRIMAD)

Role: Roadway Design, Water/Wastewater, Program Manager, Construction Manager, Client Liaison

Mr. Salazar has approximately 21-years of experience in the planning and design of civil engineering projects and survey. His project experience includes roadway improvements, drainage infrastructure, sanitary sewer collection, and water distribution. Mr. Salazar is located in San Juan, Texas and is able to quickly respond to any needs. Among communities he's has served include the Cities of Pharr, Elsa, Alamo, San Juan, Edcouch, Donna, and Pharr, Edinburg ECISD, La Joya ISD, Hidalgo County, Urban County, and number of private developers in the Rio Grande Valley.

Organizational Chart

THE CITY OF Edinburg



PERSONNEL RESUMES

Ricardo Salazar,
Principal P.E.
Trimad President



EDUCATION

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

PROFESSIONAL LICENSE

Texas P.E. No. 125392

INDUSTRY TIME

21 Years

PROFESSIONAL AFFILIATIONS

⇒ Alamo EDC
Executive Board Member (former Board President)

⇒ Member of Water Environment Association of Texas (WEAT)

⇒ Member of American Water Works Association (AWWA)

⇒ Member of the American Society of Civil Engineers (ASCE)

⇒ PSJA ISD Engineering Student Chapter Liaison

EMPLOYMENT

TRIMAD Consultants, L.L.C. San Juan, TX December 2017—Present	GIC, L.L.C. Pharr, TX September 2017—December 2017	S& GE, L.L.C Pharr, TX March 2013—September 2017

PROFESSIONAL EXPERIENCE

Ricardo Salazar, Professional Engineer, has over 21 years of experience in a broad range of Civil Engineering areas which include roadway, drainage, utilities, etc. His knowledge and experience have been gained mainly by working with the South Texas Region and its community. Areas that Mr. Salazar has served include the City of Pharr, City of Edcouch Elsa, City of Weslaco, City of Edinburg, City of McAllen, City of Brownsville, City of La Joya, San Antonio Water Supply Corporation, as well as the Counties of Hidalgo, Starr, Cameron, and Willacy.

RELATED PROJECTS

City of Pharr Improvements Project, Pharr, Texas

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

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

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

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

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

This project involved the analysis of the wastewater treatment plant and collection system to assist the City in developing a capital improvement plan to meet future demands and regulatory requirements. The scope of work included analyzation of existing water and wastewater treatment plants, the collection and distribution system. The tasks also included proposed system alignments, pipe sizing, crossing, and estimates. The completed master plan was designed for 20-year duration.

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

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

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

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

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

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

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

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

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

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

IH 37 Hurricane Evacuation Route Improvements, San Antonio, Texas

Mr. Salazar completed the design plans for the expansion of approximately 8 miles of IH 37. The designs included plan and profile sheets, control plans, and small / large bridge sign. TxDOT regulations and design requirements were followed and implemented.
City of San Antonio Paving and Design Improvements, San Antonio, Texas
Mr. Salazar assisted in the design plans for various COSA projects. The designs included plan and profile sheets, traffic control plans, SW3P, and existing and proposed requirements. COSA rules and regulations were implemented.

JOSE A. PEREZ, Graduate Engineer



EDUCATION

Bachelor of Science in Civil Engineering
UTRGV, 2017

INDUSTRY TIME

5 Years

AVAILABILITY

90%

PROFESSIONAL AFFILIATIONS

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

COMMUNITY SERVICE

PSJA ISD (Pharr, TX)

- ⇒ PSJA ISD Engineering Student Chapter Liaison

PROFESSIONAL EXPERIENCE

Mr. Perez has approximately 5 years of broad range experience in all related field of Civil Engineering which includes sewer networks, reports and construction estimates, and roadway / drainage improvements. His experience has been proudly based in the Rio Grande Valley. The agencies to have received his assistance include the City of Pharr, City of Alamo, City of San Juan, City of Donna, and Brownsville Public Utilities (BPU).

RELATED PROJECTS

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

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

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

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

City of Alamo CDBG - MIT Project - Alamo, Texas

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

WWTP Headworks Improvements - Pharr, Texas

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

City of Donna CDBG-MIT Project - Donna, Texas

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

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

Mr. Perez provided assistance to Dragados - Pulice Joint Venture with the relocation of an existing sanitary sewer line which consisted of the abandonment of an existing 10-inch sanitary sewer line and redirected the flow to a southerly east direction. It included the installation of approximately 380-lf of 10-inch PVC sanitary sewer pipe. The scope of work included an analysis of existing water, wastewater, and drainage from as-builts. The alignment begins from the west ROW of North Cage Blvd. (I/69C) going southwest approximately 100-lf which then goes east to conne0ct to an existing sanitary sewer manhole approximately 280-lf on E. Warren Ave.

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

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

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

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

City of Pharr Lift Stations 10, 18, and 40 Elimination Project – Pharr, Texas

Mr. Perez is assisting in the design of this project which consists of the elimination of Lift Station No. 10, No. 18, and No. 40 and installation of a gravity line. It includes the installation of approximately 3,593-lf of 24-inch and 2,431-lf of 36-inch gravity line. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Moore Rd, Hall Acres Rd, and Plantations Subdivision. The gravity line will tie in to the new headworks location.

City of Pharr Lift Station No. 23 Relocation Project– San Juan, Texas

Mr. Perez is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 23 and installation of a gravity line and force main. It includes the installation of approximately 2,640-lf of 24-inch and 5,060-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Sugar Rd and goes North approximately 1,200-lf and West approximately 1500-lf to the proposed lift station location. The force main will tie in to the existing sanitary sewer manhole located on the west side of Sugar Rd. The Lift Station will be installed in the northeast corner of an empty property and will be designed to service approximately 200-AC.

MIGUEL MATEOS,
Graduate Engineer



EDUCATION

Bachelor of Science in Civil Engineering
UTRGV, 2020

INDUSTRY TIME

3 Years

AVAILABILITY

90%

PROFESSIONAL AFFILIATIONS

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

PROFESSIONAL EXPERIENCE

Mr. Mateos has 2 years experience in the Civil Engineering field. His most recent experience includes roadway, drainage, lift stations, and civil sites. Under the supervision of Mr. Salazar, P.E., Miguel has been able to deliver in Civil Engineering Design, Construction Management, Construction Staking, Topography, Paving / Road and Drainage improvements.
Mr. Mateos' experience also includes coordination with TxDOT and County officials for successful project completion of state funded projects.

RELATED PROJECTS

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

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

Subdivision Development Feasibility Studies - Rio Grande Valley

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

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

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

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

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

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

City of Elsa- Weaver Rd. and Parking Lot improvements

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

Utility Hookups- (Del Rio TX)

Assisted with the topographic survey, construction staking, and design of approximately 330 linear feet of 2-inch water line at Laughlin Air Force Base. In addition, provided design plans for the installation of three sanitary sewer manholes and approximately 775 linear feet of 8-inch sewer line. This system was planned to support both a building and anticipated future development in the area. The work involved determining optimal manhole placement, ensuring compliance with slope and depth requirements, and coordinating utility layouts to accommodate future capacity needs while adhering to base infrastructure standards and existing utility layouts.

City of San Juan- Urban County Street Improvements

Mr. Mateos assisted in the design for the mill and overlay of approximately 6,800 square yards of roadway which extended from Gardenia Dr to San Martin St.
This project was done to fix streets located East of an elementary school that were in need of repairs.

City of Elsa- Fannin St Roadway Improvements project (Stormwater Improvements)

Mr. Mateos assisted in the design for approximately 3,900 square yards of mill and overlay on Fannin St. This project also included the addition of a concrete apron at the intersection of Fannin St and E. Edinburg Ave to alleviate and ponding formed due to heavy rains in the area.

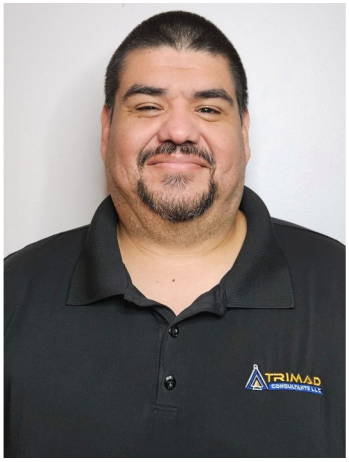
City of Pharr- Lift Station 23

Mr. Mateos has assisted in the topography and is currently assisting in the design of this project which consists of abandoning and relocating the existing Lift Station 23 and installing both sanitary sewer gravity line and forcemain. This project consists of approximately 2640 L.F of 24-inch sanitary sewer line and 5060 L.F of a 12-inch forcemain. The new lift station location will be at the North East corner of a vacant 200-AC property and will be used to service all future development on that land. The force main from this lift station will outfall to an existing sanitary sewer manhole located on the West side of Sugar Rd.

City of San Benito- Ratliff Water Line Improvements

Mr. Mateos is assisting in the design of approximately 5,900 L.F of 12-inch water line which will run from Zillock Rd. and connect to an existing 16 -inch line located near the North-West corner of the City of San Benito Water Plant. This project consists of coordinating with the drainage and irrigation district to ensure that all crossing standards are being met as this line will cross two canals. This design also includes the installation of 12 fire hydrants which will be used to provide optimal coverage for existing and future structures, improving emergency response capabilities.

CRUZ FLORES,
Senior Designer



INDUSTRY VENTURE
20 Years

AVAILABILITY
90%

PROFESSIONAL EXPERIENCE

Mr. Flores has experience in all aspects of project design, coordination, and construction administration. Mr. Flores has nineteen (20) years of experience working on public infrastructure projects. He has been a team member of design groups designing master planned communities that include the City of Pharr, Elsa, Edcouch, Donna, Weslaco, Edinburg, McAllen, Brownsville, La Joya, Mission, Palmview, Penitas as well as Hidalgo County, Cameron County, and Starr County.

RELATED PROJECTS

WWTP Headworks Improvements - Pharr, Texas

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

City of Pharr Lift Station No. 23 Relocation Project– San Juan, Texas

Mr. Flores is assisting in the design of this project which consists of the abandonment and relocation of Lift Station No. 23 and installation of a gravity line and force main. It includes the installation of approximately 2,640-lf of 24-inch and 5,060-lf of 12-inch force main. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Sugar Rd and goes North approximately 1,200-lf and West approximately 1500-lf to the proposed lift station location. The force main will tie in to the existing sanitary sewer manhole located on the west side of Sugar Rd. The Lift Station will be installed in the northeast corner of an empty property and will be designed to service approximately 200 -AC.

City of Donna CDBG-MIT Project - Donna, Texas

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

City of Pharr Lift Stations 10, 18, and 40 Elimination Project – Pharr, Texas

Mr. Flores is assisting in the design of this project which consists of the elimination of Lift Station No. 10, No. 18, and No. 40 and installation of a gravity line. It includes the installation of approximately 3,593-lf of 24-inch and 2,431-lf of 36-inch gravity line. The scope of work includes an analysis of existing water and wastewater from as-builts. He maintains frequent contact with gas companies, TXDoT, and City of Pharr Public Utilities personnel for inquiries related to existing underground lines and is currently under design phase. The alignment starts from the existing lift station along Moore Rd, Hall Acres Rd, and Plantations Subdivision. The gravity line will tie in to the new headworks location.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

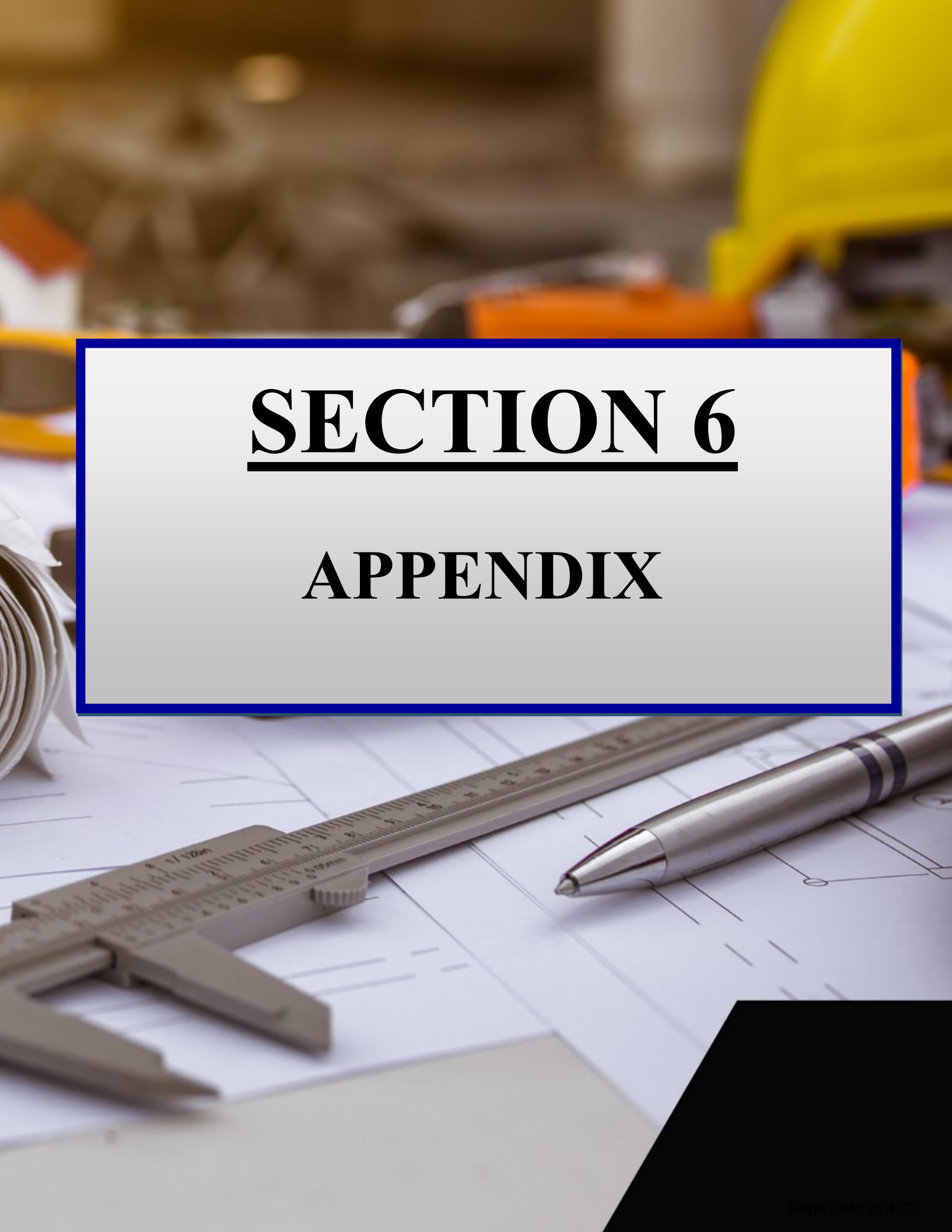
The project consists of rehabilitation to two (2) lift stations; demolition/reconstruction of one main (1) lift station; approximately 32,000 linear feet of Cured-In-Place Piping and Pipe Bursting of old, dilapidated clay sewer lines; and manhole replacement/rehabilitation. Mr. Flores was involved from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

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

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

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

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



SECTION 6

APPENDIX

July 14, 2026

PROFESSIONAL SERVICES AGREEMENT & CONTACT INFORMATION

Trimad Consultants L.L.C. has reviewed the Professional Services Agreement provided by the city. Our firm confirms that we will meet the prerequisite insurance requirements specified therein and, if selected, agrees to enter into the Professional Services Agreement in substantially the form provided by the City.



Ricardo Salazar, P.E.

President & Principal Engineer

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7. Contact Information

Contact 1

Name: Ricardo Salazar, P.E.

Title: President

Address: 1103 N. Raul Longoria Rd., Bldg. C, San Juan, Texas 78589

Phone Number: (956) 688-8860

Email Address: Rsalazar@trimadstx.com

Contact 2

Name: Trisha Salazar

Title: Office Manager

Address: 1103 N. Raul Longoria Rd., Bldg. C, San Juan, Texas 78589

Phone Number: (956) 688-8860 Ext. 8

Email Address: Tsalazar@trimadstx.com

REFERENCES

CITY OF EDINBURG

Name	Company	Address/ Phone No.	Email
Ruben Rosales Public Utilities Director	City of Pharr	801 E Sam Houston Pharr, TX 78577 (956) 402-4300	Ruben.rosales@pharr-tx.gov
Jose Reyes, P.E. Public Utilities Engineer	City of Pharr	118 S Cage Blvd 1st Floor Pharr, TX 78577 (956) 402-4221	Jose.reyes@pharr-tx.gov
Alfredo Deleon Interim Utilities Director	City of San Juan	709 S Nebraska Ave San Juan, TX 78589 (956) 223-2000	Adeleon@sjtx.us
Monica Gomez Interim Planning Director	City of San Juan	709 S Nebraska Ave San Juan, TX 78589 (956) 223-2000	Mgomez@sjtx.us
Enrique Hernandez Planning & Develop-ment Administrator	City of San Benito	400 N Travis St San Benito, TX 78586 (956) 361-3804	ehernandez@cityofsanbenito.com
Jose G. Ibarra, Jr. Planning Manager	Sharyland Water Supply Company	321 S Shary Blvd Mission, TX 78573 (956) 585-6081	jibarra@sharylandwater.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Amairani Chavarria	
Lone Star Insurance Services, Inc 520 E Nolana, Ste 110 (P. O. Box 3988) 78502 McAllen TX 78504	PHONE (A/C, No, Ext): (956) 682-1722	FAX (A/C, No): (956) 682-1742
	E-MAIL ADDRESS: chavarriaa@lonestar-ins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Kinsale Insurance Company (AmWINS)	
INSURED Trimad Consultants LLC 1103 N Raul Longoria Rd Bldg. C. San Juan TX 78589	INSURER B : Texas Mutual	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL25102102328 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			0100211130-3	10/18/2025	10/18/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,00,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N [ ] If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0002084863	10/18/2025	10/18/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

"For Insurance Purpose Only"

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Amairani Chavarria

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TEXAS BOARD OF PROFESSIONAL ENGINEERS

BE IT KNOWN THAT

Ricardo Salazar

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

LICENSE TO PRACTICE AS A

PROFESSIONAL ENGINEER

IN THE STATE OF TEXAS
PROVIDED THIS LICENSE IS NOT REVOKED AND IS RENEWED ACCORDING TO LAW

TEXAS BOARD OF
PROFESSIONAL ENGINEERS

IN WITNESS WHEREOF,

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

BOARD CHAIR

BOARD SECRETARY

SERIAL NUMBER 125392

Texas Board of Professional Engineers and Land Surveyors

CERTIFICATE OF REGISTRATION

This acknowledges that

Trimad Consultants L.L.C.

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

Registration Number
F-18526

Expiration Date
1/31/2027

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.H.
Award RFP NO. 2026-018 Medial Insurance

1. **Agenda Item:**
Consider Rejecting RFP No. 2026-018, Group Employee Medical Insurance FY 2026-2027 and Authorize the City Manager to Negotiate a Renewal with Blue Cross Blue Shield and Enter Into an Agreement Related Thereto. [Erica A. Balli, Director of Human Resources]

2. **Description:**
The City seeks to award a contract to a qualified and experienced insurance benefits carrier to administer and manage its group medical insurance program. The selected carrier will be responsible for delivering a comprehensive benefit plan design, competitive rate structure, regulatory compliance, and detailed reporting. In addition, the carrier will support the City in strategic plan management and employee engagement initiatives to ensure high-quality, cost-effective coverage that serves the best interests of the City and its employees.

On Tuesday, August 4, 2026, Requests for Proposals (RFPs) were opened for RFP No. 2026-018, Group Employee Medical Insurance FY 2026-2027. Six (6) proposals were received.

All the proposals received were assessed and ranked by the City's current Insurance Consultant, Valley Risk Consulting, and the current Agent of Record, Voyager Benefits Alliance.

The following carriers are listed in alphabetical order:

1. Assured Benefits Administrators
2. Curative Insurance Company
3. HCSC (Blue Cross Blue Shield)
4. JLG Pharmaceutic Consulting, LLC.
5. Matrix Quality, Inc.
6. Veracity Benefits, LLC.

The Consultant and the Agent of Record met with the City's current carrier, Blue Cross Bluss Shield, to negotiate the services and cost. The proposed renewal rate with Blue Cross Blue Shield under a self-insured plan is the best option at this time.

3. **Staff's Recommendation:**
Consider Rejecting RFP No. 2026-018, Group Employee Medical Insurance FY 2026-2027 and Authorize the City Manager to Negotiate a Renewal with Blue Cross Blue Shield and Enter Into an Agreement Related Thereto.

Reviewed by:
Nelda Ramirez, Assistant City Manager

Prepared by:
Erica Balli, Director of Human Resources

Attachments:

None

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
AWARDING OF BIDS
Agenda Item No: 13.I.
Award RFP No. 2026-013, Prescription Personal Importation Program

1. **Agenda Item:**
Consider Awarding RFP No. 2026-013, Prescription Personal Importation Program and Authorize the City Manager to Negotiate and Enter Into an Agreement Related Thereto. [Erica A. Balli, Director of Human Resources]

2. **Description:**
The City seeks to award a contract to a qualified and experienced carrier to manage its prescription pharmaceuticals mail order services for the City's employees and eligible dependents (the "Members"). The program is a voluntary mail order prescription program.

On Tuesday, April 14, 2026, Requests for Proposals (RFPs) were opened for RFP No. 2026-013, Prescription Personal Importation Program. One (1) proposal was received.

The proposal received was assessed by the City's current Insurance Consultant, Valley Risk Consulting.

The following carriers are listed:

Veracity Benefitrs, LLC.

The Consultant will meet with the carrier to negotiate the services and cost.

3. **Staff's Recommendation:**
Consider Awarding RFP No. 2026-013, Prescription Personal Importation Program to Veracity Benefits, LLC and Authorize the City Manager to Negotiate and Enter Into an Agreement Related Thereto.

Reviewed by:
Nelda Ramirez, Assistant City Manager

Prepared by:
Erica Balli, Director of Human Resources

Attachments:
A. COE RFP# 2026-013 Recommendation Memo (Final) (1)
B. Sample_Agreement_-PIP
C. RFP Solicitation Packet -rx_performance_importation_program

Memorandum

To: Erica A. Balli**,** CPM, PSHRA-SCP, SHRM-CP
Director of Human Resources/Civil Service

CC: Alexis Rodriguez
Human Resources Manager

From: Roger Garza, LRM
Senior Consultant

Date: August 12, 2026

Re: RFP# 2026-013 RX Performance Importation Program

The City of Edinburg issued a request for proposals on March 25, 2026, for an RX Performance Importation Program under RFP# 2026-013. This program aims to address the rising costs of specific high-priced medications that can be sourced internationally at discounted rates for the city. The advertisement was distributed through local and OpenGov Procurement Notifications, with a submission deadline set for Tuesday, April 14, 2026.

As a result, one (1) proposal was received under RFP# 2026-013. The proposal was tabulated and evaluated, and a brief outline of the evaluation matrix summary is attached for your review. (See Exhibit A)

Based on our review and evaluation, we recommend that the Commissioners Court award RFP# 2026-013 RX Performance Importation Program to the sole responding firm, Veracity Rx.

City of Edinburg

Evaluation Ranking Summary
RFP# 2026-013 RX Performance Importation Program
Best and Final
Evaluation Date: April 29, 2026

Company Information	
Company Name	**Veracity RX**
Company Address	1701 Barrett Lakes Blvd, Suite #200
City, State, Zip Code	Kennesaw, GA 30144
Company Representative	Marilynn Schafer
Responses to Questionnaire	
Year Founded	2019
Number of Clients	350
Tier-One Countries Utilized	Canada
(3) References	Troup County, Farmers Home Furniture, Habersham County
Cold Chain Medications	Yes
Cold Chain Medications Safeguards	Yes
Member Outreach	Email, Phone, Direct Mailing, Enrollment
Any administration fees	No
Fluctuation in Costs	Yes, best available international cost
Agree to Third-Party Audits	Yes
Minimum Quality Standards	Yes
Acknowledges Scope of Sevices	Yes
Repricing Analysis (Top 20 drugs utilized)	15 of 20 (3) not available, (2) domestically cost effective
Estimated Savings	**-$337,745.65**

Evaluation Ranking	**Veracity RX**
1. Responses to Proposal Questionnaire (20) max pts	20
2. Rates, Fees, and Expenses (40) max pts	35
3. Qualifications and Experience (20) max pts	20
4. Scope of Work (10) max pts	10
5. References (10) max pts	10
Total Weighted Points (100) max pts	**95**

Source: RFP# 2026-013 RX Performance Importation Program
Evaluated by: Valley Risk Consulting

City of Edinburg

RFP# 2026-013 RX Performance Importation Program

Repricing Analysis

Best and Final

Review Date: April 30, 2026

			Domestic Cost		Importation Program		Estimated Savings	
Drug	**Utilizers**	**Scripts**	**Avg. Rx Cost**	**Total Cost**	**Avg. Rx Cost**	**Total Cost**	**Estimated Savings**	**Savings %**
Ozempic	65	267	$785.87	$209,827.29	$470.06	$125,506.02	-$84,321.27	-40.19%
Mounjaro	56	286	$995.84	$284,810.24	$688.57	$196,931.02	-$87,879.22	-30.86%
Bimzelx	1	4	$14,045.11	$56,180.44	$5,547.30	$22,189.20	-$33,991.24	-60.50%
Enbrel	2	8	$5,349.18	$42,793.44	$2,557.30	$20,458.40	-$22,335.04	-52.19%
Jardiance	24	99	$380.83	$37,702.17	$148.05	$14,656.95	-$23,045.22	-61.12%
Farxiga	18	83	$402.30	$33,390.90	$153.80	$12,765.40	-$20,625.50	-61.77%
Rybelsus	9	36	$911.36	$32,808.96	$441.32	$15,887.52	-$16,921.44	-51.58%
Synjardy XR	**XR not available**							
Dupixent	**Domestic Dispensing**							
Biktarvy	1	6	$3,582.03	$21,492.18	$1,513.74	$9,082.44	-$12,409.74	-57.74%
Skyrizi	1	1	$16,473.28	$16,473.28	$7,732.30	$7,732.30	-$8,740.98	-53.06%
Rezdiffra	**Not Available**							
Synjardy	9	46	$294.91	$13,565.86	$176.80	$8,132.80	-$5,433.06	-40.05%
Humira	1	3	$4,491.33	$13,473.99	$2,787.30	$8,361.90	-$5,112.09	-37.94%
Qulipta	2	11	$1,081.35	$11,894.85	$815.06	$8,965.66	-$2,929.19	-24.63%
Trulicity	2	13	$893.25	$11,612.25	$504.55	$6,559.15	-$5,053.10	-43.52%
Xigudo XR	**XR not available**							
Ubrelvy	2	7	$1,457.20	$10,200.40	$869.97	$6,089.79	-$4,110.61	-40.30%
Opzelura	**Domestic Dispensing**							
Vraylar	1	5	$1,443.39	$7,216.95	$475.80	$2,379.00	-$4,837.95	-67.04%
Total				**$803,443.20**		**$465,697.55**	**-$337,745.65**	**-42.04%**

Source: RFP# 2026-013 RX Performance Importation Program

Prepared by: Valley Risk Consulting

STATE OF TEXAS §

COUNTY OF HIDALGO §

CITY OF EDINBURG §

AGREEMENT BETWEEN THE CITY OF EDINBURG AND "VENDOR" FOR Rx PERSONAL IMPORTATION PROGRAM.

The City of Edinburg, Hidalgo County, Texas, a municipal corporation, (hereinafter **"City"**) and "VENDOR" (hereinafter **"Vendor"**), are the parties to this Agreement.

RECITALS

WHEREAS, the City desires to engage the Vendor for certain services and to provide all labor, materials and equipment necessary to perform work as described in Exhibit A, and

WHEREAS, Vendor has the professional knowledge, ability, equipment, and personnel to properly provide services needed by the City; and

WHEREAS, City desires to engage Vendor to render services in connection therewith:

NOW, THEREFORE, City and Vendor do mutually agree as follows:

SECTION I
EMPLOYMENT OF VENDOR

A. City agrees to employ Vendor to furnish and provide services, labor, materials, and equipment ("Services") as stated in this agreement and **Exhibit "A"**. Upon receipt of Services to the City's satisfaction, the City agrees to pay Vendor as stated in this Agreement.

SECTION II
SERVICES OF VENDOR

A. The Vendor shall, in the scope of his work, perform the Services identified in **Exhibit "A"** of this document. City shall provide Vendor with authorization to proceed, after execution of this Agreement.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall

in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITY OF THE CITY

A. City will facilitate Vendor's work with the following tasks:

1. Provide Vendor with its requirements for the Services.

2. Assist Vendor by providing information reasonably available to the City and pertinent to the Services.

3. Facilitate access to and make provisions for Vendor to enter upon public property as reasonably required for Vendor to perform its Services.

4. Examine all reports, sketches, estimates, drawings, proposals, and other documents presented by Vendor and render in writing decisions pertaining thereto within a reasonable time so as not to delay the Services of the Vendor.

5. Give prompt written notice to Vendor whenever City observes or otherwise becomes aware of any defect in Services.

6. City's representative with respect to interpretation and implementation of the Services and this Agreement will be the City Manager or such other representative that the City may appoint by written notice to Vendor with whom Vendor will communicate regarding all matters pertaining to this Agreement. Said representative will make all arrangements for consultation by Vendor with employees or designees of City. In addition, said representative shall have authority and responsibility to define and agree upon the scope and specification of the Services, require and receive reports regarding the progress of the Services, and terminate the performance of the Services or any phase thereof in accordance with the provisions of this Agreement.

SECTION IV
RESPONSIBILITIES OF VENDOR

A. Vendor shall perform the Services described in **Exhibits "A".**

B. Vendor shall perform its Services (including the furnishing of labor, materials, and equipment) with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Services furnished under this Agreement. Vendor shall comply with all applicable federal, state, and local laws, ordinances, codes, and regulations in performing the Services. If Vendor fails to meet applicable professional

standards, Vendor shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Vendor shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of Services furnished by Vendor under this Agreement. Vendor shall keep the City informed of the Services performed under this Agreement. In connection with the performance of the Services by Vendor, Vendor agrees to promptly and fully disclose to City any information regarding the Services as City may request.

D. Vendor will develop and maintain a detailed schedule for completion of the Services. The schedule will be a work plan showing activities to be performed and their sequence; and, in addition, activities will contain duration, manpower required, and estimated cost. A preliminary schedule shall be submitted to the City within ten (10) days after execution of this Agreement for review and establishment of the level of detail to be included.

E. Vendor will submit monthly progress data for the reporting period which will include the percentage complete and actual start date and actual finish date for all activities worked on by the Vendor during the period. Any changes in delivery dates will be reported. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City. If requested by the City, schedule update meetings will be held to discuss the results of schedule analysis and necessary action to meet the requirements of the schedule.

F. Vendor shall perform Services necessary to accomplish the work specified in this Agreement, in accordance with this Agreement.

G. City's review or approval of reports, and other services furnished hereunder shall not in any way relieve Vendor of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

H. Vendor shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Vendor's negligent performance of any of the Services furnished under this Agreement. Vendor shall not be responsible for any time-delays in the project caused by circumstances beyond Vendor's control.

I. Vendor's obligations under this clause are in addition to the Vendor's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Vendor for Vendor's errors or omissions.

J. All reports, drawings, plans, and other documentation pertaining to the Services become the property of City.

SECTION V
PAYMENT AND FEES

City agrees to pay Vendor for Services being contracted herein as follows:

A. Vendor shall submit all invoices to City in the manner specified herein. City shall pay Vendor for the services requested at the unit prices in Exhibit A. Except as specifically authorized by City in writing, Vendor shall not bill City for duplicate services performed by more than one person. Vendor and City acknowledge and agree that compensation paid by City to Vendor under this Agreement is based upon Vendor's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Vendor. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Vendor and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

B. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Vendor's conduct in the performance or furnishing of Services, or City has incurred costs, losses, or damages resulting from Vendor's conduct in the performance or furnishing of Services, including but not limited to claims, costs, losses, or damages from workplace injuries, adjacent property damage, and non-compliance with Laws and Regulations;

b. Vendor has failed to take reasonable and customary measures to avoid damage, delay, disruption, and interference with Services and related work;

c. Vendor has failed to provide and maintain required insurance;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or engineering costs related to submittal reviews, evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Services are defective, requiring correction or replacement;

g. City has been required to correct defective Services or has accepted defective Services;

h. Liens have been filed in connection with the Services; or

i. Other items entitle City to a set-off against the payment amount.

C. If City imposes any set-off against payment, City will give Vendor immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Vendor any amount remaining after deduction of the amount so withheld. City shall promptly pay Vendor the amount so withheld, or any adjustment thereto agreed to by City and Vendor, if Vendor remedies the reasons for such action. The reduction imposed will be binding on Vendor unless it duly submits written notice contesting the reduction within 30 days of receiving City's written notice.

D. All fees payable to Vendor under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Vendor's employees' taxes. Vendor hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

E. Vendor and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

F. Vendor shall provide an invoice in accordance with City regulations. Payment terms shall be net thirty (30) days from receipt of invoice.

G. The City may, at any time, request Vendor to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Vendor shall, within seven (7) days from the date it receives the City's request, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The governing body of the City must approve any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Vendor from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Vendor following termination or expiration of this Agreement as defined below, the Vendor shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION VI
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Services to be performed under it, shall commence on the date this Agreement is executed by both parties, and shall continue thereafter through and the earlier of (i) twelve months from the date of execution or (ii) until the Services are declared complete in a written instrument signed by the City Manager. The City, in its sole option, may elect to renew this Agreement for an additional one year term up to a total of 3 renewal terms.

B. City may terminate this Agreement upon giving 10 days' prior written notice thereof to Vendor. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Services rendered by Vendor breach or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Vendor except for charges for Services performed by Vendor and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either or both parties hereunder shall so survive the termination, cancellation, or completion of performance of this Agreement.

D. Upon termination or completion of Vendor's Services hereunder or at such other time as may be requested by City, Vendor shall return to City within seven (7) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Vendor or others, in Vendor's possession and related to the Services.

E. The City reserves the right to suspend work on the Services, with or without cause, in whole or in part, upon giving notice to Vendor. Vendor shall resume the Services so suspended when directed to do so by the City. The City shall have no liability to Vendor except for charges for Services performed by Vendor and accepted by the City prior to receipt of notice of suspension of Services. If only a portion of the Services are suspended, Vendor shall be compensated only for Services of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Services under this Section, the City may take over the work and may obtain the services of another entity to complete the work under this Agreement.

SECTION VII
MINIMUM INSURANCE REQUIREMENTS

Vendor shall be adequately insured and carry liability, workers compensation, automobile insurance and professional liability for injury to its employees and others incurring loss or injury as a result of the acts of Vendor or its employees. In accordance with City ordinances, Vendor shall be required to hold the following minimum insurance coverage throughout the duration of this agreement:

A. Workers Compensation
In accordance with State statute.

B. Comprehensive General Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate
or $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury
$250,000 each person
$500,000 each occurrence

2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

or $500,000 combined single limits

E. Professional Liability

1. Professional
$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit ”B” and the City of Edinburg shall be listed as an additional insured.

G. If at any time and for any reason Vendor fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to Vendor, City may, but shall have no obligation to, procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Vendor shall, within ten (10) days following City’s demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Vendor.

H. With respect to each and every one of the insurance policies required to be obtained, kept, or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and at least fifteen (15) days before the expiration of any policy required hereunder previously obtained, Vendor shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

I. Vendor hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums payable under each insurance policy required to be obtained, kept, and maintained pursuant to this Agreement;

2. To maintain in full force and effect the policies required to be carried to the extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept, and maintained under this Agreement to become void, voidable, unenforceable, suspended, or impaired in whole or in part or which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstances of which it is aware which, if not disclosed to its insurers or re-insurers, is likely to affect adversely the nature or extent of the coverage to be provided under any insurance policy required hereunder.

SECTION VIII
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arises

under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute within seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve the dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with Section IX below.

SECTION IX
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above, either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the parties shall bear their own costs, including attorneys' fees and costs.

SECTION X
INDEMNIFICATION

A. To the maximum extent allowed by law, Vendor agrees to and shall indemnify, hold harmless, and defend City, its officers, agents, and employees from any and all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees arising out of or directly connected with the negligent or willful conduct of Vendor, its agents, officers and employees.

B. Vendor agrees to assist City in defense of claims or litigation brought against the City related to this project, including but not limited to providing written witness statements, documents, and witness testimony upon demand.

SECTION XI
LIMITATION OF LIABILITY

A. Vendor agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Vendor's total fees paid by the City to Vendor for the Services rendered pursuant to the Task Order which is the subject matter of the claim. Vendor agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profits, or loss of data, arising in connection with this Agreement, Vendor's performance of Services, or of any other obligations relating to this Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XII
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this Agreement. This Agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XIII
NO PENDING LITIGATION

A. Vendor represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, before any court, arbitrator, governmental or other board or official, pending to the best knowledge of Vendor threated against or affecting the Vendor or any subsidiaries of the Vendor, questioning the validity or any action taken or to be taken by the Vendor in connection with the execution, delivery, and performance by the Vendor of this Agreement to which the Vendor may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Vendor hereof or thereof, where in an unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Vendor to perform, its obligations under this Agreement to which the Vendor may be party or (ii) would have an adverse effect on the consolidated financial condition or results of operations of the Vendor or on the ability of the Vendor to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XIV
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION XV
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn.: City Attorney

(b) Notices to Vendor:

Vendor
Attn:
Address
City, State, Zip Code

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, three (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XVI
NON-APPROPRIATIONS

A. Notwithstanding anything in the Agreement to the contrary, any and all payments which the City is required to make under this Agreement shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the Agreement by providing ten (10) days' written notice to the other party.

SECTION XVII
SUCCESSORS AND ASSIGNS

City and Vendor each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Vendor shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XIX
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits or any current or future Task Orders (including exhibits), the terms of this Agreement shall be controlling.

SECTION XX
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of the City, in any one or more instances (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the strict performance by Vendor of its covenants, obligations, or agreements under this Agreement, shall operate as a waiver, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power, or remedy. The covenants, obligations, and agreements of Vendor and the rights and remedies of the City upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Services with knowledge of a breach by Vendor of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance of Services or payment to Vendor shall be deemed to be other than on account of the earliest installment of the amounts due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept services or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

EXECUTED by the parties in triplicate originals on this _____ day of _____, 2026.

CITY OF EDINBURG:

BY:_____
Myra L. Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956) 388-8207
Fax: (956) 383-7111

ATTEST:

BY:_____
Clarice Y. Balderas, City Secretary

APPROVED AS TO FORM:

Josephine Solis-Ramirez

BY:_____
Josephine Solis-Ramirez
City Attorney

Vendor Name

BY:_____
Vendor Name
Address 1
Address 2
City, State, Zip Code
Phone:
Email:

Attachments: Exhibit "A"Proposal Document Report B No. 2026-
Exhibit "B" Insurance

EXHIBIT “A” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND “VENDOR” FOR Rx PERSONAL IMPORTATION PROGRAM

EXHIBIT “B” TO AGREEMENT BETWEEN THE CITY OF EDINBURG AND “VENDOR” FOR Rx PERSONAL IMPORTATION PROGRAM

REQUEST FOR PROPOSAL

2026-013

RX PERFORMANCE IMPORTATION PROGRAM

City of Edinburg

415 W. University Drive

Edinburg, TX 78541

RELEASE DATE: March 25, 2026

DEADLINE FOR QUESTIONS: April 2, 2026

RESPONSE DEADLINE: April 14, 2026, 3:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/cityofedinburg

City of Edinburg

REQUEST FOR PROPOSAL

Rx Performance Importation Program

I. Introduction.....
II. Legal Notice .....
III. Instructions, Terms and Conditions.....
IV. Specifications.....
V. Vendor Questionnaire.....
VI. Evaluation Criteria .....

Attachments:

B - Rules for Electronic Bidding

1. Introduction

1.1. Summary

The City is soliciting proposals for prescription pharmaceuticals mail order services for the City's employees and eligible dependents (the "Members") that are part of a voluntary personal importation mail order prescription program.

1.2. Background

The City of Edinburg is a self-insured municipality employing approximately 1,300 full-time employees and providing benefits to approximately 100 eligible retirees. As part of its ongoing commitment to cost containment and high-quality healthcare benefits, the City is soliciting proposals to evaluate and determine the most effective strategy for managing prescription pharmaceutical expenditures through a Prescription Drug Performance Importation Program (PIP). Proposers are invited to review the City's current program and provide analysis, recommendations, and implementation guidance to optimize cost savings and program performance.

1.3. Contact Information

Project Contact:
Christian Tenorio
HR Benefits and Wellness Manager
415 W University Dr.
Edinburg, TX 78539
Email: ctenorio@cityofedinburg.com
Phone: (956) 388-1873 Ext: 8657

Procurement Contact:
Lorena Fuentes
Finance Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Human Resources

Department Head:
Erica Balli
Human Resources Director

1.4. Timeline

Release Project Date	March 25, 2026

Question Submission Deadline	April 2, 2026, 3:00pm
Proposal Submission Deadline	April 14, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed proposals from qualified vendors for Rx Performance Importation Program.

Sealed Proposals must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, April 14, 2026.

All sealed proposals must be received either electronically or at the designated location by the deadline shown. Proposals received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All proposals will be opened, and bidder's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, April 14, 2026.

To obtain a copy of the Request for Proposals or submit an electronic proposal please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Proposal, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg RFP No. 2026-013" to the City Secretary's Office prior to the RFP opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptibility of the proposals. The Respondent's firm name shall appear on the outside of the envelope.

Submit Proposals to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

RFP No. 2026-013

If you have any questions or require additional information contained the RFP, you may contact Lorena Fuentes, Interim Purchasing Manager, please submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Thursday, April 2, 2026.

The City of Edinburg reserves the right to reject any or all proposals and to waive informalities or technicalities and to accept the Proposal deemed most advantageous to the City, and hold the proposal for a period of **90 days** without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to provide a Proposals for: Rx Performance Importation Program

INTENT

The services to be provided under this RFP shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for RFP. There is no intention to disqualify any respondent who can meet the requirements.

SUBMITTAL OF "HARD COPY" RFP

If submitting a Hard Copy RFP, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked "ORIGINAL," and one (1) Digital Copy in a flash drive**. Each RFP must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. RFPs submitted by facsimile (fax) will not be accepted. Submittal of an RFP in response to this solicitation constitutes an offer by the respondent. Once submitted, RFPs become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any RFP regardless of whether that respondent/firm is selected. Submission of a RFP in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the RFP, unless clearly and specifically noted in the RFP submitted and confirmed in the contract between the City and the successful respondent otherwise. RFPs which do not comply with these requirements may be rejected at the option of the City. RFPs must be filed with the City of Edinburg before the deadline day and hour. No late RFPs will be accepted. Failure to meet RFP requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold RFPs **90** days after deadline without taking action. Respondents are required to hold their RFPs firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all RFPs, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this RFP in whole or in part, to a third party without the written approval of the City of Edinburg.

AWARD

Respondents are advised that the City of Edinburg is soliciting RFPs and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written proposals. The City also reserves the right to request oral interviews.

FINAL SELECTION AND THE CITY COUNCIL APPROVAL

Selection shall be made of one or more proposers deemed to be fully qualified and best suited among those submitting Proposals on the basis of the evaluation factors included in the Request for Proposals, if so stated in the Request for Proposals. Negotiations shall be conducted with the proposers selected. After negotiations have been conducted with each proposer selected, the agency shall select the proposer which, in its opinion, has made the best proposal, and shall award the contract to that proposer. The City may cancel this Request for Proposals or reject the Proposals at any time prior to an award, and is not required to furnish a statement of the reasons why a particular proposal was not deemed the most advantageous. Should the City determine in writing and in its sole discretion that only one proposer is fully qualified, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that proposer. The award document will be a contract incorporating by reference all the requirements, terms and conditions of the solicitation and the contractor's proposal as negotiated. After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the City's Professional Services Agreement. This Agreement will then be submitted to the City Council for approval. If the City and the selected firm cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one or no contract in response to this RFP.

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

ALTERATIONS/AMENDMENTS TO RFP

RFP CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No RFP may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO RFP

If unable to submit a RFP, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her RFP a list of any exceptions to the specifications/ requirements.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after **SERVICES** have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for Rx Performance Importation Program as specified.

RESPONDENT'S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for Proposals shall be directed to the e-procurement portal as outlined in the RFP. Such interpretations, which may affect the eventual outcome of this request for Proposals, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled "Addenda and Modifications".

VERBAL THREATS AND OFFICIAL CONTACT

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

Respondents shall not offer gratuities, favors or any monetary value to any official or employee of the City for purpose of influencing the selection. Any attempt by any Respondent to influence the selection process by any means, other than disclosure of Proposals and credentials through the proper channels, shall be grounds from exclusion from the selection process. Once the project is advertised, there shall be no contact with any city official or employee unless using the formal process through the Purchasing Department. Failure to comply will result in the firm being disqualified from the process.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

PAST PERFORMANCE

Respondent's past performance shall be taken into consideration in the evaluation of RFP submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

MATHEMATICAL ERRORS

In the event that mathematical errors exist in any bid unit prices/rates will govern.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the RFP forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any RFP. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal, and e-mailed, to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original RFP documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. **Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their RFP Submittal if submitting a Hard Copy Solicitation. Electronic submittals should be acknowledged through OpenGov.** Respondent(s) signature on Addenda shall be interpreted as the respondent's "recognition and compliance to" official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

RFP PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a RFP or for any work performed prior to execution of contract.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

AUTHORIZATION TO BIND RESPONDENT TO RFP

RFPs MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your RFP. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the RFP. A corporation shall execute the RFP by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the RFP. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

COOPERATIVE PRICING

Bidders are advised that in addition to responding to our "local" solicitation for bids/Bids with Dealer pricing, vendors/contractors are encouraged to provide pricing on the below referenced items/products/services based on BuyBoard, TX-MAS, H-GAC and/or any other State of Texas recognized and approved cooperative which has complied with the bidding requirements for the State of Texas. If bidding other than or in addition to "dealer" pricing, kindly duplicate the bid forms for each bid being provided from a cooperative contract. Any and all applicable fees must be included. All cooperative pricing must be submitted on or before bid opening date and hour.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more**.

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Employer's Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City's Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

4. Specifications

4.1. 1.1 Pharmaceutical Requirement

The pharmaceuticals requested under the RFP shall include the medications on the **Formulary Drugs List provided in the RFP**, but are not limited to, and may be subject to change based on plan utilization, cost shifts in the market, dosage changes, etc..

4.2. 1.2 Respondents shall:

a. Ensure all pharmaceuticals follow current Food and Drug Administration ("FDA") regulations.

b. Upload a complete list of countries with participating pharmacies.

c. Upload a sample of Respondent's standard monthly reporting package.

d. Upload a list of offices and facilities that would provide services under this contract.

4.3. 1.3 Awarded Respondent shall:

a. Collaborate with the awarded third-party pharmacy benefits manager. The pharmacy benefits manager will support the City's utilization of the international mail order pharmacy program by:

i. Providing monthly electronic files of Members to the Awarded Vendor.

ii. Sending weekly letters, on the City's letterhead, to Members who have used a U.S.-based pharmacy to obtain a medication that is available through Awarded Vendor, with information on how to access Awarded Vendor's services and Members' copay savings.

iii. Incorporate claims from Awarded Vendor into pharmacy benefits manager data warehouse to support clinical programs.

iv. Include claims from the Awarded Vendor in the summary financial reports monthly.

v. Accepting a monthly file from the Awarded Respondent of all medications filled for the Members.

vi. Work with the City and the City's Pharmacy Benefit Manager to develop a revolving formulary of various pharmaceuticals that provide the most competitive pricing for the Members

vii. Ensure that the proposed pharmaceutical price in U.S. dollars shall only be increased or decreased to reflect the following: global currency fluctuations; and price increases or decreases by the manufacturer and/or distributor for the cost of the pharmaceutical(s).

viii. Arrange for the supply of those pharmaceuticals to the Members with a valid prescription from their United States ("U.S.") attending physician.

ix. Provide pharmaceuticals that meet quality assurance standards. The City's preferred quality assurance standards are outlined in Minimum Quality Assurance Standards.

x. Provide a list to the City of the fulfilled pharmaceuticals, including prices, in U.S. dollars, upon request.

xi. Make available, upon request, the listed price in U.S. dollars of any handling and delivery costs incurred by the pharmacy with respect to the shipment of the pharmaceuticals to the Members.

xii. Prepare and submit, monthly, a detailed invoice for all pharmaceuticals purchased by the Members to the City.

5. Vendor Questionnaire

5.1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

5.2. If you have any proprietary documents, please attach the redacted document here.

5.3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

5.4. Draft Agreement

Please download the below documents. *No Response Required; for Reference Only.

- Sample_Agreement_-PIP.pdf

5.5. Required Forms

*5.5.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here**

Please download the below documents, complete, and upload.

- CONFLICT_OF_INTEREST.pdf

*Response required

*5.5.2. Please fill out and sign the General Questionnaire and upload here**

Please download the below documents, complete, and upload.

- GENERAL_QUESTIONNAIRE.pdf

*Response required

*5.5.3. PIP Questionnaire- Please fill out, sign and upload the PIP Questionnaire.**

Please download the below documents, complete, and upload.

- PIP_Questionnaire.pdf

*Response required

*5.5.4. Please fill out the Litigation Disclosure Form and upload here**

Please download the below documents, complete, and upload.

- LITIGATION_DISCLOSURE_FORM.pdf

*Response required

*5.5.5. Please fill out and sign HB 89 and upload here**

HB 89

(35) The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- HOUSE_BILL_89_VERIFICATION.pdf

*Response required

*5.5.6. Please fill out and sign the Senate Bill 13 and upload here**

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_13_VERIFICATION...

*Response required

*5.5.7. Please fill out and sign the Senate Bill 19 and upload here**

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_19_VERIFICATION...

*Response required

*5.5.8. Please fill out and sign the Non-Collusion Affidavit and upload here**

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- CITY_OF_EDINBURG_NONCOLLUSI...

*Response required

*5.5.9. Please fill out and sign the Conflict of Interest form and upload here**

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page athttps://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

*5.5.10. If awarded the 1295 form will need to be provided**

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/filinginfo/1295/

☐ Yes
☐ No

*Response required

6. Evaluation Criteria

No.	Evaluation Criteria	Scoring Method	Weight (Points)
1.	**1. Responses to Proposal Questionnaire** The vendor will provide answers to the questionnaire(s) attached.Scoring Method:Points BasedWeight (Points):20 *(10% of Total)*	Points Based	20 *(20% of Total)*
2.	**2. Rates, Fees, and Expenses** The vendor will provide explanation of high or low plan rates, additional fees for added benefits such as riders, and if any expenses will be the responsibility of the City for onboarding.Scoring Method:Points BasedWeight (Points):40 *(40% of Total)*	Points Based	40 *(40% of Total)*
3.	**3. Qualifications and Experience** The vendor and personnel qualifications, experience, financial rating and reputation.Scoring Method:Points BasedWeight (Points):20 *(20% of Total)*	Points Based	20 *(20% of Total)*
4.	**4. Scope of Work** Ability to meet RFP requirements, customer requirements, onboarding, customer service, required reporting capability, employee/consumer tools, claims process and administration.Scoring Method:Points BasedWeight (Points):10 *(20% of Total)*	Points Based	10 *(10% of Total)*

5.	**5. References** The vendor will provide references for similarly successful projects from three (3) governmental agencies to include municipalities. For each reference, include the dates of service, name of the agency, contact name, telephone and email address.Scoring Method:Points BasedWeight (Points):10 *(10% of Total)*	Points Based	10 *(10% of Total)*

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
BUDGET
Agenda Item No: 14.A.

1. **Agenda Item:**
Discuss and Consider Proposed Tax Rate for the City of Edinburg for Fiscal Year Beginning October 1, 2026 through September 30, 2027 and Setting Public Hearing. [Ascencion Alonzo, Director of Finance]

2. **Description:**
Senate Bill (S.B.) 18, 79, 79th Texas Legislature, Regular Session, provides for changes in notices and hearings, The notice and hearing limit is the no-new revenue tax rate or the voter-approval tax rate, whichever is lower for the taxing unit. The taxing unit's governing body must vote to place the proposal to adopt the rate on the agenda at a future meeting as an action item. The vote must be recorded and the proposal must specify the desired rate. If the motion passes, the governing body must schedule a public hearing on the proposal. The governing body must publish a quarter-page notice notifying the public of the hearing and must hold the public hearing before adopting the tax rate.

S.B. 18 also amends Section 2606(d) Tax Code. It states that after each public hearing required by subsection (b), the governing body shall give notice of the meeting at which it will vote on the proposed tax rate. The notice of the vote must include the date and time of the public hearing.

Property tax rate was decrease by $0.04 from $0.6800 to $0.6400 for Fiscal Year 2022-2023, decreased by $0.01 from $0.6400 to $0.6300 for Fiscal Year 2023-2024 remained the same for Fiscal Year 2024-2025 and 2025-2026. The City Manager recommends the proposed tax rate to remain at $0.6300 for Fiscal Year 2026-2027. Comparing tax rates without adjusting for changes in property value, the tax rate would not change per $100 of taxable value, which is a zero percent change compared to last year's tax rate.

A record vote must be recorded on the proposed tax rate along with the governing body scheduling a public hearing on the proposal. City Manager recommends public hearing to be held at Edinburg City Hall-Council Chambers, 415 West University on September 15, 2026 at 6:00 p.m.

3. **Staff's Recommendation:**
Authorize Proposed Tax Rate of $0.6300 for the City of Edinburg for Fiscal Year Beginning Octover 1, 2026 through September 30, 2027 and Setting the Public Hearing to be Held on September 15, 2026 at 6:00 p.m.

Reviewed by:
Ascencion Alonzo, Director of Finance
Nelda Ramirez, Assistant City Manager

Prepared by:
Sandra Aguirre

Attachments:
None

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
CONSENT AGENDA
Agenda Item No: 15.A.
Debt Collection Rate

1. **Agenda Item:**
Consider and Accept the Statutory Certification of the 2026 Anticipated Collection Rate and 2025 Excess Debt Collections Submitted by the Hidalgo County Tax Assessor Collector. [Ascencion Alonzo, Director of Finance]

2. **Description:**
Under Texas Tax Code § 26.04(b), the taxing unit's collector must certify the anticipated collection rate to the governing body**.** The tax assessor/collector is responsible for certifying the anticipated collection rate. The tax assessor/collector certifies the following:

1. 2026 Certified Anticipated Collection Rate
2. 2025 Excess Debt Collections

The certification of the anticipated property-tax collection rate is required primarily because the rate is used to calculate the taxing unit's voter-approval tax rate, including the debt-service portion of that calculation.

Although a taxing unit may levy property taxes to fund its budget, it cannot assume that 100% of the taxes levied will be collected during the relevant period. The anticipated collection rate provides a realistic estimate of the revenue the taxing unit can reasonably expect to receive.

The anticipated collection rate is based on estimated collections from July 1 through June 30, including current and delinquent taxes, certain rollback taxes, and applicable penalties and interest.

The collector certifies the anticipated collection rate so that the governing body calculates its allowable tax rate based on the revenue the taxing unit can reasonably expect to collect, rather than the amount it levies.

This process also supports taxpayer protection. Texas's Truth-in-Taxation system is intended to promote transparency in the property-tax rate-setting process and helps prevent taxing units from increasing tax rates beyond what is reasonably necessary to fund their obligations.

3. **Staff's Recommendation:**
Consider and Accept the Statutory Certification of the 2026 Anticipated Collection Rate and 2025 Excess Debt Collections Submitted by the Hidalgo County Tax Assessor Collector.

Reviewed by:
Ascencion Alonzo, Director of Finance
Nelda Ramirez, Assistant City Manager

Prepared by:
Sandra Aguirre

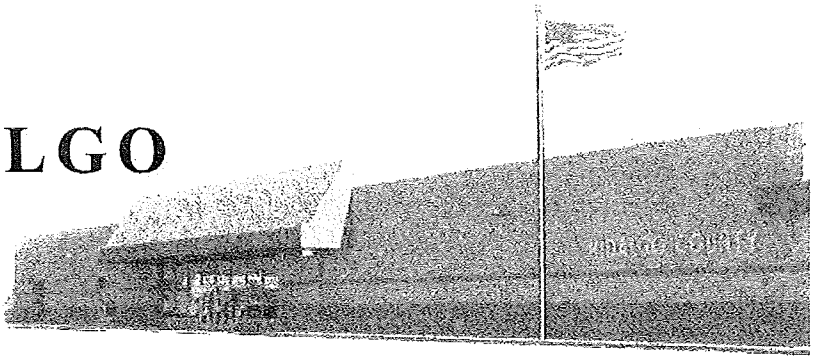
Attachments:

A. Certification of Anticipated Collection Rate

Office of Tax Assessor - Collector

COUNTY of HIDALGO

Pablo "Paul" Villarreal, Jr. PCC.



July 7, 2025

CITY OF EDINBURG
ASCENCION ALONZO
PO BOX 1079
EDINBURG, TX 78540

P.O. Box 178
Edinburg, Texas 78540-0178
Ph. (956) 318-2157
Fax (956) 318-2733
www.hidalgocountytax.org

Re: 2025 CITY OF EDINBURG Anticipated Collection Rate
And Excess 2024 Debt Tax Collections

Dear Mr/s. ALONZO:

As you are aware, a taxing unit that levies a Debt Tax must consider anticipated collections in calculating the debt component of its Voter Approval Tax Rate. The collector must certify the above mentioned in addition to excess Debt Tax Collections for the year 2024 to the governing body.

Certification

This is to certify that the Estimated Collection Rate for the year 2025 has been projected at the 100% rate.

Also, the 2024 Estimated Collection Rate was projected at 100% and consequently no excess Debt Tax Collections are to be reported in Schedule "B", 2024 Debt Service Report.

Sincerely,

Pablo (Paul) Villarreal Jr., PCC

Encl.

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
CONSENT AGENDA
Agenda Item No: 15.B.

1. **Agenda Item:**
Consider Approving the Fiscal Year 2025-2026 Budget Transfers for the General Fund and Utility Fund. [Ascencion Alonzo, Director of Finance]

2. **Description:**
The Finance Department is presenting the budget transfers requested by the City departments to transfer funds necessary to reflect current needs and the shift of priorities within the department's budget accounts.

Building Safety

1. General Fund: FROM Office Supplies TO Office Furniture, in the Amount of $741.00. [Natalia Velasquez, Chief Building Official]

Information Technology

1. General Fund: FROM Office Maintenance and Contractual-IT TO Office Hardware and Related Software-IT, in the Amount of $6,000.00. [Daniel Vera, Director of Information Technology]

Parks & Recreation

1. General Fund: FROM Other Capital Outlay TO Travel, Training, Meetings; Swimming Pools Maintenance; and Marketing & Advertising, in the Amount of $77,500.00. [Javier Garza, Director of Parks & Recreation]

Utility Administration

1. Utility Fund: FROM Professional Services; Communication Service Agreement; and Membership, Dues, Subsc TO Certification Pay, in the Amount of $12,000.00. [Gerardo Carmona, Director of Utilities]

Water Plant

1. Utility Fund: FROM Air Conditioning Units; and Machines & Equipment TO Office Supplies; and Building Structures, in the Amount of $6,600.00. [Gerardo Carmona, Director of Utilities]

Waste Water Treatment Plant

1. Utility Fund: FROM Chemicals-Medical & Lab TO Rents & Contractual; and Land, in the Amount of $27,200.00. [Gerardo Carmona, Director of Utilities]

Systems

1. Utility Fund: FROM Professional Services; and Water Distribution TO Overtime; and Machines & Equipment, in the Amount of $25,000.00. [Gerardo Carmona, Director of Utilities]

World Birding Center

1. General Fund: FROM Printing TO Building, in the Amount of $400.00. [Javier Garza, Director of Parks & Recreation]

3. Staff's Recommendation:

Approve the Budget Transfers for the Fiscal Year 2025-2026 Budget, as requested by the departments.

Reviewed by:
Ascencion Alonzo, Director of Finance
Nelda Ramirez, Assistant City Manager

Prepared by:
Sandra Aguirre

Attachments:

A. Budget Transfer Request Forms

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME General

DEPARTMENT Building Safety Department

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	Office Supplies	1	0	0	-	5	9	0	0	-	5	2	1	3	0	0	$ 741
										Total							$ 741

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	Office Furniture	1	0	0	-	5	9	0	0	-	5	2	3	3	0	1	$ 741
										Total							$ 741

Explanation: To balance end of year 2025-2026 Budget.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)*
4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

1. Natalie Velasquez 7/28/26
2. [signature] 7/29/26
Department Head & Assistant City Manager
ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3. [signature] 07/30/2026
Director of Finance
ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4. [signature] 7/31/26
City Manager
ROUTE BACK TO FINANCE DEPARTMENT
ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ____/____/____ ____
Initials

DATE ENTERED TO INCODE: ____/____/____ ____
Initials

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME 100-GENERAL

DEPARTMENT IT

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	OFFICE MAINTENANCE AND CONTRACTUAL - IT	1	0	0		1	0	0	0		5	1	3	3	0	1	$ 6,000
																Total	$ 6,000

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	OFFICE HARDWARE AND RELATED SOFTWARE - IT	1	0	0		1	0	0	0		5	2	2	3	0	8	$ 6,000
																Total	$ 6,000

Need to transfer funds for purchase of fifteen (15) vertical cabinets with locks to house the switches throughout the City.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)* 4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

1. _____ 7/21/26

2. _____ 7/30/26

Department Head & Assistant City Manager

ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3. _____ 07/30/2026

Director of Finance

ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4. _____ 7/31/26

City Manager

ROUTE BACK TO FINANCE DEPARTMENT

ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ___/___/___ ___

Initials

DATE ENTERED TO INCODE: ___/___/___ ___

Initials

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME GENERAL

DEPARTMENT PARKS & RECREATION

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	OTHER CAPITAL OUTLAY	1	0	0	-	4	0	0	2	-	6	0	5	5	9	0	$ 77,500
										Total							$ 77,500

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	TRAVEL, TRAINING, MEETINGS	1	0	0	-	4	0	0	2	-	5	1	3	2	0	0	$ 55,000
2	SWIMMING POOLS MAINTENANCE	1	0	0	-	4	0	0	2	-	5	1	3	3	0	7	12,500
3	MARKETING AND ADVERTISING	1	0	0	-	4	0	0	2	-	5	2	2	2	0	5	10,000
										Total							$ 77,500

Explanation: THE TRANSFER OF FUNDS IS NEEDED TO COVER THE NEGATIVE ACCOUNT LINE ITEMS DUE TO EXTRA EXPENDITURES.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)* 4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

1. _____ 8/10/26

2. _____ 8/12/26

Department Head & Assistant City Manager

ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3. _____ 08/12/2026

Director of Finance

ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4. _____ 8/12/26

City Manager

ROUTE BACK TO FINANCE DEPARTMENT

ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ___/___/___ ___ *Initials*

DATE ENTERED TO INCODE: ___/___/___ ___ *Initials*

Form Updated 4/19/2023

DELIVERED AUG 10 2026

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME Utility Fund

DEPARTMENT Utilities/Administration

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	PROFESSIONAL SERVICES	2	0	0	-	6	0	0	0	-	5	1	1	2	0	0	10,500
2	COMMUNICATION SERVICE AGMT	2	0	0	-	6	0	0	0	-	5	1	2	2	1	0	1,000
3	MEMBERSHIP DUES, SUBSCR	2	0	0	-	6	0	0	0	-	5	1	3	2	1	0	$ 500
																Total	12,000

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	CERTIFICATION PAY	2	0	0	-	6	0	0	0	-	5	0	1	1	0	4	12,000
																Total	12,000

Explanation: The requested fund transfers are required to offset negative account balances for the remainder of the 2025-2026 fiscal year.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)* 4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

1 [signature] FOR G.C. / 8/7/26

2 [signature] / 8/7/26

Department Head & Assistant City Manager

ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3 [signature] 08/07/2026

Director of Finance

ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4 [signature] 8/10/26

City Manager

ROUTE BACK TO FINANCE DEPARTMENT

ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ___/___/___ ___ *Initials*

DATE ENTERED TO INCODE: ___/___/___ ___ *Initials*

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME Utility Fund

DEPARTMENT Utilities/Water Plant

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	AIR CONDITIONING UNITS	2	0	0	-	6	1	0	0	-	5	1	3	3	1	0	100.00
2	MACHINES & EQUIPMENT	2	0	0	-	6	1	0	0	-	6	0	5	5	0	0	6,500
													Total				6,600

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	OFFICE SUPPLIES	2	0	0	-	6	1	0	0	-	5	2	1	3	0	0	100.00
2	BUILDING AND STRUCTURES	2	0	0	-	6	1	0	0	-	6	0	3	5	0	0	6,500
													Total				6,600

Explanation: The requested fund transfers are required for the purchase and installation of cameras at the Water Plant and to offset negative account balances for the remainder of the 2025-2026 fiscal year.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)*
4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

1. Cindy Martinez for G.C. 8/7/26

2. _____ 8/7/26

Department Head & Assistant City Manager
ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3. _____ 08/07/2026

Director of Finance
ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4. _____ 8/10/26

City Manager
ROUTE BACK TO FINANCE DEPARTMENT
ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ___/___/___ ___
Initials

DATE ENTERED TO INCODE: ___/___/___ ___
Initials

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME Utility Fund

DEPARTMENT Utilities/Wastewater Treatment Plant

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	CHEMICALS-MEDICAL & LAB	2	0	0	-	6	2	0	0	-	5	2	2	3	0	7	27,200
																Total	27,200

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	RENTS & CONTRACTUAL	2	0	0	-	6	2	0	0	-	5	1	2	2	4	0	26,000
2	LAND	2	0	0	-	6	2	0	0	-	6	0	1	5	0	0	1,200
																Total	27,200

Explanation: The requested fund transfers are required to offset negative account balances for the remainder of the 2025-2026 fiscal year.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)* 4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: **DATE:**

1. _____ 8/7/26

2. _____ 8/7/26

Department Head & Assistant City Manager

ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: **DATE:**

3. _____ 08/07/2026

Director of Finance

ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: **DATE:**

4. _____ 8/10/26

City Manager

ROUTE BACK TO FINANCE DEPARTMENT

ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ___/___/___ ___ *Initials*

DATE ENTERED TO INCODE: ___/___/___ ___ *Initials*

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME Utility Fund

DEPARTMENT Utilities/Systems

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER														AMOUNT
		Fund			-	Dept				-	*Category					
1	PROFESSIONAL SERVICES	2	0	0	-	6	3	0	0	-	5	1	1	2	0	0	15,000
2	WATER DISTRIBUTION	2	0	0	-	6	3	0	0	-	5	1	3	3	0	7	10,000
													Total				25,000

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER														AMOUNT
		Fund			-	Dept				-	*Category					
1	OVERTIME	2	0	0	-	6	3	0	0	-	5	0	1	1	0	2	15,000
2	MACHINES & EQUIPMENT	2	0	0	-	6	3	0	0	-	5	1	3	3	0	2	10,000
													Total				25,000

Explanation: The requested fund transfers are required to offset negative account balances for the remainder of the 2025-2026 fiscal year.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)*
4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

2. for G.C. 8/7/26
Department Head & Assistant City Manager
ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3. City 08/07/2026
Director of Finance
ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4. 8/10/26
City Manager
ROUTE BACK TO FINANCE DEPARTMENT
ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ___/___/___ ___
Initials

DATE ENTERED TO INCODE: ___/___/___ ___
Initials

Form Updated 4/19/2023

CITY OF EDINBURG
BUDGET TRANSFER REQUEST FORM

FUND NAME GENERAL

DEPARTMENT WORLD BIRDING CENTER

TRANSFER FROM:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	PRINTING	1	0	0	-	4	0	0	3	-	5	1	2	2	3	0	$ 400
											Total						$ 400

TRANSFER TO:

	ACCOUNT NAME	ACCOUNT NUMBER															AMOUNT
		Fund			-	Dept				-	*Category						
1	BUILDING	1	0	0	-	4	0	0	3	-	5	2	2	3	1	2	$ 400
											Total						$ 400

Explanation: Due to the replacement of ceiling tiles, the funds transferred will cover negative account. Please see attached memo.

*CATEGORIES - 1) PERSONNEL SERVICES *(50xx)* 2) CONTRACTUAL/MAINTENANCE *(51xx)* 3) SUPPLIES *(52xx)* 4) NON-DEPARTMENTAL *(55xx)* 5) CAPITAL OUTLAY *(60xx)* 6) DEBT SERVICE *(70xx)* 7) TRANSFERS OUT *(90xx)*

ALL BUDGET TRANSFERS WILL REQUIRE CITY COUNCIL APPROVAL.

ROUTE AS NUMBERED

REQUESTED BY: DATE:

1. _____ 8/4/26

2. _____ 8/10/26

Department Head & Assistant City Manager

ROUTE TO FINANCE DEPARTMENT

REVIEWED BY: DATE:

3. _____ 08/07/2026

Director of Finance

ROUTE TO CITY MANAGER'S OFFICE

APPROVED BY: DATE:

4. _____ 8/10/26

City Manager

ROUTE BACK TO FINANCE DEPARTMENT

ATTENTION: SANDRA DEE AGUIRRE

For Finance Dept Use Only

CITY COUNCIL DATE TO PRESENT: ____/____/____ ____ *Initials*

DATE ENTERED TO INCODE: ____/____/____ ____ *Initials*

Form Updated 4/19/2023

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
CONSENT AGENDA
Agenda Item No: 15.C.
Bid No. 2026-14, Fountain Pool Filtration Improvements

1. **Agenda Item:**
Consider Awarding Bid No. 2026-14, Fountain Pool Filtration Improvements – Rebid to South Texas Pools, the Lowest Aggregate Bidder, Meeting Specifications in the Amount of $67,000 and Authorize the City Manager to Enter Into an Agreement Related Thereto. [Javier Garza, Director of Parks & Recreation]

2. **Description:**
This Equipment Installation Contract is to replace & upgrade the Existing Fountain Pool Filtration Equipment in the Pump House and extend the longevity of its operations. This project was rebid because no bids were received on the first attempt.

On Wednesday, July 28, 2026, Bids were opened for Bid No. 2026-14, Edinburg Fountain Pool Filtration Improvements Rebid. A total of Three (3) Bids were received and opened. After review and tabulation staff recommends awarding Bid No. 2026-14, Fountain Pool Filtration Improvements Rebid to South Texas Pools to be the lowest responsible bidder meeting specifications in the amount of $67,000.00. The City of Edinburg has previously done business with South Texas Pools. The City has verified no monies are owed to the City by South Texas Pools.

Below is the list of vendors who responded to the bid:

- 8/A Builders LLC - $101,649.00
- BG Interpool Inc - $139,882.00
- South Texas Pools – $67,000.00

Funding is available in the 2025-2026 Capital Outlay, Other, Parks & Recreation Department.

3. **Staff's Recommendation:**
Approve Awarding Bid No. 2026-14, Fountain Pool Filtration Improvements Rebid to South Texas Pools, the Lowest Aggregate Bidder, Meeting Specifications and Authorize the City Manager to Enter into an Agreement.

Reviewed by:
Jesus Saenz, Assistant City Manager — Final Approval - 8/12/2026

Prepared by:
Rebecca Salinas,
Administrative Assistant

Attachments:
A. Bid Tabulation

B. BID 2026-14 - Edinburg Fountain Pool Filtration Improvements Re-Bid
C. Contract
D. Certificate of Insurance
E. [8_A Builders LLC] Response Document Report
F. [BG Interpool Inc] Response Document Report
G. [south texas pools] Response Document Report

BID 2026-14 EDINBURG FOUNTAIN POOL FILTRATION IMPROVEMENTS RE-BID

BID OPENING DATE: TUESDAY, JULY 28, 2026 at 3:00 P.M.

				8/A Builders LLC		BG Interpool Inc		south texas pools	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	Removal of current filtration system and installation of new equipment.	1	Lump Sum	$53,646.03	$53,646.03	$77,003.12	$77,003.12	$27,000.00	$27,000.00
2	Waterco Micron Commercial Horizontal Sand Filter 48" X 75" Right Man Way. Item #2229075R. Or Equal to.	1	Lump Sum	$12,527.42	$12,527.42	$18,090.38	$18,090.38	$15,000.00	$15,000.00
3	Pentair EQ Series 7.5 HP 208 - 230 / 460 Volts	2	Lump Sum	$12,096.57	$24,193.14	$13,710.46	$27,420.92	$8,000.00	$16,000.00
4	Hayward Pool Comm Cat 5000. Or Equal to.	1	Lump Sum	$7,778.47	$7,778.47	$11,876.98	$11,876.98	$6,000.00	$6,000.00
5	Stenner 85MJL5A2S 85 gpd (#5 Tube) Low Pressure,120V 60Hz,1/4" UV Black Tubing,Santoprene	6	Lump Sum	$583.99	$3,503.94	$915.10	$5,490.60	$500.00	$3,000.00
	Total				**$101,649.00**		**$139,882.00**		**$67,000.00**

DISCLAIMER:

Bid tabulations indicate only the bids as received. All bids are subject to verification for accuracy, and for specification and contract compliance. No conclusions about contract awards should be drawn from these

INVITATION FOR BID

Bid 2026-14

EDINBURG FOUNTAIN POOL FILTRATION IMPROVEMENTS RE-BID

City of Edinburg

415 W. University Drive

Edinburg, TX 78541

RELEASE DATE: July 8, 2026

DEADLINE FOR QUESTIONS: July 17, 2026

RESPONSE DEADLINE: July 28, 2026, 3:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

https://secure.procurenow.com/portal/cityofedinburg

City of Edinburg

INVITATION FOR BID

Edinburg Fountain Pool Filtration Improvements Re-bid

I. Introduction.....
II. Legal Notice .....
III. Instructions, Terms and Conditions.....
IV. Specifications.....
V. Vendor Questionnaire.....
VI. Pricing Proposal .....

Attachments:

A - Existing Filter & Pumps Description

B - Rules for Electronic Bidding

C - Filter to be Removed 2

D - Pump Lines

E - Filter to be Removed

F - Back Wash Line

G - Exit & Entrance 1

H - Exit & Entrance 2

I - Piping to Remove

J - Alley for Exit & Entrance

1. Introduction

1.1. Summary

This project is located at Edinburg Fountain Pool, 1227 E McIntyre St. Edinburg Tx, 78541. With an ongoing renovation of the pool pump house, we aim to remove and replace the current pool filtration system & pumps. The goal is to update the circulation such as new piping, pumps, valves, sand filter, pool controller and chemical feeders as described in the attachments. Included in the attachments are pictures of what the current filtration that needs to be removed looks like. Additional pictures with a description of entrance and exit for both the removal and installation of old and new equipment is included. In addition are the pump house renovation building plans that provide dimensions to ensure all equipment bid fits within the housing.

1.2. Background

Due to heavy equipment being removed and installed, this is considered a construction project that will need a bond to be included in the bid packet.

1.3. Contact Information

Project Contact:
Nicholus Villarreal
Aquatics Manager
315 Mark S. Pena Drive
Edinburg, TX 78541
Email: nicvillarreal@cityofedinburg.com
Phone: (956) 607-2828

Procurement Contact:
Lorena Fuentes
Purchasing Manager
415 W. University Drive
Edinburg, TX 78539
Email: lfuentes@cityofedinburg.com
Phone: (956) 388-8972

Department:
Parks & Recreation

Department Head:
Javier Garza
Parks & Recreation Director

1.4. Timeline

Release Project Date	July 8, 2026

Question Submission Deadline	July 17, 2026, 3:00pm
Bid Submission Deadline	July 28, 2026, 3:00pm

2. Legal Notice

2.1. Notice to Respondents

The City of Edinburg is soliciting sealed bids from qualified vendors for Edinburg Fountain Pool Filtration Improvements Re-bid.

Sealed Bids must be submitted electronically or received by the City Secretary's Office no later than:

3:00 pm, Tuesday, July 28, 2026.

All sealed Bids must be received either electronically or at the designated location by the deadline shown. Bids received after the deadline will not be considered for the award of the contract and shall be considered void and unacceptable.

All Bids will be opened, and bidder's names publicly read aloud promptly in the City Hall Community Room, at 415 W. University Dr., Edinburg, TX 78539, at 3:00 pm, Tuesday, July 28, 2026.

To obtain a copy of the Invitation to Bid or submit an electronic Bid please visit:

https://procurement.opengov.com/portal/cityofedinburg

If a Respondent chooses to submit a Hard Copy Bid, it must be delivered in a sealed envelope with a return address and clearly marked "City of Edinburg BID No. Bid 2026-14" to the City Secretary's Office prior to the Bid opening date and time. The receiving time in the City Secretary's Office will be the governing time for acceptability of the bids. The Respondent's firm name shall appear on the outside of the envelope.

Submit Bids to:

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

BID No. Bid 2026-14

If you have any questions or require additional information contained the Bid, you may contact Lorena Fuentes, Interim Purchasing Manager, please submit your questions via OpenGov Procurement at the website listed above no later than 3:00 pm on Friday, July 17, 2026.

The City of Edinburg reserves the right to reject any or all bids and to waive informalities or technicalities and to accept the Bids deemed most advantageous to the City, and hold the bid for a period of **60 days** without taking action.

3. Instructions, Terms and Conditions

3.1. General Instructions

PURPOSE

The purpose of these solicitation documents is to provide a Bids for: Edinburg Fountain Pool Filtration Improvements Re-bid

INTENT

The services to be provided under this Bid shall be in accordance with and shall meet all specifications and/or requirements as shown in this solicitation for Bid. There is no intention to disqualify any respondent who can meet the requirements.

SUBMITTAL OF "HARD COPY" BID

If submitting a Hard Copy Bid, it must be submitted in a sealed envelope by the vendor. **Submit two (2) complete sets of the response, one (1) original marked "ORIGINAL," and one (1) Digital Copy in a flash drive**. Each Bid must be completely filled out and SUBMITTED IN ORIGINAL FORM complete with all supporting documentation. Bids submitted by facsimile (fax) will not be accepted. Submittal of an Bid in response to this solicitation constitutes an offer by the respondent. Once submitted, Bids become the property of the City of Edinburg and as such the City reserves the right to use any ideas contained in any Bid regardless of whether that respondent/firm is selected. Submission of a Bid in response to this solicitation, by any respondent, shall indicate that the respondent(s) has/have accepted the conditions contained in the Bid, unless clearly and specifically noted in the Bid submitted and confirmed in the contract between the City and the successful respondent otherwise. Bids which do not comply with these requirements may be rejected at the option of the City. Bids must be filed with the City of Edinburg before the deadline day and hour. No late Bids will be accepted. Failure to meet Bid requirements may be grounds for disqualification.

If Hand-Delivering Bids: 415 W. University Drive

c/o City Secretary Department (1st Floor)

If submitting Electronic: https://procurement.opengov.com/portal/cityofedinburg

TIME ALLOWED FOR ACTION TAKEN

The City of Edinburg may hold Bids **60** days after deadline without taking action. Respondents are required to hold their Bids firm for same period of time.

RIGHT TO REJECT/AWARD

The City of Edinburg reserves the right to reject any or all Bids, to waive any or all formalities or technicalities, and to make such awards of contract as may be deemed to be the best and most advantageous to the City of Edinburg.

ASSIGNMENT

Respondents are advised that the City of Edinburg shall not allow the successful respondent to sell, assign, transfer, or convey any part of any contract resulting from this Bid in whole or in part, to a third party without the written approval of the City of Edinburg.

AWARD

Respondents are advised that the City of Edinburg is soliciting Bids and award shall be made to the respondent that in the opinion of the City of Edinburg is the best qualified.

The City of Edinburg reserves the right to award contract(s) based solely on the written Bids. The City also reserves the right to request oral interviews.

NUMBER OF CONTRACTS

THE CITY reserves the right to award one or no contract in response to this Bid.

STATUTORY REQUIREMENTS

It shall be the responsibility of the successful respondent to comply with all applicable State & Federal laws, Executive Orders and Municipal Ordinances, and the Rules and Regulations of all authorities having jurisdiction over the work to be performed hereunder and such shall apply to the contract throughout, and that they will be deemed to be included in the contract as though written out in full in the contract documents.

ALTERATIONS/AMENDMENTS TO BID

Bids CANNOT be altered or amended after opening time. Alterations made before opening time must be initialed by respondent guaranteeing authenticity. No Bid may be withdrawn after opening time without acceptable reason in writing and only after approval by the City of Edinburg.

NO RESPONSE TO BID

If unable to submit a Bid, respondent should return inquiry giving reasons.

LIST OF EXCEPTIONS

The respondent shall attach to his/her Bid a list of any exceptions to the specifications/ requirements.

PAYMENT

The City of Edinburg will execute payment by mail in accordance with the State of Texas Pay Law after **SERVICES** have been completed, introduced to the City, and found to meet City of Edinburg specifications/requirements. No other method of payment will be considered.

SYNONYM

Where in this solicitation package SERVICES is used, its meaning shall refer to the request for Edinburg Fountain Pool Filtration Improvements Re-bid as specified.

RESPONDENT'S EMPLOYEES

Neither the Respondent nor his/her employees engaged in fulfilling the terms and conditions of this Service Contract shall be considered employees of the City. The method and manner of performance of

such undertakings shall be under the exclusive control of the vendor on contract. The City shall have the right of inspection of said undertakings at any time.

INDEMNIFICATION CLAUSE

The Respondent agrees to indemnify and save harmless the City, from all suits and actions of every nature and description brought against them or any of them, for or on account of the use of patented appliances, products or processes, and he shall pay all royalties and charges which are legal and equitable. Evidence of such payment or satisfaction shall be submitted upon request of the Purchasing Manager, as a necessary requirement in connection with the final estimate for payment in which such patented appliance, products or processes are used.

INTERPRETATIONS

Any questions concerning the project and/or specifications/requirements with regards to this solicitation for Bids shall be directed to the e-procurement portal as outlined in the Bid. Such interpretations, which may affect the eventual outcome of this request for Bids, shall be furnished in writing to all prospective Respondents via Addendum. No interpretation shall be considered binding unless provided in writing by the City of Edinburg in accordance with paragraph entitled “Addenda and Modifications”.

VERBAL THREATS AND OFFICIAL CONTACT

Any threats made to any employee of the City, be it verbal or written, to discontinue the providing of item/material/services for whatever reason and/or reasons shall be considered a breach of contract and the City will immediately sever the contract with the Respondent/Consultant on contract.

Respondents shall not offer gratuities, favors or any monetary value to any official or employee of the City for purpose of influencing the selection. Any attempt by any Respondent to influence the selection process by any means, other than disclosure of Bids and credentials through the proper channels, shall be grounds from exclusion from the selection process. Once the project is advertised, there shall be no contact with any city official or employee unless using the formal process through the Purchasing Department. Failure to comply will result in the firm being disqualified from the process.

CONFIDENTIAL INFORMATION

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

PAST PERFORMANCE

Respondent’s past performance shall be taken into consideration in the evaluation of Bid submittal.

JURISDICTION

Contract(s) executed as part of this solicitation shall be subject to and governed under the laws of the State of Texas. Any and all obligations and payments are due and performable and payable in Hidalgo County, Texas.

RIGHT TO AUDIT

The City of Edinburg reserves the right to audit the vendor's books and records relating to the performance of this contract. The City of Edinburg, at its own expense, shall have the right at all reasonable times during normal business hours and upon at least twenty-four (24) hours' advance notice, to audit, to examine, and to make copies of or extracts from the books of account and records maintained by the vendor(s) with respect to the Supply/Service and/or Purchase Contract. If such audit shall disclose overpayment by City to vendor, written notice of such overpayment shall be provided to the vendor and the amount of overpayment shall be promptly reimbursed by vendor to the City. In the event any such overpayment is not paid within ten (10) business days after receipt of such notice, the unpaid amount of such overpayment shall bear interest at the rate of one percent (1%) per month from the date of such notice until paid.

VENUE

The parties agree that venue for purposes of any and all lawsuits, cause of action, arbitration, and/or any other dispute(s) shall be in Hidalgo County, Texas.

CONSIDERATION OF LOCATION OF BIDDER'S PRINCIPAL PLACE OF BUSINESS

The City may give local vendors, whose principal place of business is located within the City of Edinburg, and whose bid is within five percent (5%) of the lowest bid price preference as allowed by Section 271.9051 of the Local Government Code.

MATHEMATICAL ERRORS

In the event that mathematical errors exist in any bid unit prices/rates will govern.

CONFIDENTIALITY OF INFORMATION AND SECURITY

Should the successful respondent become the holder of and have access to confidential information in the process of fulfilling its responsibilities in connection with an awarded contract the successful respondent agrees that it shall keep such information confidential and will comply fully with the laws and regulations of the State of Texas, ordinances and regulations of the City, and any applicable federal laws and regulations relating to confidentiality.

TERMINATION OF CONTRACT

The City of Edinburg reserves the right to terminate the contract if, in the opinion of the City of Edinburg, the successful vendor's performance is not acceptable, no funds are available, or if the City wishes, without cause, to discontinue this contract. Termination will be in written form allowing a 30-day notice.

ADDENDA AND MODIFICATIONS

Respondent shall carefully examine the Bid forms, specifications/requirements, and instructions to Respondents. Should the respondent find discrepancies in, or omissions from specifications/requirements, or other documents, or should he/she be in doubt as to their meaning, he/she should request an interpretation via the OpenGov portal:https://procurement.opengov.com/portal/cityofedinburg and obtain clarification by addendum prior to submitting any Bid. Explanations, interpretations, and supplemental instructions shall be in the form of written Addenda which shall become a part of the Contract documents. Said Addenda shall be available thru the e-procurement portal, and e-mailed, to all prospective Respondents. All Addenda issued in respect to this project shall be considered official changes to the original Bid documents. Verbal statements in response to inquiries and/or requests for explanations shall not be authoritative nor binding. It shall be the Respondent(s) responsibility to ensure that they have received all Addenda in respect to this project. **Furthermore, Respondents are advised that they must recognize, comply with, and attach a signed copy of each Addendum which shall be made part of their Bid Submittal if submitting a Hard Copy Solicitation. Electronic submittals should be acknowledged through OpenGov.** Respondent(s) signature on Addenda shall be interpreted as the respondent's "recognition and compliance to" official changes as outlined by the City of Edinburg and as such are made part of the original solicitation documents. Failure of any respondent to receive any such addendum or interpretation shall not relieve such Respondent from its terms and requirements. The City may issue a written addendum no later than five calendar days prior to the date bids must be received. Addendums are available online at https://procurement.opengov.com/portal/cityofedinburg

BID PREPARATION COSTS

The City of Edinburg shall not be held liable for any costs incurred by any respondent for work performed in the preparation of and production of a Bid or for any work performed prior to execution of contract.

EQUAL EMPLOYMENT OPPORTUNITY

Respondent agrees that they will not discriminate in hiring, promotion, treatment, or other terms and conditions of employment based on race, sex, national origin, age, disability, or in any way violate Title VII of 1964 Civil Rights Act and amendments, except as permitted by said laws.

AUTHORIZATION TO BIND RESPONDENT TO BID

Bids MUST give full firm name and address of respondent, and be manually signed. Failure to do so will disqualify your Bid. Person signing bid must show title or AUTHORITY TO BIND HIS/HER FIRM IN A CONTRACT. Firm name and authorized signature must appear on each page that calls for this information. The legal status of the Respondent whether corporation, partnership, or individual, shall also be stated in the Bid. A corporation shall execute the Bid by its duly authorized officers in accordance with its corporate by-laws and shall also list the state in which it is incorporated. A partnership Respondent shall give full names and addresses of all partners. All partners shall execute the Bid. Partnership and Individual Respondent shall state in the proposal the names and addresses of all persons with a vested interest therein. The place of residence of each Respondent, or the office address in the case of a firm or company, with county and state and telephone number, shall be given after the signature.

COOPERATIVE PRICING

Respondents are advised that in addition to responding to our "local" solicitation for bids/Bids with Dealer pricing, vendors/contractors are encouraged to provide pricing on the below referenced items/products/services based on BuyBoard, TX-MAS, H-GAC and/or any other State of Texas recognized and approved cooperative which has complied with the bidding requirements for the State of Texas. If bidding other than or in addition to "dealer" pricing, kindly duplicate the bid forms for each bid being provided from a cooperative contract. Any and all applicable fees must be included. All cooperative pricing must be submitted on or before bid opening date and hour.

ETHICAL STANDARD

No City official or employee shall have interest in any contract resulting from this bid.

IF YOU HAVE ANY QUESTIONS ABOUT COMPLIANCE, PLEASE CONSULT YOUR OWN LEGAL COUNSEL. COMPLIANCE IS THE INDIVIDUAL RESPONSIBILITY OF EACH PERSON OR AGENT OF A PERSON WHO IS SUBJECT TO THE FILING REQUIREMENT. AN OFFENSE UNDER CHAPTER 176 IS A CLASS "C" MISDEMEANOR.

3.2. INSURANCE REQUIREMENTS

Staff may waive insurance requirements for contracts $0 - $4,999.99, including but not limited to contracts for food, materials, supplies, and construction. Workers' Compensation in amounts which satisfy statutory coverage shall be required for construction projects.

The following insurance requirements will be included in all City contracts of $5,000 - $14,999.99. In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Comprehensive General Liability

(City named as additional insured)

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

The following insurance requirements will be included in all **City contracts of $15,000 or more**.

(1) The successful bidder will be required to carry the following insurance coverage and limits of coverage, as well as list the City as an additional insured to liability coverage as requested by the City. In addition, the successful bidder shall provide the City with evidence of coverage and furnish acceptable proof of payment of insurance premiums.

(2) The successful bidder will be required to secure and/or have insurance coverage in force with an admitted property and casualty insurance company licensed by the State of Texas to conduct business in the State of Texas.

(3) In contracts not involving building and construction projects, as that activity is defined in TEX. LABOR CODE §406.096, contractors may obtain alternative form of worker accident insurance with minimum limits of liability of $100,000 per claim.

Minimum Insurance Requirements

Type of Coverage Limits of Liability

Worker's Compensation Statutory Coverage

Employer's Liability Bodily Injury by Accident:

$100,000 each accident

Bodily Injury by Disease:

$100,000 each employee/$500,000 policy limit

Comprehensive General Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Comprehensive Auto Liability

Bodily Injury $100,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

City's Protective Liability

Bodily Injury $250,000 each person/$500,000 each occurrence

Property Damage $100,000 each occurrence/$100,000 aggregate

or $500,000 combined single limits

Policies must name the City of Edinburg as an Additional Insured.

Certificates of insurance naming the CITY as an additional insured shall be submitted to the CITY for approval prior to any services being performed by Contractor. Each policy of insurance required hereunder shall extend for a period equivalent to, or longer than the term of the Contract, and any insurer hereunder shall be required to give at least thirty (30) days written notice to the CITY prior to the cancellation of any such coverage on the termination date, or otherwise. This Contract shall be automatically suspended upon the cancellation, or other termination, of any required policy of

insurance hereunder, and such suspension shall continue until evidence that adequate replacement coverage is provided to the CITY. If replacement coverage is not provided within thirty (30) days following suspension of the Contract, the Contract shall automatically terminate.

3.3. BID BOND REQUIREMENTS – CONSTRUCTION PROJECTS ONLY

If the contract amount is over twenty-five-thousand dollars ($25,000) for construction of the project, the successful bidder shall provide a bid guarantee, give a good and sufficient bond in the full amount of the contract price for the faithful performance of such contract, executed by a surety company authorized to do business in the State of Texas, in accordance with Article 5160, Vernon's Texas Civil Statutes, and amendments thereto. A payment bond in the full amount of the contract price to assure payment shall be required by law of all persons supplying labor and material in the execution of the project provided for in the contract documents.

A bid guarantee equivalent to five percent (5%) of the bid price will be required from each bidder. The "bid guarantee" shall consist of a firm commitment, such as a bid bond, certified check or other negotiable instrument accompanying a bid as assurance that the bidder will upon acceptance of his/her bid, execute such contractual documents as may be required within the time specified.

A performance bond on the part of the contractor for one-hundred percent (100%) of the contract price will be required. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

A payment bond on the part of the contractor for one-hundred percent (100%) of the contract price will be required. A "payment bond" is one executed in connection with a contract to assure payment, as required by law, of all persons supplying labor and material in execution of the work provided for in the contract documents.

Bidders are expressly advised to review the contract documents fully and insurance requirements of the proposed contract as to their legal requirements and the causes which may lead to the disqualification of a bidder and/or rejection of a bid proposal. No bid may be withdrawn within a period of sixty (60) days after the dated fixed for opening the bids. Unless all bids are rejected, the Owner will give Notice of Award of Contract to the successful bidder as soon as possible consistent with the time for a thorough analysis of bids submitted. Bidders are expected to inspect the site of work and to inform themselves regarding all local conditions which may affect their bid.

4. Specifications

4.1. Pool Specifications for Equipment Sizing

Edinburg Fountain Pool is a 135,000 gallon body of water shaped as a bean.

The circulation pumps used are two Pentair 7.5 HP. One at a time.

Recommended filter is a Waterco Micron Commercial Horizontal Sand Filter with dimensions of 48" X 75" Right Man Way. Item # 2229075R, or Equal to.

The Recommended Pool Comm is a Hayward CAT 5000, or equal to.

Current filter is to be removed along with all attached plumbing located after the filtration pumps, leading to the water waste line.

5. Vendor Questionnaire

5.1. Proposal*

Please upload your entire proposal here as **one complete PDF document**.

Please do not upload multiple files.

*Response required

5.2. If you have any proprietary documents, please attach the redacted document here.

5.3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

*Response required

5.4. Required Forms

*5.4.1. Please fill out and sign the Conflict of Interest Disclosure form and upload here**

Please download the below documents, complete, and upload.

- CONFLICT_OF_INTEREST.pdf

*Response required

*5.4.2. Please fill out and sign the General Questionnaire and upload here**

Please download the below documents, complete, and upload.

- GENERAL_QUESTIONNAIRE.pdf

*Response required

*5.4.3. Please fill out the Litigation Disclosure Form and upload here**

Please download the below documents, complete, and upload.

- LITIGATION_DISCLOSURE_FORM.pdf

*Response required

*5.4.4. Please fill out and sign the Non-Collusion Affidavit and upload here**

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- CITY_OF_EDINBURG_NONCOLLUSI...

*Response required

*5.4.5. Please fill out and sign HB 89 and upload here**

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- HOUSE_BILL_89_VERIFICATION.pdf

*Response required

*5.4.6. Please fill out and sign the Senate Bill 13 and upload here**

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_13_VERIFICATION...

*Response required

*5.4.7. Please fill out and sign the Senate Bill 19 and upload here**

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_19_VERIFICATION...

*Response required

*5.4.8. Please fill out and sign the Conflict of Interest form and upload here**

CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page athttps://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

*Response required

*5.4.9. If awarded the 1295 form will need to be provided**

CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/filinginfo/1295/

☐ Yes

☐ No

*Response required

5.5. Solicitation Forms

*5.5.1. Please fill out the Past Performance Reference document and upload here.**

Please download the below documents, complete, and upload.

- B_-_Past_Performance_Evalua...

*Response required

*5.5.2. Please fill out and attach the Bid Bond.**

Please download the below documents, complete, and upload.

- C_-_Bid_Bond_-_SECTION_0131...

*Response required

*5.5.3. Please fill out the attached Statement of Qualifications**

Please download the below documents, complete, and upload.

- D_-_Statement_of_Bidders_Qu...

*Response required

*5.5.4. Please fill out and sign the Cerification of Bidders Experience and Qualifications and upload the document here.**

Please download the below documents, complete, and upload.

- E_-_Certificate_of_Bidders_...

*Response required

*5.5.5. Please fill out, sign, and notarize the Equipment and Material List and upload here.**

Please download the below documents, complete, and upload.

- F_-_Equipment_&_Material_Li...

*Response required

*5.5.6. Please fill out and sign the Non Bribery Model Form and upload here.**

Please download the below documents, complete, and upload.

- G_-_Non_Bribery_Model_Form_...

*Response required

*5.5.7. Please review the attached Performance Bond form.**

- K_-_Performance_Bond.pdf

*Response required

*5.5.8. If awarded the Performance Bond will need to be provided.**

☐ Yes
☐ No

*Response required

*5.5.9. Please review the attached Payment Bond form.**

- L_-_Payment_Bond.pdf

*Response required

*5.5.10. If awarded the Payment Bond will need to be provided.**

☐ Yes
☐ No

*Response required

*5.5.11. Please fill out, sign and notarize the Affidavit of Insurance and upload here.**

Please download the below documents, complete, and upload.

- M_-_Affidavit_of_Insurance_...

*Response required

*5.5.12. Fill out and sign the Form of Business Document and upload here.**

Please download the below documents, complete, and upload.

- N_-_Form_of_Business_Docume...

*Response required

*5.5.13. Fill out and sign the Certification Regarding Debarment and upload here.**

Please download the below documents, complete, and upload.

- O_-_Certificate_Regarding_D...

*Response required

5.5.14. Draft Agreement Response not required./For reference only*

Please download and review the below documents. *No response requires.

- Draft_Agreement.pdf

6. Pricing Proposal

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Removal of current filtration system and installation of new equipment.	1	Lump Sum		
2	Waterco Micron Commercial Horizontal Sand Filter 48" X 75" Right Man Way. Item #2229075R. Or Equal to.	1	Lump Sum		
3	Pentair EQ Series 7.5 HP 208 - 230 / 460 Volts	2	Lump Sum		
4	Hayward Pool Comm Cat 5000. Or Equal to.	1	Lump Sum		
5	Stenner 85MJL5A2S 85 gpd (#5 Tube) Low Pressure,120V 60Hz,1/4" UV Black Tubing,Santoprene	6	Lump Sum		
TOTAL					

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

CONSTRUCTION CONTRACT §

CONTRACT FOR FORMAL BID NO. 2026-14 FOUNTAIN POOL FILTRATION IMPROVEMENTS BETWEEN CITY OF EDINBURG AND

The City of Edinburg, Hidalgo County, Texas, a municipal corporation (hereinafter called **"City"**), and Vendor, (hereinafter **"Contractor"**), entered into an agreement for the Fountain Pool Filtration Improvements.

RECITALS

WHEREAS, the City desires to engage the Contractor for certain Work in connection therewith; and,

WHEREAS, Contractor represents that is has the knowledge, ability, equipment, and personnel to properly provide Work needed by the City; and

NOW, THEREFORE, the City and Contractor do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONTRACTOR

A. City agrees to employ Contractor to provide the following Work as stated in the agreement and Formal Bid No. 2026-14 Notice to Bidders and Bid Form attached as Exhibit "A". Upon receipt of Work to the City's satisfaction, the City agrees to pay Contractor as stated in this Agreement.

SECTION II
WORK OF CONTRACTOR

A. The Contractor agrees to perform the Work in connection therewith, under the terms of this Agreement for the Fountain Pool Filtration Improvements at its own proper cost and expense to furnish all labor, insurance and other accessories and Work necessary to complete the said task in accordance with the conditions and prices stated in Specifications and Formal Bid pertaining to Bid No. 2026 – 14 Fountain Pool Filtration Improvements**.**

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implications to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITES OF CONTRACTOR

A. Contractor shall perform the Work described in **Exhibits "A".**

B. Contractor shall perform its Work with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Work furnished under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, ordinances, codes and regulations in performing the Work. If Contractor fails to meet applicable professional standards, Contractor shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Contractor shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of Work furnished by Contractor under this Agreement. Contractor shall keep the City informed of the Work performed under this Agreement. In connection with the performance of the Work by Contractor, Contractor agrees to promptly and fully disclose to City any information regarding the Work as City may request.

D. Contractor will develop and maintain a detailed schedule for completion of the Work.

E. Contractor will submit monthly progress data for the reporting period. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City.

G. City's review or approval of reports and other Work furnished hereunder shall not in any way relieved Contractor of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Work shall be construed as a waiver of any rights under this Agreement of any cause of action arising out of the performance of this Agreement.

H. Contractor shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Contractor's negligent performance of any of the Work furnished under this Agreement.

I. Contractor's obligations under this clause are in addition to the Contractor's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Contractor for Contractor's errors or omissions.

SECTION IV
PAYMENT AND FEES

City agrees to pay Contractor for Work herein contracted for as follows:

A. Contractor shall provide an invoice in accordance with City regulations. Invoice shall be submitted to City upon completion and inspection of each project and shall include unit price amounts set forth in the Bid form(s). The total compensation to the Contractor shall not

exceed $. Payment terms shall be net thirty (30) days from receipt of invoice. Invoice shall be completed and processed in accordance with City regulations.

B. Except as specifically authorized by City in writing, Contractor shall not bill City for duplicate Work performed by more than one person. Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the Work required hereunder, including salaries and benefits of employees and subcontractors of Contractor. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and /or annuities to which Contractor and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensations required under this Agreement.

C. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Contractor's conduct in the performance or furnishing of Work, or City has incurred costs, losses, or damages resulting from Contractor's conduct in the performance or furnishing of Work, including property damage, and non-compliance with Laws and Regulations;

b. Contractor has failed to take reasonable and customary measures to avoid damage, delay, and interference with Work and related work;

c. Contractor has failed to provide and maintain required insurances;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or cost related to evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Work is defective, requiring correction or replacement;

g. City has been required to correct defective Work or has accepted defective Work;

h. Liens have been filed in connection with the Work; or

i. Other items entitle City to a set-off against the payment amount.

D. If City imposes any set-off against payment, City will give Contractor immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Contractor any amount remaining after deduction of the amount so withheld. City shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by City and Contractor, if Contractor remedies the reasons for such action. The reduction imposed will be binding on Contractor unless it duly submits written notice contesting the reduction with 30 day of receiving City's written notice.

E. All fees payable to Contractor under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Contractor's employees' taxes. Contractor hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

F. Contractor and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

G. The City may, at any time, request Contractor to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Contractor shall, within fourteen (14) days from the date it receives the City's request, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The governing body of the City must approve any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Contractor from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Contractor following termination or expiration of this Agreement as defined below, the Contractor shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION V
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Work to be performed under it, shall commence within ten (10) days after the Notice to Proceed, as set forth in this contract and as specified by the City. Work will continue until the Project is declared complete in a written instrument signed by the City Manager. The city shall have the right, in its sole discretion, to extend the term of this Agreement for an additional period of time. If approved by City, City shall provide Contractor with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Contractor. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Work rendered by Contractor breach

or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Contractor except for charges for Work performed by Contractor and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either of both parties hereunder shall so survive the termination, cancellation or completion of performance of this Agreement.

D. Upon termination or completion of Contractor's Work hereunder or as such other time as may be requested by City, Contractor shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Contractor or others, in Contractor's possession and related to the Work.

E. The City reserves the right to suspend work on the Work, with or without cause, in whole or in part, upon giving notice to Contractor. Contractor shall resume the Work so suspended when directed to so by the City. The City shall have no lability to Contractor except for charges for work performed by Contractor and accepted by the City prior to receipt of notice of suspension of Work. If only a portion of the Work are suspended, Contractor shall be compensated only for Work of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Work under this Section, the City may take over the work and may obtain the Work of another entity to complete the work under this Agreement.

SECTION VI
TIME OF COMPLETION

Time of completion is **60** days. City and the Contractor recognize that time is of the essence of this agreement and that the City may suffer financial loss if the Work is not completed within the time specified herein.

SECTION VII
SCHEDULE REQUIREMENTS

Whenever, in the sole discretion of the City, the Work falls behind schedule, the Contractor shall, to the extent necessary to meet said schedule, increase its labor force and/or provide overtime, Saturday, and Sunday and/or holiday work, and shall have each Subcontractor do likewise, all at no additional cost to or compensation from City. Further, City shall have the right to offset against any amounts then or thereafter due to the Contractor, or to be reimbursed by the Contractor for, any additional costs City may incur as a direct result of said increase in labor force or overtime, Saturday, Sunday, and/or holiday work.

SECTION VIII
WRITTEN NOTICE OF ISSUE

In the event that any issue arises relating to any of the provisions contained in this Agreement, including, but not limited to potential delays, change orders, time extensions, weather delays, etc., Contractor agrees to notify the City, in writing, immediately, relating to such issue and provide a proposed resolution. Failure to give such notice shall constitute a waiver of any other remedies available to Contractor hereunder.

SECTION IX
NO DAMAGE FOR DELAY

In the event of any delay, not the fault of the Contractor, the Contractor shall be entitled to an extension of time for completion only, and shall not be entitled to any additional payment on account of such delay. Without limiting the foregoing, the Contractor shall not be entitled to payment or compensation of any kind from the City for direct, indirect or impact damages, and/or consequential damages, including but not limited to costs of acceleration arising because of hindrance or from any cause or whatsoever, whether such hindrances or delays be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable.

SECTION X
UNREASONABLE SITE INSPECTION REQUIREMENTS

The Contractor acknowledges that it has taken steps necessary to ascertain the nature and location of the Work and that it has investigated and satisfied itself as to the general and local conditions which can affect the Work and its costs. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered or difficulties or access insofar as this information is ascertainable from an inspection of the site, and available documents, including all information from exploratory work done by the City and its design consultants as well as from the Drawings and Specifications made a part of this Contract.

SECTION XI
DUTY TO COORDINATE AMONG SEPARATE PRIME CONTRACTORS

The City reserves the right to engage separate contractors to perform aspects of the Project other than the Work under this Agreement. In such case, contractor shall coordinate sequence and schedule its work together and in cooperation with such other contractors. In the event of any difficulties caused by any such other separate contractor, this Contractor shall look solely for relief to such other contractors and shall not make claim against City.

SECTION XII
CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between City and Contractor concerning the Work consist of this Agreement and the following attachments to this Agreement:

- Invitation to Formal Bid Form
- Instructions to Bidders

• Formal Bid Forms including the Quote, Quote Schedule(s), Information Required of Bidder, and all required certificates and affidavits

There are no Contract Documents other than those listed in this section. The Contract Documents may only be amended by Change Order pursuant to City Regulations and/or laws of this state or as allowed by this Agreement.

SECTION XIII
ASSIGNMENT

No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

SECTION XIV
MINIMUM INSURANCE REQUIREMENTS

Contractor shall be adequately insured and carry liability, workers compensation, automobile insurance an professionals liability for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees. In accordance with city ordinances, Contractor shall be required to hold the following minimum insurance coverage throughout the duration of this Agreement:

A. Workers Compensation-
In accordance with the State statute

B. Comprehensive General Liability
1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate

-or- $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

-or- $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

-or- $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit "B" and the City shall be listed as an additional insured.

G. Contractor shall not commence work under this Agreement until all insurance requirements have been obtained and proof of such insurance shall have been provided to the City, nor shall Contractor allow any Sub-Contractor to commence work until all insurance as noted above has been so obtained and provided to the City. Approval of the insurance by City shall not relieve or decrease the liability of the Contractor.

H. If at any time and for any reason contractor fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to contractor, City may, but shall have no obligation to , procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Contractor shall, with ten (10) days following City's demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Contractor.

I. With respect to each and every one of the insurance policies required to be obtained, kept or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and least fifteen (15) days before this expiration of any policy required hereunder previously obtained, Contractor shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

J. Contractor hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums, payable under each insurance policy required to be obtained, kept , and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the

extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept and maintained under this Lease to be void, voidable, unenforceable, suspended, or impaired in whole or in part of which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstance of which it is aware which, if not disclosed to its insurers or re-insures, is likely to affect adversely the nature or extend of the coverage to be provided under any insurance policy required hereunder.

SECTION XV
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arrases under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a “Dispute”), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute with seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with the section below.

SECTION XVI
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the City shall be entitled to its attorneys’ fees, cost, and expenses.

SECTION XVII
INDEMNIFICATON

A. To the maximum extent allowed by law, Contractor agrees to and shall indemnify, hold harmless and defend City, its officers, agents, and employees from any and all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees arising out of or directly connected with the negligent or willful conduct of Contractor, its agents, officers and employees.

B. Contractor agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other Work provided by Contractor regarding this agreement.

SECTION XVIII
LIMITATION OF LIABILITY

A. Contractor agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Contractor's total fees paid by the City to Contractor for the Work. Contractor agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profit, or loss of data, arising in connection with this Agreement, Contractor's performance of Work, or of any other obligations relating to his Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XIX
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this agreement. This agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XX
NO PENDING LITIGATION

A. Contractor represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, be foe any court, arbitrator, governmental or other board or official, pending to the best knowledge of Contractor threated against or affecting the Contractor or any subsidiaries of the Contractor, questioning the validity or any action taken or to be taken by the Contractor in connection with the execution, delivery, and performance by the Contractor of this Agreement to which the Contractor may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Contractor hereof or thereof, where in an

unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Contractor to perform, its obligations under this Agreement to which the Contractor may be party or (ii) would have an adverse effect on the consolidated financial conditions or results of operations of the Contractor or on the ability of the Contractor to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XXI
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated

SECTION XXII
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn: City Attorney

(b) Notices to Contractor:

Attn: Owner

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, there (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XXIII

NON-APPROPRIATIONS

A. Notwithstanding anything in the contract documents to the contrary, any and all payments which the City is required to make under this contract shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the contract by providing (10) ten days written notice to the other party.

SECTION XXIV
SUCCESSORS AND ASSIGNS

City and Contractor each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Contractor shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XXV
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits, other documents composing the Contract Documents, or any current or future Task Orders and/or Change Orders, the terms of this Agreement shall be controlling.

City and Contractor each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Contractor shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XXVI
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instance (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Agreement, shall operate as a waive, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future excise thereof or insistence thereupon or the exercise of any other right, power, remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Work with knowledge of a breach by Contractor of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance

of Work or payment to Contractor shall be deemed to be other than on account of the earliest installment of the amount due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept Work or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

EXECUTED by the parties in triplicate originals on this ____ day of _____, 2026.

CITY OF EDINBURG:

BY:_____
Myra Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956)383-5661
Fax: (956)383-7111

ATTEST:

BY:_____
Clarice Balderas, City Secretary

APPROVED AS TO FORM:

.

BY: _____
City Attorney

CITY OF EDINBURG:

:

BY:_____

Attachments: Exhibit "A" Invitation to Formal Bid Form
Exhibit "B" Certificate of Insurance

EXHIBIT "A" – INVITATION TO FORMAL BID TO CONTRACT BETWEEN CITY OF EDINBURG AND VENDOR FORMAL BID NO. 2026-14

EXHIBIT “B” - INSURANCE CERTIFICATE

TO CONTRACT
BETWEEN CITY OF EDINBURG
AND VENDOR
FORMAL BID NO. 2026-14

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Relation Insurance Services
5801 N 10th St Suite 600
McAllen TX 78504

CONTACT NAME: Patricia Cantu
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS: Pat.Cantu@relationinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Champlain Specialty Insurance Company	16834
INSURER B : Progressive County Mutual	29203
INSURER C : Texas Mutual Insurance Company	*22945
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Carlyon & Norman Enterprises, Inc., DBA: South Texas Pools
28897 Orange Grove Road
La Feria TX 78559

COVERAGES **CERTIFICATE NUMBER:** 26-27 GL/ Auto/WC **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR $5000 ded per occurrence GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER Pol Agg Limit $5,000,000			CSAR-CGL-0007670-02	06/24/2026	06/24/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Per Project/Location Aggregate	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			999287466	06/24/2026	06/24/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		0001157124	05/18/2026	05/18/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: 1945A - TMISD - Natatorium Renovations

General Liability: Includes Blanket Additional Insured per Form CG2010-0413 per written contract: Blanket Additional Insured Completed Operations per Form CG2037-0413 per written contract; WOS per Form CG2404-0509 when required by written contract. Primary Noncontributory as per Form CG2001-0413 per written contract. Business Auto: Includes Blanket Additional Insured per Form 2366 02 11 and Blanket Waiver of Subrogation per Form 2367 06 10. Workers Compensation: Includes Blanket Waiver of Subrogation as per form WC420304B per written contract.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jon Cooper

ACORD 25 (2025/12)

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TexasMutual®

WORKERS' COMPENSATION AND EMPLOYERS LIABILITY POLICY

WC 42 03 04 B
Insured copy

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ( ) Specific Waiver
   Name of person or organization
   (X) Blanket Waiver
   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations: ALL TEXAS OPERATIONS
3. Premium:
   The premium charge for this endorsement shall be **2.00** percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.
4. Advance Premium: Included, see Information Page

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)
This endorsement, effective on 5/18/26 **at 12:01 a.m.** standard time, forms a part of:

Policy no. 0001157124 of Texas Mutual Insurance Company effective on 5/18/26

Issued to: CARLYON & NORMAN ENTERPRISES INC

DBA: SOUTH TEXAS POOL SUPPLY

This is not a bill

Jeanette Ward

Authorized representative

5/18/26

NCCI Carrier Code: 29939

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

City of Edinburg
Finance
Lorena Fuentes, Purchasing Manager
415 W. University Drive, Edinburg, TX 78541

[8/A BUILDERS LLC] RESPONSE DOCUMENT REPORT

ITB No. Bid 2026-14

Edinburg Fountain Pool Filtration Improvements Re-bid

RESPONSE DEADLINE: July 28, 2026 at 3:00 pm

Report Generated: Monday, August 10, 2026

8/A Builders LLC Response

CONTACT INFORMATION

Company:
8/A Builders LLC

Email:
tx8abuilders@hotmail.com

Contact:
Arnoldo Ochoa

Address:
7706 Expressway 83
Mission, TX 78572

Phone:
(956) 321-1769

Website:
8abuilders.com

Submission Date:
Jul 28, 2026 2:37 PM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Proposal*

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

Bid_Proposal.pdf

2. If you have any proprietary documents, please attach the redacted document here.

No response submitted

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

COI_(3).pdf

4. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*
Please download the below documents, complete, and upload.

- CONFLICT_OF_INTEREST.pdf

Conflict_of_Interest_Disclosure_(2).pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*
Please download the below documents, complete, and upload.

- GENERAL_QUESTIONNAIRE.pdf

Company_providing_proposal_general_questionnaire.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*
Please download the below documents, complete, and upload.

- LITIGATION_DISCLOSURE_FORM.pdf

Litigation_Disclosure_Form_(2).pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- CITY_OF_EDINBURG_NONCOLLUSI...

Noncollusion_Affidavit_of_Prime_Bidder.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- HOUSE_BILL_89_VERIFICATION.pdf

House_Bill_89_Verification.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*

SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_13_VERIFICATION...

Senate_Bill_13_Verification.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*

SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_19_VERIFICATION...

Senate_Bill_19_Verification.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*
CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page athttps://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

Conflict_of_Interest_Questionnaire.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED*
CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at

least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/filinginfo/1295/

Yes

5. Solicitation Forms

PLEASE FILL OUT THE PAST PERFORMANCE REFERENCE DOCUMENT AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- B - Past Performance Evalua...

Reference_from_owner_for_past_performance.pdf

PLEASE FILL OUT AND ATTACH THE BID BOND.*
Please download the below documents, complete, and upload.

- C - Bid Bond - SECTION 0131...

Bid_Bond_(4).pdf

PLEASE FILL OUT THE ATTACHED STATEMENT OF QUALIFICATIONS*
Please download the below documents, complete, and upload.

- D - Statement of Bidders Qu...

Statement_of_Bidders_Qualifications_(3).pdf

PLEASE FILL OUT AND SIGN THE CERIFICATION OF BIDDERS EXPERIENCE AND QUALIFICATIONS AND UPLOAD THE DOCUMENT HERE.*
Please download the below documents, complete, and upload.

- E - Certificate of Bidders ...

Certificate_of_Bidders_Experience_&_Qualifications.pdf

PLEASE FILL OUT, SIGN, AND NOTARIZE THE EQUIPMENT AND MATERIAL LIST AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- F - Equipment & Material Li...

Equipment_&_Material_Suppliers_List.pdf

PLEASE FILL OUT AND SIGN THE NON BRIBERY MODEL FORM AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- G - Non Bribery Model Form ...

City_of_Edinburg_non-bribery_certification.pdf

PLEASE REVIEW THE ATTACHED PERFORMANCE BOND FORM.*

- K - Performance Bond.pdf

K_-_Performance_Bond.pdf

IF AWARDED THE PERFORMANCE BOND WILL NEED TO BE PROVIDED.*
Yes

PLEASE REVIEW THE ATTACHED PAYMENT BOND FORM.*

- L - Payment Bond.pdf

L_-_Payment_Bond.pdf

IF AWARDED THE PAYMENT BOND WILL NEED TO BE PROVIDED.*
Yes

PLEASE FILL OUT, SIGN AND NOTARIZE THE AFFIDAVIT OF INSURANCE AND UPLOAD HERE.*

Please download the below documents, complete, and upload.

- M - Affidavit of Insurance ...

Affidavit_of_Insurance_(3).pdf

FILL OUT AND SIGN THE FORM OF BUSINESS DOCUMENT AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- N - Form of Business Docume...

form_of_buisness.pdf

FILL OUT AND SIGN THE CERTIFICATION REGARDING DEBARMENT AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- O - Certificate Regarding D...

certification_regarding_department_suspention_and_other_responsibility_matters.pdf

DRAFT AGREEMENT* RESPONSE NOT REQUIRED./FOR REFERENCE ONLY
Please download and review the below documents. *No response requires.

- Draft Agreement.pdf

Draft_Agreement_(1).pdf

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Removal of current filtration system and installation of new equipment.	1	Lump Sum	$53,646.03	$53,646.03

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Waterco Micron Commercial Horizontal Sand Filter 48" X 75" Right Man Way. Item #2229075R. Or Equal to.	1	Lump Sum	$12,527.42	$12,527.42
3	Pentair EQ Series 7.5 HP 208 - 230 / 460 Volts	2	Lump Sum	$12,096.57	$24,193.14
4	Hayward Pool Comm Cat 5000. Or Equal to.	1	Lump Sum	$7,778.47	$7,778.47
5	Stenner 85MJL5A2S 85 gpd (#5 Tube) Low Pressure,120V 60Hz,1/4" UV Black Tubing,Santoprene	6	Lump Sum	$583.99	$3,503.94
TOTAL					$101,649.00

City of Edinburg
Finance
Lorena Fuentes, Purchasing Manager
415 W. University Drive, Edinburg, TX 78541

[BG INTERPOOL INC] RESPONSE DOCUMENT REPORT

ITB No. Bid 2026-14

Edinburg Fountain Pool Filtration Improvements Re-bid

RESPONSE DEADLINE: July 28, 2026 at 3:00 pm

Report Generated: Monday, August 10, 2026

BG Interpool Inc Response

CONTACT INFORMATION

Company:
BG Interpool Inc

Email:
interpool@bginterpool.com

Contact:
Gabriel Garner

Address:
P.O. BOX 680125
San Antonio, TX 78268

Phone:
N/A

Website:
https://interpoolinc.com/

Submission Date:
Jul 28, 2026 12:33 PM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Proposal*

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

Proposal_Esitmate.pdf
Final_Resubmit_Edinburg.pdf

2. If you have any proprietary documents, please attach the redacted document here.

None.pdf

3. Please upload your current insurance certificate.*

Please upload your current insurance certificate.

_POI__Edinburg.pdf

4. Required Forms

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST DISCLOSURE FORM AND UPLOAD HERE*
Please download the below documents, complete, and upload.

- CONFLICT_OF_INTEREST.pdf

Conflict_Of_Interest.pdf

PLEASE FILL OUT AND SIGN THE GENERAL QUESTIONNAIRE AND UPLOAD HERE*

Please download the below documents, complete, and upload.

- GENERAL_QUESTIONNAIRE.pdf

Resubmit_General_Questionaire.pdf

PLEASE FILL OUT THE LITIGATION DISCLOSURE FORM AND UPLOAD HERE*
Please download the below documents, complete, and upload.

- LITIGATION_DISCLOSURE_FORM.pdf

Lit_Dis_Signed.pdf

PLEASE FILL OUT AND SIGN THE NON-COLLUSION AFFIDAVIT AND UPLOAD HERE*

NON-COLLUSION AFFIDAVIT

Submitters, by submitting a signed submission, certify that the accompanying submission is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Texas or United States law.

Please download the below documents, complete, and upload.

- CITY_OF_EDINBURG_NONCOLLUSI...

NonColl.pdf

PLEASE FILL OUT AND SIGN HB 89 AND UPLOAD HERE*

HB 89

The 85th Texas Legislature approved new legislation, effective Sept. 1, 2017, which amends Texas Local Government Code Section 1. Subtitle F, Title 10, Government Code by adding Chapter 2270 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott Israel; and

2) will not boycott Israel during the term of the contract

Please download the below documents, complete, and upload.

- HOUSE_BILL_89_VERIFICATION.pdf

89_signed.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 13 AND UPLOAD HERE*
SB 13 ENERGY COMPANY BOYCOTTS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code 2274.001. Subtitle F, Title 10, Chapter 809 which states that a governmental entity may not enter into a contract with a company for goods or services unless the contract contains a written verification from the company that it:

1) does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required, or

2) the verification required by Section 2274.002 of the Texas Government Code does not apply to the contract. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_13_VERIFICATION...

Bill_13_Signed.pdf

PLEASE FILL OUT AND SIGN THE SENATE BILL 19 AND UPLOAD HERE*
SB 19 FIREARM ENTITIES AND TRADE ASSOCIATIONS DISCRIMINATIONS

The 87th Texas Legislature approved new legislation, effective Sept. 1, 2021, which amends Texas Local Government Code Section 1. Subtitle F, Title 10 of the Texas Government Code 2274.002, Respondent verifies that it:

1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and

2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required. If circumstances relevant to this provision change during the course of the contract, Respondent shall promptly notify Agency.

Please download the below documents, complete, and upload.

- SENATE_BILL_19_VERIFICATION...

SB_19_signed.pdf

PLEASE FILL OUT AND SIGN THE CONFLICT OF INTEREST FORM AND UPLOAD HERE*
CONFLICT OF INTEREST

CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code requires that any vendor or person considering doing business with a local government entity disclose in the Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might cause a conflict of interest with a local government entity. By law, this questionnaire must be filed with the records administrator of the City of Edinburg not later than the 7th business day after the date the person becomes aware of facts that require the statement be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

For more information or to obtain Questionnaire CIQ go to the Texas Ethics Commission web page atthttps://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

COI_Signed.pdf

IF AWARDED THE 1295 FORM WILL NEED TO BE PROVIDED*
CERTIFICATE OF INTERESTED PARTIES (Form 1295)

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity or state agency may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract

to the governmental entity or state agency. The law applies only to a contract of a governmental entity or state agency that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016. For more information go to the Texas Ethics Commission web page at https://www.ethics.state.tx.us/filinginfo/1295/

Yes

5. Solicitation Forms

PLEASE FILL OUT THE PAST PERFORMANCE REFERENCE DOCUMENT AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- B - Past Performance Evalua...

Past_perform_Eval.pdf

PLEASE FILL OUT AND ATTACH THE BID BOND.*
Please download the below documents, complete, and upload.

- C - Bid Bond - SECTION 0131...

_BOND__Edinburg_Fountain_Pool.pdf

PLEASE FILL OUT THE ATTACHED STATEMENT OF QUALIFICATIONS*
Please download the below documents, complete, and upload.

- D - Statement of Bidders Qu...

Bidders_Qualifications.pdf

PLEASE FILL OUT AND SIGN THE CERIFICATION OF BIDDERS EXPERIENCE AND QUALIFICATIONS AND UPLOAD THE DOCUMENT HERE.*
Please download the below documents, complete, and upload.

- E - Certificate of Bidders ...

Cert_of_Bid_Qual_Signed.pdf

PLEASE FILL OUT, SIGN, AND NOTARIZE THE EQUIPMENT AND MATERIAL LIST AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- F - Equipment & Material Li...

Equipt_Mat_List.pdf

PLEASE FILL OUT AND SIGN THE NON BRIBERY MODEL FORM AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- G - Non Bribery Model Form ...

Non_Bribery_Signed.pdf

PLEASE REVIEW THE ATTACHED PERFORMANCE BOND FORM.*

- K - Performance Bond.pdf

C_-_Bid_Bond_-_SECTION_01311_(1).pdf

IF AWARDED THE PERFORMANCE BOND WILL NEED TO BE PROVIDED.*
Yes

PLEASE REVIEW THE ATTACHED PAYMENT BOND FORM.*

- L - Payment Bond.pdf

_BOND__Edinburg_Fountain_Pool.pdf

IF AWARDED THE PAYMENT BOND WILL NEED TO BE PROVIDED.*
Yes

PLEASE FILL OUT, SIGN AND NOTARIZE THE AFFIDAVIT OF INSURANCE AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- M - Affidavit of Insurance ...

Aff_of_Insur_Signed.pdf

FILL OUT AND SIGN THE FORM OF BUSINESS DOCUMENT AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- N - Form of Business Docume...

Form_of_Bus_Signed.pdf

FILL OUT AND SIGN THE CERTIFICATION REGARDING DEBARMENT AND UPLOAD HERE.*
Please download the below documents, complete, and upload.

- O - Certificate Regarding D...

Cert_of_Debarment_Signed.pdf

DRAFT AGREEMENT* RESPONSE NOT REQUIRED./FOR REFERENCE ONLY
Please download and review the below documents. *No response requires.

- Draft Agreement.pdf

Sample.pdf

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Removal of current filtration system and installation of new equipment.	1	Lump Sum	$77,003.12	$77,003.12

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
2	Waterco Micron Commercial Horizontal Sand Filter 48" X 75" Right Man Way. Item #2229075R. Or Equal to.	1	Lump Sum	$18,090.38	$18,090.38
3	Pentair EQ Series 7.5 HP 208 - 230 / 460 Volts	2	Lump Sum	$13,710.46	$27,420.92
4	Hayward Pool Comm Cat 5000. Or Equal to.	1	Lump Sum	$11,876.98	$11,876.98
5	Stenner 85MJL5A2S 85 gpd (#5 Tube) Low Pressure,120V 60Hz,1/4" UV Black Tubing,Santoprene	6	Lump Sum	$915.10	$5,490.60
TOTAL					$139,882.00

City of Edinburg
Finance
Lorena Fuentes, Purchasing Manager
415 W. University Drive, Edinburg, TX 78541

[SOUTH TEXAS POOLS] RESPONSE DOCUMENT REPORT

ITB No. Bid 2026-14

Edinburg Fountain Pool Filtration Improvements Re-bid

RESPONSE DEADLINE: July 28, 2026 at 3:00 pm

Report Generated: Monday, August 10, 2026

south texas pools Response

CONTACT INFORMATION

Company:
south texas pools

Email:
royce@southtexaspools.com

Contact:
Royce Norman

Address:
28897 orange grove road
LaFeria, TX 78559

Phone:
N/A

Website:
southtexaspools.com

Submission Date:
Jul 28, 2026 1:38 PM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Proposal*

Pass

Please upload your entire proposal here as one complete PDF document.

Please do not upload multiple files.

Total_Package_.pdf

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No response submitted

3. Please upload your current insurance certificate.*

Pass

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Insurance_2026-27_COI.pdf

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- CONFLICT_OF_INTEREST.pdf

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General_Questionarie_.pdf

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CIQ_Form_.pdf

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5. Solicitation Forms

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Pass

Please download the below documents, complete, and upload.

- B - Past Performance Evalua...

Project_List_South_Texas_Pools_Up_Dated_001_.pdf

PLEASE FILL OUT AND ATTACH THE BID BOND.*
Pass

Please download the below documents, complete, and upload.

- C - Bid Bond - SECTION 0131...

Bid_Bond_-_South_Texas_Pools_(1).pdf

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Please download the below documents, complete, and upload.

- D - Statement of Bidders Qu...

Statemnt_of_Qualified_Bideres_.pdf

PLEASE FILL OUT AND SIGN THE CERIFICATION OF BIDDERS EXPERIENCE AND QUALIFICATIONS AND UPLOAD THE DOCUMENT HERE.*
Pass

Please download the below documents, complete, and upload.

- E - Certificate of Bidders ...

Certificate_of_bidders_.pdf

PLEASE FILL OUT, SIGN, AND NOTARIZE THE EQUIPMENT AND MATERIAL LIST AND UPLOAD HERE.*
Pass

Please download the below documents, complete, and upload.

- F - Equipment & Material Li...

Equipment_.pdf

PLEASE FILL OUT AND SIGN THE NON BRIBERY MODEL FORM AND UPLOAD HERE.*

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Please download the below documents, complete, and upload.

- G - Non Bribery Model Form ...

Non_Bribery_Form_.pdf

PLEASE REVIEW THE ATTACHED PERFORMANCE BOND FORM.*
Pass

- K - Performance Bond.pdf

Performance_Bond_Info_.pdf

IF AWARDED THE PERFORMANCE BOND WILL NEED TO BE PROVIDED.*
Pass

Yes

PLEASE REVIEW THE ATTACHED PAYMENT BOND FORM.*
Pass

- L - Payment Bond.pdf

Pyment_Bond_Info_.pdf

IF AWARDED THE PAYMENT BOND WILL NEED TO BE PROVIDED.*
Pass

Yes

PLEASE FILL OUT, SIGN AND NOTARIZE THE AFFIDAVIT OF INSURANCE AND UPLOAD HERE.*
Pass

Please download the below documents, complete, and upload.

- M - Affidavit of Insurance ...

Affidative_of_Insurance_.pdf

FILL OUT AND SIGN THE FORM OF BUSINESS DOCUMENT AND UPLOAD HERE.*
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Please download the below documents, complete, and upload.

- N - Form of Business Docume...

Business_form_.pdf

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Please download the below documents, complete, and upload.

- O - Certificate Regarding D...

D_certifacte_.pdf

DRAFT AGREEMENT* RESPONSE NOT REQUIRED./FOR REFERENCE ONLY
Pass

Please download and review the below documents. *No response requires.

- Draft Agreement.pdf

Draft_Agremnt_.pdf

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Removal of current filtration system and installation of new equipment.	1	Lump Sum	$27,000.00	$27,000.00
2	Waterco Micron Commercial Horizontal Sand Filter 48" X 75" Right Man Way. Item #2229075R. Or Equal to.	1	Lump Sum	$15,000.00	$15,000.00
3	Pentair EQ Series 7.5 HP 208 - 230 / 460 Volts	2	Lump Sum	$8,000.00	$16,000.00
4	Hayward Pool Comm Cat 5000. Or Equal to.	1	Lump Sum	$6,000.00	$6,000.00
5	Stenner 85MJL5A2S 85 gpd (#5 Tube) Low Pressure,120V 60Hz,1/4" UV Black Tubing,Santoprene	6	Lump Sum	$500.00	$3,000.00
TOTAL					$67,000.00

4. Specifications

4.1. Pool Specifications for Equipment Sizing

Edinburg Fountain Pool is a 135,000 gallon body of water shaped as a bean. ✓

The circulation pumps used are two Pentair 7.5 HP. One at a time. (2 pumps)

Recommended filter is a Waterco Micron Commercial Horizontal Sand Filter with dimensions of 48" X 75" Right Man Way. Item # 2229075R, or Equal to. (1 Waterco filter, sand & valves)

The Recommended Pool Comm is a Hayward CAT 5000, or equal to. (1 cat 5000)

Current filter is to be removed along with all attached plumbing located after the filtration pumps, leading to the water waste line.

** Bid Scope of Work.

Providing 2 pumps 7.5, (1) filter Complete Comm CAT 500, (5) stenner 85 chem pumps (See Pricing Sheet)

* Remove old items and install all new items.

6. Pricing Proposal

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Removal of current filtration system and installation of new equipment.	1	Lump Sum		
2	Waterco Micron Commercial Horizontal Sand Filter 48" X 75" Right Man Way. Item #2229075R. Or Equal to.	1	Lump Sum		
3	Pentair EQ Series 7.5 HP 208 - 230 / 460 Volts	2	Lump Sum		
4	Hayward Pool Comm Cat 5000. Or Equal to.	1	Lump Sum		
5	Stenner 85MJL5A2S 85 gpd (#5 Tube) Low Pressure,120V 60Hz,1/4" UV Black Tubing,Santoprene	6	Lump Sum		
TOTAL					

Scope of Work to be Done

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 1-28-2026

Company/Vendor Name: South Texas Pools

Printed Name and Title: Royce Norman

Authorized Signatory: Royce Norman

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: South Texas Pools
(Full, correct legal name)

- Address: 28897 Orange Grove Rd. LaFeria Tx 78559
- Telephone/Fax: 956-797-1190
- Email address: Royce@SouthTexasPools

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? LaFeria Tx

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Royce Norman
Address: 28897 Orange Grove Rd LaFeria Tx
Telephone: 956-797-1190
Fax: _____
Email: Royce@SouthTexasPools.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓).
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
South Texas Pools

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Royce Norman, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of South Texas Pool, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign Royce Norman

Title President

Subscribed and sworn to me this 28 day of July 2026

By: Teresita Garcia

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

Notary Public

4820331

April 9, 2030

HOUSE BILL 89 VERIFICATION

I, Royce Norman, the undersigned representative of South Texas Pools, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Royce Norman

SIGNATURE OF COMPANY REPRESENTATIVE:

Royce Norman

TYPE/PRINT NAME AND TITLE:

7-28-2026

DATE:

SENATE BILL 13 VERIFICATION

I, Royce Norman, the undersigned representative of South Texas Pools, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Royce Norman

TYPE/PRINT NAME AND TITLE:

7-28-2026

DATE:

SENATE BILL 19 VERIFICATION

I, Ryan Nowak, the undersigned representative of South Texas Pools, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) *"Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.*

5) *"Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.*

6) *"Firearm entity" means:*
   a) *firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and*
   b) *a sport shooting range as defined by Section 250.001, Local Government Code.*

7) *"Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:*

   a) *is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;*
   b) *has two or more firearm entities as members; and*
   c) *is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.*

Royce Norman

SIGNATURE OF COMPANY REPRESENTATIVE:

Royce Norman

TYPE/PRINT NAME AND TITLE:

7-28-2026

DATE:

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

None

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

None

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

None

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Name of signatory

Signature

7-28-2026

Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1494459

Date Filed:
07/28/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

South Texas Pools
La Feria , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Bid 2026-14
Edinburg Fountain Pool Filtration Improvements

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Roger Norman, and my date of birth is 11-13-1979.

My address is 28997 Orange Grove Rd, La Feria, Tx, 78559, Cameron.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron County, State of Tx, on the 28 day of July (month), 2026 (year).

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

Teresita Garcia
Signature of authorized agent of contracting business entity
(Declarant)

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
South Texas Pools
28897 Orange Grove Rd,
La Feria, TX 78559

SURETY:
(Name, legal status and principal place of business)
Lexington National Insurance Corporation
11426 York Road, 2nd Floor
Cockeysville, MD 21030

OWNER:
(Name, legal status and address)
City of Edinburg,
Edinburg, TX

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Greatest Amount Bid (5% GAB)

PROJECT:
(Name, location or address, and Project number, if any)
Install new Swimming pool Filters and Pumps, Bid 2026-14 Fountain Pool Filtration Re-Bid (#4705), Edinburg, TX

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of July, 2026

	South Texas Pools
	(Principal) *(Seal)*
(Witness)	
	(Title)
	Lexington National Insurance Corporation
	(Surety) *(Seal)*
(Witness)	
	(Title) Attorney-in-Fact

LEXINGTON NATIONAL INSURANCE CORP. INCORPORATED 1989 FLORIDA

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init. /

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061110

IMPORTANT NOTICE – THIS POWER OF ATTORNEY IS VOID IF "LNIC Original" WATERMARK IS NOT PRESENT

POWER OF ATTORNEY

Lexington National Insurance Corporation

11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Gregory Klement

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORP. INCORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline
Notary

MEGAN A. SCHWABLINE NOTARY PUBLIC EXPIRES: 01-08-2028 HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 5th day of March, 2026.

Lisa R. Slater, Vice President/Secretary

Attached to bond signed this 28th day of July, 2026

F:\lnic\Power of Attorney form CS 2021 with Watermark Seal

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company. If you don't, you may lose your right to appeal.

Lexington National Insurance Corporation
To get information or file a complaint with your insurance company:

Call: Mark Holtschneider at 410-625-0800
Toll-free: 410-625-0800
Online: lexingtonnational.com
Email: mark@lnic.com
Mail: Lexington National Insurance Corporation, 11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

The Texas Department of Insurance
To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439
File a compliant: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: MC 111-1A, P.O. Box 149101, Austin, TX 78714-9091

STATEMENT OF BIDDER'S QUALIFICATIONS

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	South Texas Pools		
Corporate Office	La Feria		
Name:	Royce Norman	Phone number:	956-730-6588
Title:	President	Email address:	royce@southtexaspools.com
Business address of corporate office:	28897 Orange Grove Rd. La Feria Tx 78559		
Local Office	La Feria Tx.		
Name:	South Texas Pools	Phone number:	956-730-6588
Title:	President	Email address:	royce@southtexaspools.com
Business address of local office:			

1.02 Provide information on the Business's organizational structure:

Form of Business:	☐ Sole Proprietorship ☐ Partnership ☑ Corporation Scorp.		
☐ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
	1.		
	2.		
	3.		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	1982	State in which Business was formed:	
Is this Business authorized to operate in the Project location?	☐ Yes ☐ No ☐ Pending		

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:		Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:	Royce Norman	Title:	President 100%
Authorized to sign contracts: ☑ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business, if applicable:

Name of License:	Pool Construction		
Licensing Agency:			
License No:		Expiration Date:	
Name of License:			
Licensing Agency:			
License No:		Expiration Date:	

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☑ Small Business Enterprise	SBA. Small Business	
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		
☐ Other		
☐ None		

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	Royce Norman, Rudy Miranda		
Safety Certifications			
Certification Name		Issuing Agency	Expiration
OSHA 40			

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year	2024			2025			2026		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
South Texas Rock			.01			.01			.01

ARTICLE 5—FINANCIAL

5.01 Provide Annual Gross Revenue (Past Year): ☐ $100,000 or less ☐ $100,000 - $500,000 ☐ $500,000 - $1,000,000 ☑ $1,000,000 - $5,000,000 ☐ $5,000,000 and over

5.02 Will bidder/proposer provide copy of its financial statements for the past two years, if requested by the City of Edinburg? ☑ Yes ☐ No

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	Aveta — See Bond.
Surety is a corporation organized and existing under the laws of the state of:	
Is surety authorized to provide surety bonds in the Project location?	☐ Yes ☐ No
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☐ Yes ☐ No	
Mailing Address (principal place of business):	

Physical Address (principal place of business):			
Phone (main):		Phone (claims):	

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider. See Insurance

Name of insurance provider, and type of policy (CLE, auto, etc.):	
Insurance Provider	Type of Policy (Coverage Provided)
Are providers licensed or authorized to issue policies in the Project location?	☐ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?	☐ Yes ☐ No

Mailing Address (principal place of business):			
Physical Address (principal place of business):			
Phone (main):		Phone (claims):	

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	15
Estimate of revenue for the current year:	3 million
Estimate of revenue for the previous year:	5 million

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project:	45 years		
As a general contractor:	Yes	As a joint venturer:	
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:			
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☒ No			

Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☑ No
Been released from a bid in the past 5 years? ☐ Yes ☐ No
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☑ No
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☐ No
Been a party to any currently pending litigation or arbitration? ☐ Yes ☐ No
Provide full details in a separate attachment if the response to any of these questions is Yes.

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

This Statement of Qualifications is offered by:

Business: South Texas Pools
(typed or printed name of organization)

By: Rayne Rasmussen
(individual's signature)

Name: Rayne Rasmussen
(typed or printed)

Title: President
(typed or printed)

Date: 7-28-2026
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address for giving notices:

_____

_____

_____

Designated Representative:

Name: Royce Norman
(typed or printed)

Title: President
(typed or printed)

Address: 28897 Orange Grove Rd.

LA Feria TX, 78559

Phone: _____

Email: _____

Schedule A—Current Projects See Resumé

Name of Organization				
Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Schedule B—Previous Experience with Similar Projects See Resumé / Project List.

Name of Organization					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Schedule B—Previous Experience with Similar Projects See Project List.

Name of Organization				
Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Schedule C—Key Individuals

Project Manager			
Name of individual	Rowdy Miranda.		
Years of experience as project manager	40 years		
Years of experience with this organization	25 years		
Number of similar projects as project manager	20 years		
Number of similar projects in other positions	20 years		
Current Project Assignments	Manages Construction		
Name of assignment		Percent of time used for this project	Estimated project completion date

Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Project Superintendent	Rowdy Miranda, Royce Norman		
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date

Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Safety Manager Beto Becanegra	
Name of individual	
Years of experience as project manager	40 years
Years of experience with this organization	40
Number of similar projects as project manager	40
Number of similar projects in other positions	100.

Current Project Assignments		
Name of assignment	Percent of time used for this project	Estimated project completion date

Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Quality Control Manager	
Name of individual	
Years of experience as project superintendent	
Years of experience with this organization	
Number of similar projects as project superintendent	
Number of similar projects in other positions	

Current Project Assignments		
Name of assignment	Percent of time used for this project	Estimated project completion date

Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

CERTIFICATE OF BIDDER'S EXPERIENCE & QUALIFICATIONS

The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the contract, licensed by the State of Texas to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities which may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 28 day of July, 2026

Name of Bidder

Signature of Bidder

President
Title of Signatory

END OF SECTION

EQUIPMENT & MATERIAL SUPPLIERS LIST

PURPOSE: To assist the Owner in determining the ability of each Bidder to properly fulfill the requirements of this proposed contract, the Bidder shall complete the following items. All questions must be answered and the data given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets as specified by 00420 Statement of Bidder's Qualifications. If, in the course of evaluating the bids, the Owner discovers that answers to these questions are false or misleading then the Owner reserves the right to reject the bid based on non-responsiveness. **This statement must be notarized.**

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising this Statement of Bidder's Qualifications.

A. EQUIPMENT AVAILABLE FOR THIS CONTRACT: The Bidder shall provide below a list of equipment available for use on this contract:

EQUIPMENT	OWN	RENT/LEASE (Supplier & Phone #)
I own all my Equipment	✓	
No Equipment Needed for this project.	✓	

Executed this: 28 Day of : July 20. 26

By: Royce Norman South Texas Pools
BIDDER

Title: President

NOTARY PUBLIC

State of Texas Comm Tx
County of: Cameron

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

Subscribed and sworn to before me this: 28 July 2026

Teresita Garcia 4820331 April 9-2030
NOTARY PUBLIC

END OF SECTION

CITY OF EDINBURG NON-BRIBERY MODEL FORM

[*Bidder's letterhead*]
South Texas Pools

[*Date*] 7-28-2026

[*Name and address*] 28897 Orange Grove Ct.

Dear [*Name of Owner*] : Royce Norman

The undersigned party certifies that [*Name of bidding company*] South Texas Pools complies with the following criteria:

1. They have not engaged and will not engage in bribery of officials related to potential or active City of Edinburg projects.

2. Respondents shall not offer gratuities, favors or any monetary value to any official or employee of the City for purpose of influencing the selection. Any attempt by any Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds from exclusion from the selection process. Once the project is advertised, there shall be no contact with any city official or employee unless using the formal process through the Purchasing Department. Failure to comply will result in the firm being disqualified from the process.

3. They have corporate policies that clearly prohibit the use of any bribery in a corporate activity.

4. They have neither been convicted of (nor found by a civil judgment to have committed) bribery of domestic officials, fraud, embezzlement, theft, forgery, destruction of records, making false statements to government officials, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty, within five years of the date of this certification.

Royce Norman
Printed name

Royce Norman
Signature

President
Position in bidding company

7-28-2026
Date

PERFORMANCE BOND

Contractor South Texas Pools Name: **[Full formal name of Contractor]** Address *(principal place of business)*: **[Address of Contractor's principal place of business]** 28897 Orange Grove Laferia Tx 78559	**Surety** Name: **[Full formal name of Surety]** Address *(principal place of business)*: **[Address of Surety's principal place of business]**
Owner Royce Norman Name: **[Full formal name of Owner]** Mailing address *(principal place of business)*: **[Address of Owner's principal place of business]** 28897 Orange Grove Laferia Tx 78559,	**Contract** Description *(name and location)*: **[Owner's project/contract name, and location of the project]** Contract Price: **[Amount from Contract]** Effective Date of Contract: **[Date from Contract]**

Bond

Bond **[Amount]** 5%

Date of Bond: **[Date]** 7-28-2026

(Date of Bond cannot be earlier than Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
South Texas Pools *(Full formal name of Contractor)*	*(Full formal name of Surety) (corporate seal)*
By: [signature] *(Signature)*	By: *(Signature) (Attach Power of Attorney)*
Name: Royce Norman *(Printed or typed)*	Name: *(Printed or typed)*
Title: President	Title:
Attest: [signature] *(Signature)*	Attest: *(Signature)*
Name: President *(Printed or typed)*	Name: *(Printed or typed)*
Title:	Title:

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
South Texas Pools
28897 Orange Grove Rd,
La Feria, TX 78559

SURETY:
(Name, legal status and principal place of business)
Lexington National Insurance Corporation
11426 York Road, 2nd Floor
Cockeysville, MD 21030

OWNER:
(Name, legal status and address)
City of Edinburg,
Edinburg, TX

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Greatest Amount Bid (5% GAB)

PROJECT:
(Name, location or address, and Project number, if any)
Install new Swimming pool Filters and Pumps, Bid 2026-14 Fountain Pool Filtration Re-Bid (#4705), Edinburg, TX

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of July, 2026

	South Texas Pools
	(Principal) *(Seal)*
(Witness)	
	(Title)
	Lexington National Insurance Corporation
	(Surety) *(Seal)*
(Witness)	
	(Title) Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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061110

IMPORTANT NOTICE – THIS POWER OF ATTORNEY IS VOID IF "LNIC Original" WATERMARK IS NOT PRESENT

POWER OF ATTORNEY

Lexington National Insurance Corporation

11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Gregory Klement

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORP. INCORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline

Notary

MEGAN A. SCHWABLINE NOTARY PUBLIC EXPIRES: 01-08-2028 HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 5th day of March, 2026.

Lisa R. Slater, Vice President/Secretary

Attached to bond signed this 28th day of July, 2026

F:\lnic\Power of Attorney form CS 2021 with Watermark Seal

PAYMENT BOND

Contractor South Texas Pools Name: **[Full formal name of Contractor]** Address *(principal place of business)*: **[Address of Contractor's principal place of business]** 28897 Orange Cove Laferia TX 78559	**Surety** Name: **[Full formal name of Surety]** Address *(principal place of business)*: **[Address of Surety's principal place of business]**
Owner Royce Norman Name: **[Full formal name of Owner]** Mailing address *(principal place of business)*: **[Address of Owner's principal place of business]** Same	**Contract** Description *(name and location)*: **[Owner's project/contract name, and location of the project]** Contract Price: **[Amount, from Contract]** Effective Date of Contract: **[Date, from Contract]**

Bond

Bond **[Amount]** 5%

Date of Bond: **[Date]** 7-28-2026

(Date of Bond cannot be earlier than Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
South Texas Pools *(Full formal name of Contractor)*	*(Full formal name of Surety) (corporate seal)*
By: Royce Norman *(Signature)*	By: *(Signature) (Attach Power of Attorney)*
Name: Royce Norman *(Printed or typed)*	Name: *(Printed or typed)*
Title: President	Title:
Attest: *(Signature)*	Attest: *(Signature)*
Name: *(Printed or typed)*	Name: *(Printed or typed)*
Title:	Title:

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

AFFIDAVIT OF INSURANCE

THE STATE OF TEXAS §
THE COUNTY OF Cameron § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared Royce Norman, who
[Affiant]

being by me duly sworn on his oath stated that he is President, of
[Title]
South Texas Pools
[Contractor's Company Name]

the Contractor named and referred to within the Contract Documents; that he is fully competent and authorized to give this affidavit and that the attached original insurance certificate truly and accurately reflects the insurance coverage that is now available and will be available during the term of the Agreement.

Royce Norman
[Affiant's Signature]

SWORN AND SUBSCRIBED before me on 7-28-2026.
[Date]

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

[Notary Seal]

Teresita Garcia
Notary Public in and for the State of TEXAS

Teresita Garcia
[Print or type Notary Public name]

My Commission Expires: April 9-2030
[Expiration Date]

END OF DOCUMENT

FORM OF BUSINESS

Please, fill in the appropriate area describing your firm's form of business and include the relevant attachments.

Corporation:

Corporate Name: South Texas Pools
State of Incorporation: Texas
Mailing Address: 28897 Orange Grove Rd, Laferia Tx 78559

- Certificate of Assumed Name, if operating under a name different than that on the corporate charter (the Certificate must have been issued within the past ten years to be valid)
- Certificate of Good Standing*
- Certificate of Existence (if non-Texas corporation, Certificate of Authority) *

Partnership/Joint Venture:

Partnership/Joint Venture Name: South Texas Pools
Mailing Address: _____

- Copy of the Partnership or Joint Venture Agreement, or Affidavit with the name of the partnership or joint venture, the names of the individual partners or participants in the joint venture, and a statement that the partnership or joint venture is in existence
- Certificate of Assumed Name, (the Certificate must have been issued within the past ten years to be valid)
- If firm is a limited partnership, the Certificate of Limited Partnership
- If any partner or joint venturer is a corporation, the above information relating to corporation must be included as to each sum partner or joint venturer.

Sole Proprietorship

Name: _____
Mailing Address: _____

- Certificate of Assumed Name, if operating under a name different than that of the sole proprietor (the Certificate must have been issued within the past ten years to be valid)

* *Must be furnished upon request of the Owner and must be less than 90 days old.*

Royce Norman
[Typed Name and Title of Authorized Representative]

[Signature of Authorized Representative]

7-28-2026
[Typed Date]

END OF DOCUMENT

Document 00640

CERTIFICATION REGARDING DEPARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The prospective participant certifies to the best of its knowledge and belief that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State, or local department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Section 1001, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

South Texas Pools
[Typed Name of Company:]

Royce Norman President
[Typed Name & Title of Authorized Representative]

Royce Norman 7-28-2026.
[Signature of Authorized Representative] [Date]

If unable certify the above statements, explanation is attached.

END OF DOCUMENT

of Work or payment to Contractor shall be deemed to be other than on account of the earliest installment of the amount due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept Work or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

South Texas Pools, Rope Runner

EXECUTED by the parties in triplicate originals on this ____ day of _____, 2026.

CITY OF EDINBURG:

BY:_____
Myra Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956)383-5661
Fax: (956)383-7111

ATTEST:

BY:_____
Clarice Balderas, City Secretary

APPROVED AS TO FORM:

.

BY: _____
City Attorney
CITY OF EDINBURG:

:

BY:_____

Attachments: **Exhibit "A" Invitation to Formal Bid Form**
Exhibit "B" Certificate of Insurance

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/09/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Relation Insurance Services
5801 N 10th St Suite 600
McAllen TX 78504

CONTACT NAME: Patricia Cantu
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS: Pat.Cantu@relationinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Champlain Specialty Insurance Company	16834
INSURER B : Progressive County Mutual	29203
INSURER C : Texas Mutual Insurance Company	*22945
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Carlyon & Norman Enterprises, Inc., DBA: South Texas Pools
28897 Orange Grove Road
La Feria TX 78559

COVERAGES **CERTIFICATE NUMBER:** 26-27 GL/ Auto/WC **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. ***Not Applicable in WY**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR $5000 ded per occurrence GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER Pol Agg Limit $5,000,000			CSAR-CGL-0007670-02	06/24/2026	06/24/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Per Project/Location Aggregate	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			999287466	06/24/2026	06/24/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		0001157124	05/18/2026	05/18/2027	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: 1945A - TMISD - Natatorium Renovations

General Liability: Includes Blanket Additional Insured per Form CG2010-0413 per written contract: Blanket Additional Insured Completed Operations per Form CG2037-0413 per written contract; WOS per Form CG2404-0509 when required by written contract. Primary Noncontributory as per Form CG2001-0413 per written contract. Business Auto: Includes Blanket Additional Insured per Form 2366 02 11 and Blanket Waiver of Subrogation per Form 2367 06 10. Workers Compensation: Includes Blanket Waiver of Subrogation as per form WC420304B per written contract.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jon Cooper

ACORD 25 (2025/12)

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TexasMutual®

WORKERS' COMPENSATION AND EMPLOYERS LIABILITY POLICY

WC 42 03 04 B
Insured copy

TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ( ) Specific Waiver
   Name of person or organization
   (X) Blanket Waiver
   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations: ALL TEXAS OPERATIONS
3. Premium:
   The premium charge for this endorsement shall be **2.00** percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.
4. Advance Premium: Included, see Information Page

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)
This endorsement, effective on 5/18/26 **at 12:01 a.m.** standard time, forms a part of:

Policy no. 0001157124 of Texas Mutual Insurance Company effective on 5/18/26

Issued to: CARLYON & NORMAN ENTERPRISES INC

DBA: SOUTH TEXAS POOL SUPPLY

This is not a bill

Jeanette Ward

Authorized representative

5/18/26

NCCI Carrier Code: 29939

PO Box 12058, Austin, TX 78711-2058
texasmutual.com | (800) 859-5995 | Fax (800) 359-0650

CONFLICT OF INTEREST DISCLOSURE

Prospective contractors should carefully consider whether any of their activities may give rise to an improper conflict of interest situation. Conflict of interest situations that are not properly addressed can result in a loss of funding to a specific program and/or to the City of Edinburg, and in some cases can result in civil or criminal liability.

Organizations that may enter into a contract with the City of Edinburg should examine the following:

- Are any employees or board members of the organization,
  - a City of Edinburg employee or consultant who exercises program or project specific functions as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Are any immediate family members or business associates of my employees or board member's,
  - a City of Edinburg employee or consultant who participates in the City's selection or award process as part of their City position?
  - a member of a Board, Council or Committee that may participate in the City's selection or award process?
  - a City Official?

- Will any of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- Will any immediate family members or business associates of my employees or board members receive a financial interest or benefit from any project funded and administered through the City (other than employee salaries or personnel benefits)?

- To my knowledge, will my program or project have a financial effect on a City official or employee who exercises City-related functions, or an immediate family member or business associate of such person? For example, will any of these persons be receiving rental payments, other business income, or program services from my company or services offered?

If you can answer "yes" to any of these questions, it is possible that there may be a conflict of interest. You should review the rules below to determine whether an actual conflict situation is raised, and, if so, what action needs to be taken to avoid a violation of the law. You should contact City staff immediately if you suspect that there might be an issue.

Any contractor entering into an agreement with the City will be required to warrant and represent, to the best of his/her knowledge at the time the contract is executed, he/she is not aware of any improper conflict of

interest as described. Also, the contract will obligate contractors to exercise due diligence to ensure that no improper conflict situations occur during the contract.

The following Federal, State and local regulations and policies, govern projects funded through the City of Edinburg:

* 2 CFR Part 200 [Subpart B 200.112 and Subpart D 200.318]
* Texas Local Government Code Chapter 171.004
* City of Edinburg Policies & Procurement Manual

Certification:

I, the undersigned, certify and report that to the best of my knowledge,

☑ I have no conflict of interest to disclose

☐ I have the following conflict of interest to disclose:

_____

_____

_____

Date: 1-28-2026

Company/Vendor Name: South Texas Pools

Printed Name and Title: Royce Norman

Authorized Signatory: Royce Norman

COMPANY PROVIDING PROPOSAL GENERAL QUESTIONNAIRE

1 Name/Name of Agency/Company: South Texas Pools
(Full, correct legal name)

- Address: 28897 Orange Grove Rd. LaFeria Tx 78559
- Telephone/Fax: 956-797-1190
- Email address: Royce@SouthTexasPools

2. Does your Company anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months that may affect the organization's ability to carry out its submittal?
Yes____ No✓

3. Is your Company authorized and/or licensed to do business in Texas? Yes✓ No____

4. Where is the Company's corporate headquarters located? LaFeria Tx

5. a. Does the Company have an office located in Edinburg, Texas? Yes____ No✓

b. If the answer to the previous question is "yes", how long has the Company conducted business from its Edinburg office? _____ (years) _____ (months)

c. State the number of full-time employees at the Edinburg office. _____

6. Has the Company or any of its principals been debarred or suspended from contracting with any public entity? Yes____ No✓

If yes, identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension. _____

7. Indicate person whom The CITY may contact concerning your submittal.

Name: Royce Norman
Address: 28897 Orange Grove Rd LaFeria Tx
Telephone: 956-797-1190
Fax: _____
Email: Royce@SouthTexaspools.com

8. Surety Information

Have you or the Company ever had a bond or surety instrument "called," canceled, or forfeited?
Yes ( ) No (✓)
If yes, state the name of the bonding company, date, amount of bond and reason for such bond being "called," or its cancellation or forfeiture. _____

9. Bankruptcy Information

Have you or the Company ever been declared bankrupt or filed for protection from creditors under state or federal proceedings? Yes ( ) No (✓)
If yes, state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets. _____

10. Provide any other names under which your business has operated within the last 10 years.
South Texas Pools

LITIGATION DISCLOSURE FORM

Failure to fully and truthfully disclose the information required by this Litigation Disclosure form may result in the disqualification of your submittal from consideration or termination of the contract, once awarded.

1. Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

   Circle One YES (NO)

   1 Have you or any member of your Firm or Team to be assigned to this engagement ever been terminated (for cause or otherwise) from any work being performed for the CITY or any other Federal, State or Local Government, or Private Entity?

   Circle One YES (NO)

3. Have you or any member of your Firm or Team to be assigned to this engagement ever been involved in any claim or litigation with the CITY or any other Federal, State or Local Government, or Private Entity during the last ten (10) years?

   Circle One YES (NO)

If you have answered "Yes" to any of the above questions, please indicate the name(s) of the person(s), the nature, and the status and/or outcome of the information, indictment, conviction, termination, claim or litigation, as applicable. Any such information should be provided on a separate page, attached to this form and submitted with your submittal.

CITY OF EDINBURG **NONCOLLUSION AFFIDAVIT**

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF TEXAS

COUNTY OF HIDALGO

Royce Ramirez, being first duly sworn, deposes and says that: *(Name)*

(1) He is President of South Texas Pool, the Bidder that has submitted the attached Bid; (Company)

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid.

(4) Neither said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest , including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **CITY OF EDINBURG**, or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including affiant.

Sign Royce Ramirez

Title President

Subscribed and sworn to me this 28 day of July 2026

By: Teresita Garcia

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

Notary Public

4820331

April 9, 2030

HOUSE BILL 89 VERIFICATION

I, Royce Norman, the undersigned representative of South Texas Pools, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:**

1. Does not boycott Israel currently; and

2. Will not boycott Israel during the term of the contract.

3) Is not currently listed on the State of Texas Comptroller's Companies that Boycott Israel List located at https://comptroller.texas.gov/purchasing/publications/divestment.php

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.

Royce Norman

SIGNATURE OF COMPANY REPRESENTATIVE:

Royce Norman

TYPE/PRINT NAME AND TITLE:

7-28-2026

DATE:

SENATE BILL 13 VERIFICATION

I, Royce Norman, the undersigned representative of South Texas Pools, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Chapter 809, Government Code 2274:**

1) **does not boycott energy companies and;**

2) **will not boycott energy companies during the term of the contract.**

Pursuant to Section 2274.001, Texas Government Code:

1. "Boycott energy company" has the meaning assigned by Section 809.001; and

2. "Company" has the meaning assigned by Section 809.001, except that the term does not include a sole proprietorship.

SIGNATURE OF COMPANY REPRESENTATIVE:

Royce Norman

TYPE/PRINT NAME AND TITLE:

7-28-2026

DATE:

SENATE BILL 19 VERIFICATION

I, Ryan Norman, the undersigned representative of South Texas Pools, (Company or Business name) (hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2274:**

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and,

(2) will not discriminate during the term of the contract against a firearm entity or firearmtrade association.

Pursuant to Section 2274.001, Texas Government Code:

1) *"Ammunition" means a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile.*

2) *"Company" means a for-profit organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or associations that exists to make a profit. The term does not include a sole proprietorship.*

3) *"Discriminate against a firearm entity or firearm trade association":*
   - a) *means, with respect to the entity or association, to:*
     - i) *refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association;*
     - ii) *refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or*
     - iii) *terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; and*
   - b) *does not include:*
     - (i) *the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; and*
     - (ii) *a company 's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship:*
       - *(aa) to comply with federal, state, or local law, policy, or regulationsor a directive by a regulatory agency; or*

(bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity 's or association 's status as a firearm entity or firearm trade association.

4) "Firearm" means a weapon that expels a projectile by the action of explosive or expanding gases.

5) "Firearm accessory" means a device specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and an item used in conjunction with or mounted on a firearm that is not essential to the basic function of the firearm. The term includes a detachable firearm magazine.

6) "Firearm entity" means:
   a) firearm, firearm accessory, or ammunition manufacturer, distributor,wholesaler, supplier, or retailer; and
   b) a sport shooting range as defined by Section 250.001, Local Government Code.

7) "Firearm trade association" means any person, corporation, unincorporated association,federation, business league, or business organization that:

   a) is not organized or operated for profit and for which none of its net earningsinures to the benefit of any private shareholder or individual;
   b) has two or more firearm entities as members; and
   c) is exempt from federal income taxation under Section 50l(a), Internal RevenueCode of 1986, as an organization described by Section 50l(c) of that code.

Royce Norman

SIGNATURE OF COMPANY REPRESENTATIVE:

Royce Norman

TYPE/PRINT NAME AND TITLE:

7-28-2026

DATE:

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

None

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

None

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

None

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Roger Norman — Name of signatory

Roger Norman — Signature

7-28-2026 — Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1494459

Date Filed:
07/28/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
South Texas Pools
La Feria , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Edinburg

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
Bid 2026-14
Edinburg Fountain Pool Filtration Improvements

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Roger Cannon, and my date of birth is 11-13-1979.

My address is 28987 Orange Grove Rd, La Feria, Tx, 78559, Cannon
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron, Tx County, State of Tx, on the 28 day of July (month), 2026 (year)

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

Teresita Garcia
Signature of authorized agent of contracting business entity
(Declarant)

SOUTH TEXAS POOLS

Royce Norman
Royce@southtexaspools.com
Cell: 956 730 6588
Office: 956 797 1190
Fax: 956 797 2414

Show Room / Office
3321 W Expressway 83
La Feria, Tx. 78559
www.southtexaspools.com

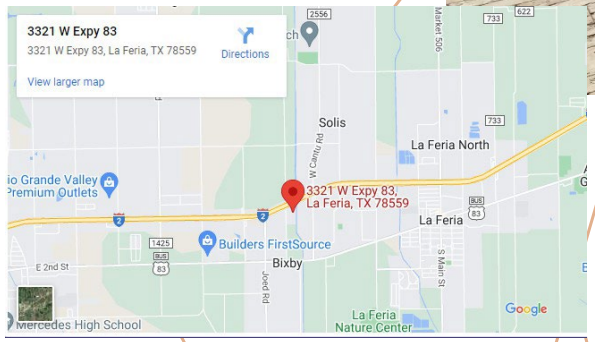
Mailing Address
28897 Orange Grove Road
La Feria, Tx. 78559





SOUTH TEXAS POOL

South Texas Pools located in LaFeria Tx. In the heart of the Rio Grand Valley, RGV, we cover the entire area the South Texas from McAllen to Brownsville and South Padre Island areas. Also areas Like Corpus Christi, Rio Grand City, and Laredo. We specialize in Swimming Pool Construction Residential and Commercial.





Target Scope of Work Objectives:

- Swimming Pool Construction Commercial
- Commercial Swimming Pools, Aquatic Centers
- Swimming Pool Residential
- Swimming Pool Remodels Commercial & Residential
- Splash Pads Commercial & Residential
- Outdoor Kitchens, Entertainment Areas
- Landscaping, Irrigation, Planting, Hardscapes
- Pergolas, Cover Canopies, Roof Structures
- Building Additions, Restrooms, Pool Houses
- Site Work, Demo Work, Retaining walls
- Patio Areas, Flooring Areas, Fireplaces, Chimneys
- Tile Work, Stonework, Paver installation, Flagstone
- Fountains, Water Features, Waterfalls
- Travertine, Limestone, Brick flooring, Kool Deck Flooring



Showroom & Office Pictures



Mr. Royce Norman, President Owner

Texas A&M Graduate, Construction Engineering Degree Class of 02. Construction Management and Project Design Engineer and Construction Superintendent for 15 years. Work experience as a construction manager on various projects like, commercial office complex, apartment complex, and Government Support DOD, military facility, military airport construction, military troop support and industrial construction for 4 years over seas, Iraq.
Currently taking over and running / managing family business for the pass 12 years with work experience in Swimming Pool Construction, Swimming Pool Maintenance and Service / Repairs, Commercial Swimming Pool Construction. Our Business Model is a full-service swimming pool company with an in-house Design Team, Construction Managers, and in-house construction crews. My Role is Manage the day-to-day operations, sales, and work-flow and managing the business accounting and business development needed. Annual average projects completion is around 150 pool project yearly. Work and Projects are successfully started and completed with our 20 + in house employees, trucks, and equipment to run a successful swimming pool construction company. Typically we have 18 to 20 projects under construction and any given time. Also a member in United Aquatec Group, UAG.

Show Room / Office
3321 W Expressway 83
La Feria, Tx. 78559

Office 956 797 1190
www.southtexaspools.com

Mr. Kelly Norman, Co Owner

South Texas Pools, owner. Swimming Pool Service and Repair Business and Swimming Pool Construction Company. Been in the swimming pool industry for 45+ years. Started and formed the company as a repair and service business in 1982 and started building in 1992. Currently helps manage Accounting Task, Company Books / Finances, & Business Development. Also very in volved in the day to day operations. Active Member in United Aquatec Group UAG which is a buying group for large Pool Builders where elite pool companies are invited into and able to join this group, UAG. This helps us with preferred bulk pricing orders and purchases and business development recourses that is grouped together with a network of other Pool Builder throughout the nation.

Randy Miranda, Construction Superintendent

Construction Superintendent, Head of construction and field operations. With 40+ years experience and work in various swimming pool construction markets in California and Florida over the years, has been with South Texas Pools for the Pass 20 years and a key asset in managing the day-to-day construction responsibility needs. Over sees crews in the field and manages schedules and delivery and ordering of materials and all work-flow needs. Runs all of the residential construction project and some commercial projects as well.

Armando Flores, Construction Superintendent

Construction Superintendent, Handles workflow, scheduling, and permits. Large Project Construction Manager with 20 years experience. Has been with south Texas Pools for the past 5 years. Working as a tradesman and Field Construction Forman. Understands Large Commercial Construction from build large residential specialized projects to large scale Commercial work like School Project, Aquatic Centers, and Water Park project. Handles all of the Larger Projects and managing construction needs for these type of jobs and has a good attitude and the ability to get the job done.

Beto Bocanegra, Construction Superintendent

Construction Superintendent, Handles workflow, with different trads organizes field work and has been a great asset for the company for over 25 years. Well respect in the pool industry and with many years of hands-on experience and now as a manager is able to understand the work process and has a good eye for quality and attention to detail and communicating to the workers and understanding what it takes to get projects started and completed.

Terry Garcia, Secretary / Accounting Bookkeeper

Terry (a.k.a Super Secretary) has been a great asset. With 30+ years as a secretary and bookkeeper for many business over the years we for fortunate to hire her 1 year ago, after my first secretary for 25 years had retired. Terry has been able to learn quick and understand the Accounting and Bookkeeping side of the swimming pool business and the fast past of the company. She helps in managing the maintenance / pool service side of the business and also the construction side of the business. Very well round and helps us keep up with Payroll, Employees time sheets, accounts Receivables and accounts Payables.

Jaz Aceves, Design Lead / Sales and Project Coordinator

Swimming Pool and Hardscape and Landscape Designer. Designs all of the Residential and some commercial swimming pool projects. Deals with clients on design and backyard swimming pool project goals. Designs all projects with CAD software that give a #D and Plan view of the project and backyard designs. Able to prepare cost and quotes for these projects and handles task of pulling permits, submittals, ordering materials, and producing drawings for the clients and field construction managers. Helps manage new sale opportunities and current and on-going projects that are under construction. With this being his first job out of collage with a CAD Design Degree, he as over the past 5 years experience and as matured into a well round person able to fill the role as a CAD Designer / Project Coordinator for South Texas Pools.

Albert Aguirre, Equipment Operator, Delivery Driver, and Field Coordinator

With 35+ years as a construction equipment operator and truck diver, Albert has been asset with us for 8 years. He helps transport our equipment like excavators and bobcat skid steers and other equipment to the different projects during construction phases. He also runs our dump trucks and soil removal from each job. Also a skilled equipment operator in all equipment from Large Excavators, Backhoes, and Skid-steers. Performs the task of site work and grading out sites as needed. Also coordinates with trades and construction managers to deliver bulk materials to the jobsites, like Plumbing, Rebar, and travertine stone flooring, and other bulk soils / sand as needed. It's a very busy part of the job, delivery and running equipment, delivery of materials, over a covered radius of 80 miles. You can usually find him pulling a trailer with equipment and / or supplies on it for the trades in the field and helping them get what they need to perform the task.

Aldo Aguirre, Swimming Pool Maintenance Coordinator tech

Aldo not related to Albert has been a pool cleaning tech for 6 years and now helps manage the pool maintenance and service part of the business. Helps over see regular customer pool cleanings and repairs as needed. Helps manage 5 pool cleaning techs and 2 service and repair techs. Also helps with new pool completed project and helps clean and service new pools upon completion. Helps visit with customers and helps with new pool education for new customers ,we call it Pool School.

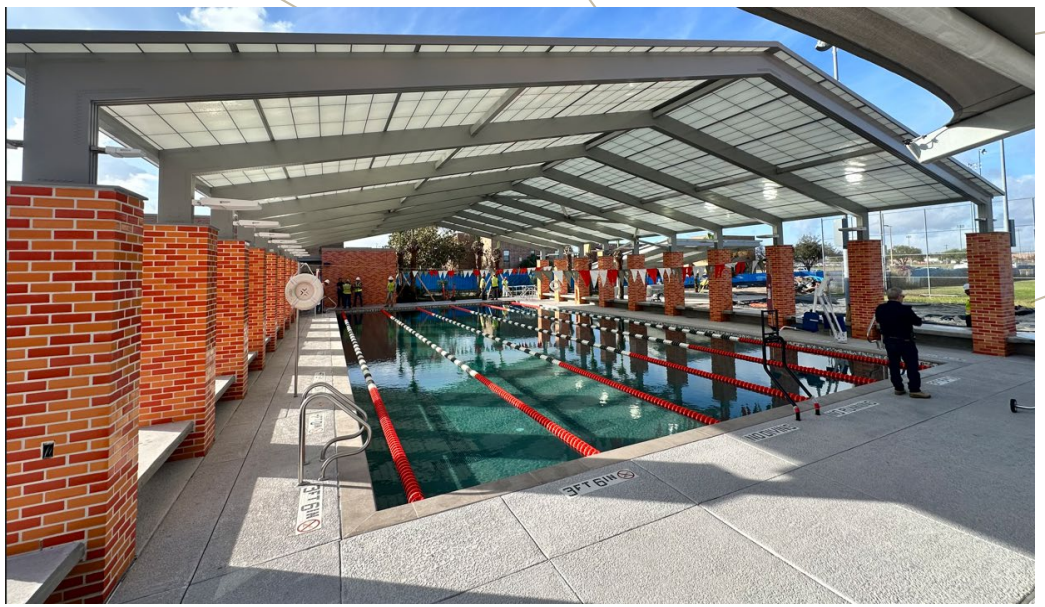
Show Room / Office
3321 W Expressway 83
La Feria, Tx. 78559

Office 956 797 1190
www.southtexaspools.com

- Commercial Swimming Pool and Aquatic Installation Project List
- School Districts Projects, City and County Project, Resort and Hotel Projects, and Spalash Pad for City Projects
- Project List performed by South Texas Pools will show casing project's Special Features and the Architects and Aquatic Engineers that we have work with over the years. This is a summary of projects scope of work, difficulty of the project, special feature associated with each project, and cost of projects.
- Summary and Values and Mission Statement



Pirate's Cove Water Park



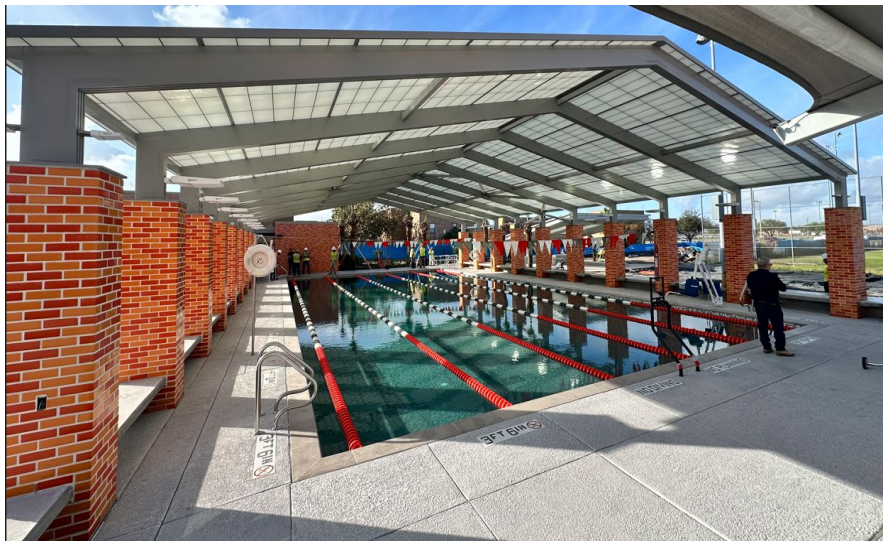
University of Texas UTRGV 5 Lane Lap Pool Rec Center Expansion Project

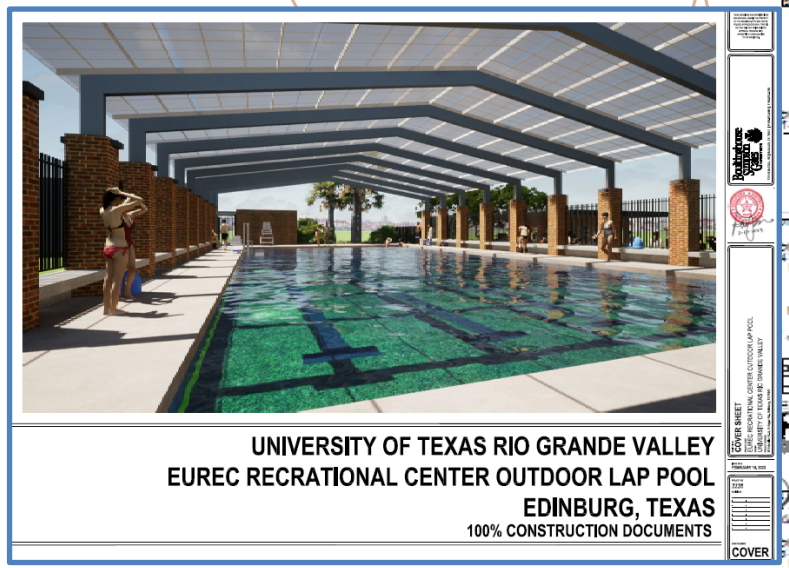


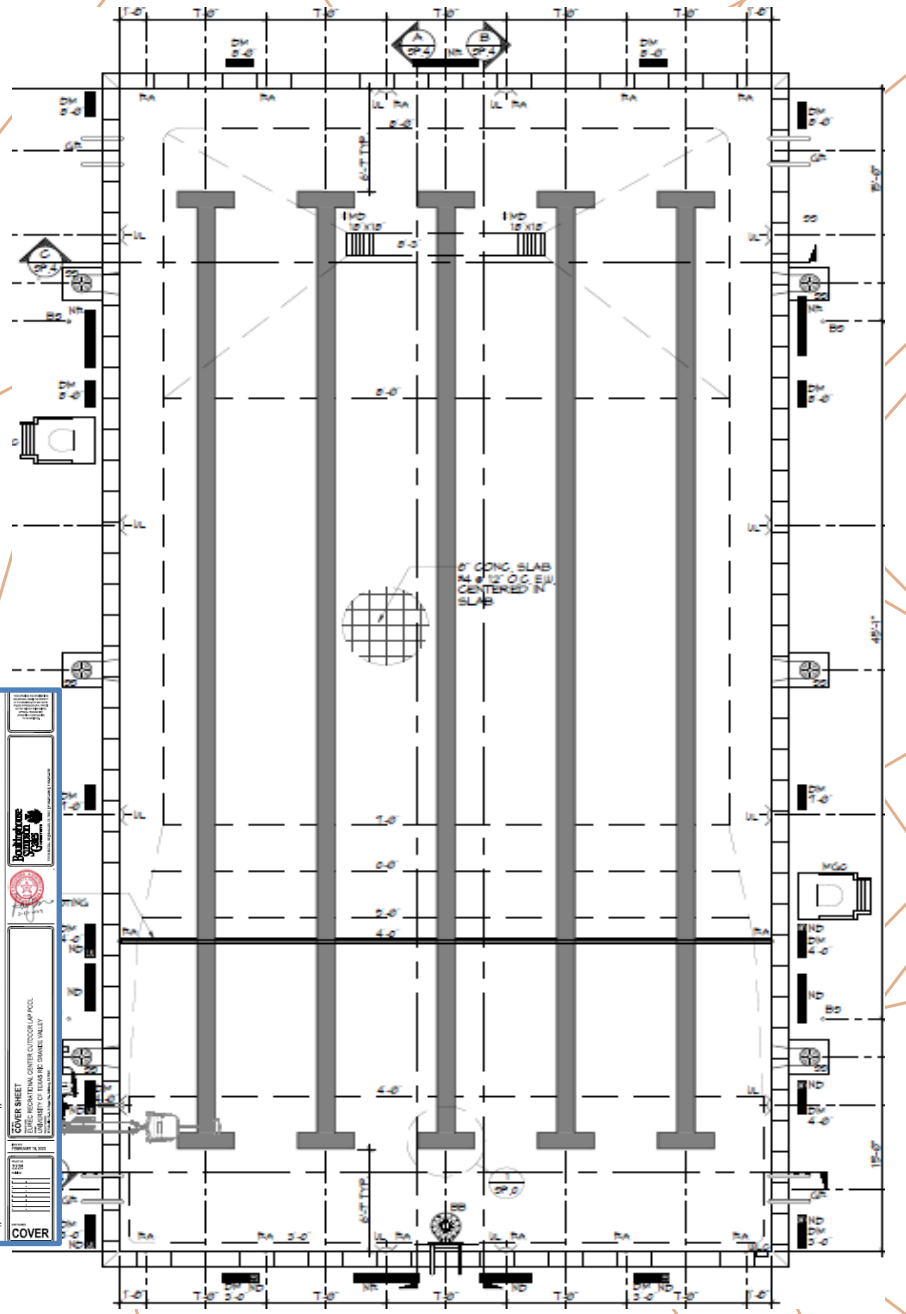
Tres Lagos Community Pool & Rec Center

University of Texas Rio Grand Valley UTRGV, Recreation Pool 5 lane Lap Pool

- **Project:** 5 lane Lap Pool Recreation Center Pool Expansion Project
- **Location:** 613 N. Sugar Rd, Edinburg Tx
- **Client:** UTRGV Rec Center Student Health and Services Department, D-Willison Construction. GC
- **Scope of Work:** Large rec pool for the University, 5 lanes of swimming with the pool depth being 4 feet to 8 feet deep. The shallow area consist of a basketball area. This was a two-step process where we poured the floors and shotcrete the walls. Installation of swim lane tile. Plumbing sizes ranged from 2" to 10". Coping was a cast concrete coping and decking system was Kool Decking and slot drain.
- **Architects:** Boultinghouse & Simpson & Gates, John Gates 956 630 9494
- **Engineer**: Aquatic Design Group, Gregory Ferrell and Project Lead Rick Jennings 760 473 5792
- **Cost:** $985,000.00 **Pool and Decking and Equipment**



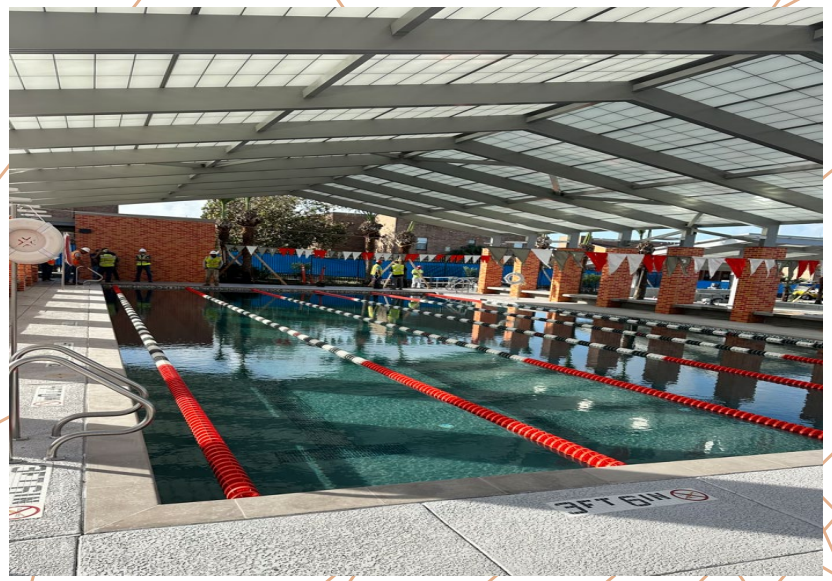


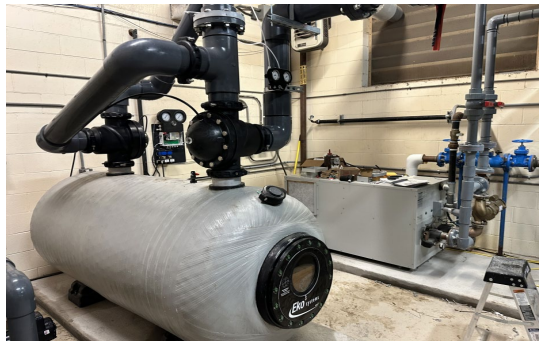


Architect's Rendering on the cover page of the plans and picture of final project completion

University of Texas Rio Grand Valley UTRGV, Recreation Pool 5 lane Lap Pool

• **Scope of Work:** Swimming Mechanical consist of 1 single horizontal sand filter EKO2 with diagram automatic valves. Circulation pump is a 7.5 hp Pentair aurora pump Class C Series. Becs'7 controller for filtration back wash operation and chimerical feeding. Had to plumb and pipe in a existing mechanical room that housed other pool equipment from a adjacent pool that was built in 1995. the challenges were the mechanical room had very limited access and had to build a wall support system because filter and heater was located on opposite of the room. Heater was 1.25 mil BTU heater. The Pool was difficult also with the closeness of the columns and surrounding pool and buildings. The University had to keep access and availability to the students open during construction. Quite Challenging project overall from start to finish, but was a success.





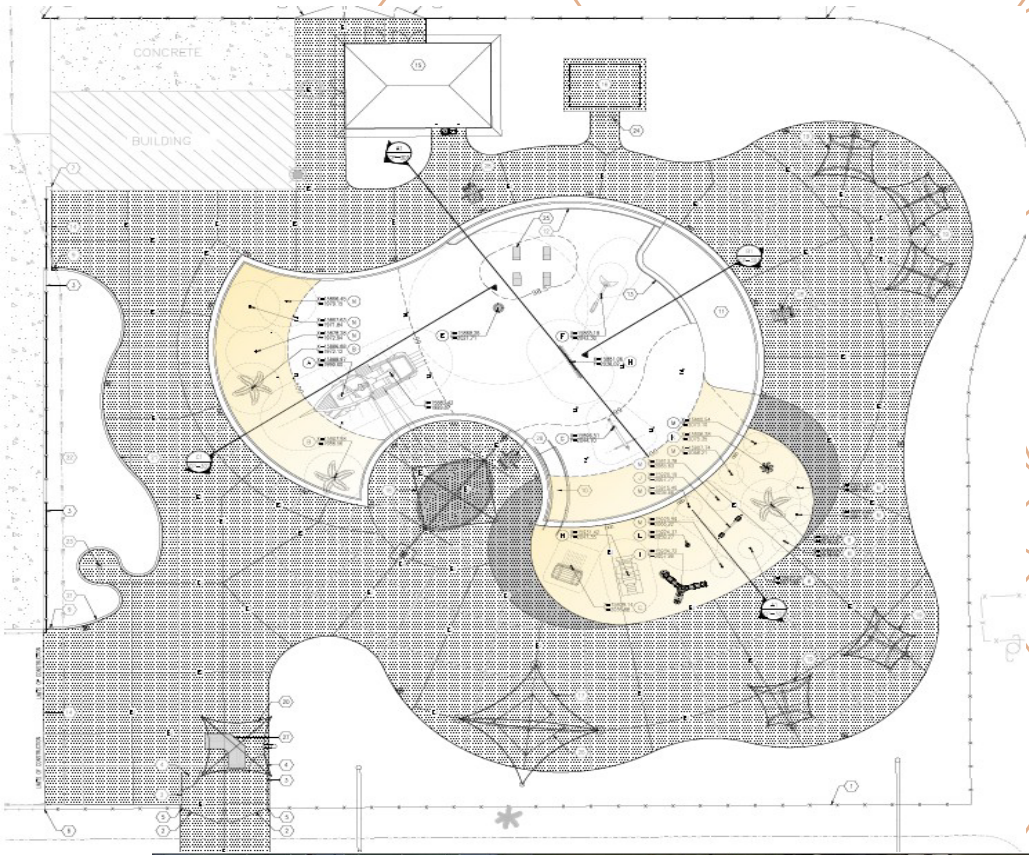






Pirate’s Cove Waterpark

- **Project:** Edinburg Splash Park / Waterpark Pirate’s Cove
- **Location:** 125 Mark Pena Dr Edinburg Tx
- **Client:** City of Edinburg, Parks & Rec Department.
- **Scope of Work:** Large commercial Pool 6,000 sq ft , with Vortex Splash features, Perimeter flow Stainless Steel Gutter System, Beach Entrance with Splash pad Features, Decking 24,000 sqft. With a center mass sail structure and 6 large shade structures, site improvements, including Upgraded electrical and water and sewer requirements, and fence and landscaping items. Also constructed new pump room building and all equipment for the structure. This was a very involved project. We the Prime General Contractors selected for the project directly with the City of Edinburg
- **Architects:** Brandstetter, and Carroll Aquatic Engineer, Charlie Schneider Phone. 859 248 6049
- **Cost:** $3,300,000.00 **Water Park , Splash Park**





Vortex Pirate Themed Platform and Interactive spray features and slide, Shade structures by USA Shades





Pirate’s Cove Waterpark

- **Scope of Work:** Built entire pump room with sunken lower are for pumps so they are below water level. Also two adjacent rooms for chlorine and acid storage with chemical feeders. Pump features are 7.5 hp EQ series pump powering water splash platform and Vortex water feature system and controller to be interactive play. Middle pump features for the splash pad with 3 stages of play options. Main Circulation 20 hp pump for water circulation and also a Medium Pressure Neptune Benson Ultraviolet light system. Filtration system is 2 double stacked horizontal filters by Stark / Pentair. Heating by Repack 2 million BTU High efficiency heater High Delta Model. Controller Bec's 7 controller to operate all items and chemical feeders.
- **NOTE:** Perimeter Overflow with Stainless Steel Gutter system, by Paddock, Seamless and custom made and installed, First Continues Radius Gutter System of it’s Kind!!

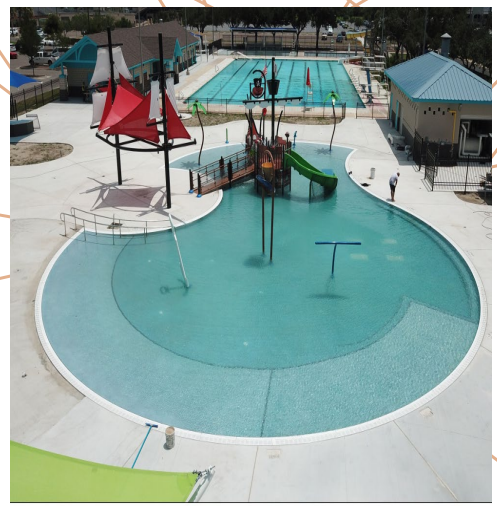








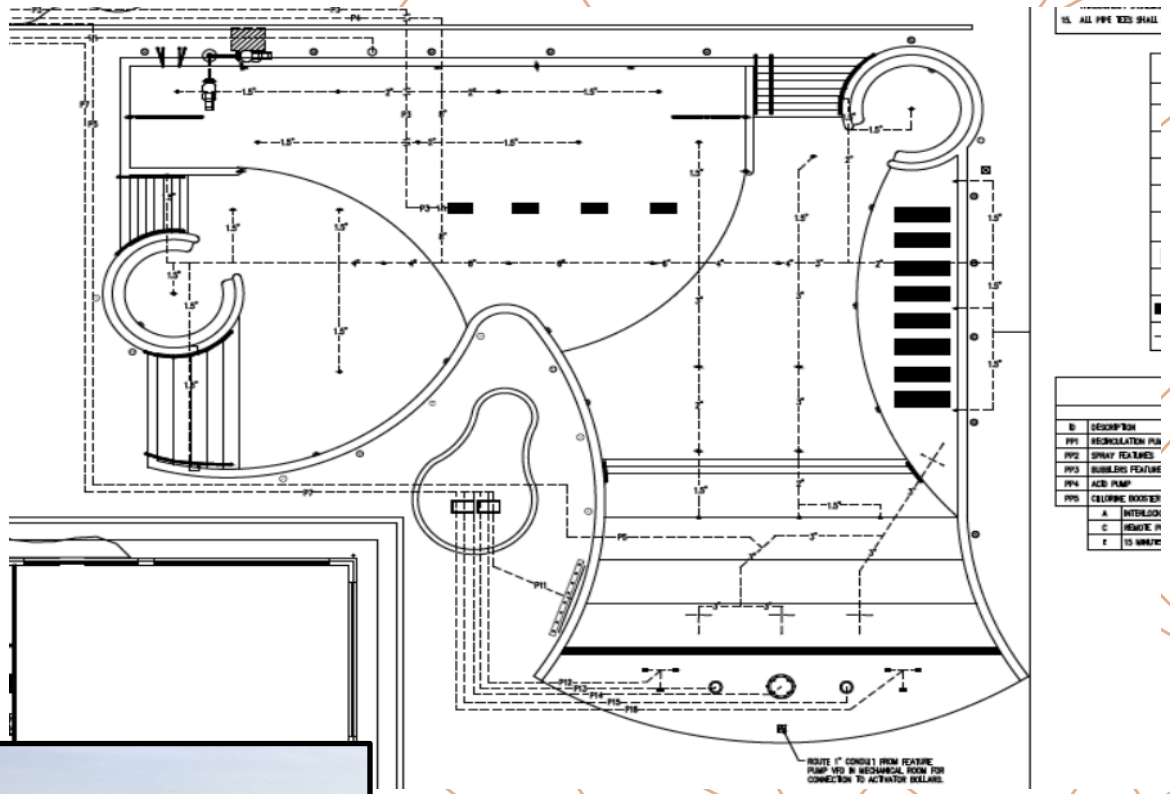




Tres Lagos Community Center Recreation Pool Area

Tres Lagos is a mastered planed Community with 3,000 + Homes with Shopping Centers and School districts located in one area

- **Project:** Tres Lagos Community Pool Aquatic Center
- **Location:** 1500 Tres Lagos Blv, McAllen, Tx
- **Client:** Mike Rodes, Owner and Developer CEO, 830 708 4255
- **Scope of Work:** Commercial Swimming Pool and Beach Entry, Swimming Lap area, Travertine Coping and Decking at 24,000 sq ft, Planters / hardscapes, and Equipment Room build out. Pool size 7,850 Sq. Ft 140' x 90, built by a two-step process where the floor is poured out then the walls are shotcrete, all sch 80 PVC ranging from 2" to 10" plumbing. Pump room has (2) double stacked filtration system and a 20hp circulation pump and (2) 7.5 hp pumps for water features, Some challenges were a add 2 million BTU heater and Glacier Chiller for water temp control, and automatic chemistry controls as well. We performed the entire work for the project for the pool construction and all the decking and all equipment for the project.
- **Architects:** Sam Garcia, 956 212 4930
- **Engineer**: Councilman & Hunsaker INC. Engineers Stacy Pye & Daniel and Barnard P.E office 314 894 1245
- **Cost:** $1,635,000.00 **Commercial Swimming Pool and Kiddy Play Area**













Splash Pad , Beach Entry to Pool Kiddy play Area

Vortex Splash Pad Equipment

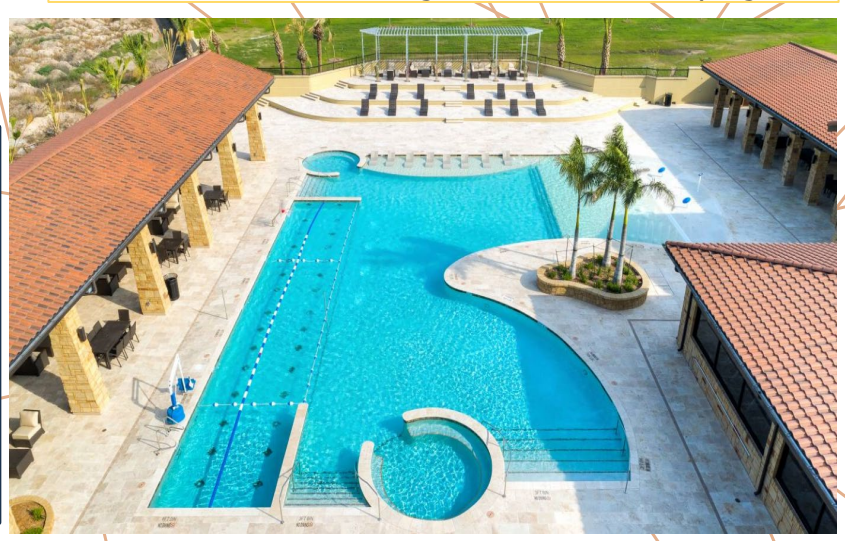
Tres Lagos Community Center Recreation Pool Area

- **Scope of Work:** Large Leisure pool 7,850sq ft. With 2 seating areas and swim lame, beach entrance with a kiddy splash pad area, also a large sunself for lounge seating, and 3 step entrances. Coping and Decking system is Travertine decking flooring paver installation 23,000 sq ft, *We did not do the structures, just everything else*



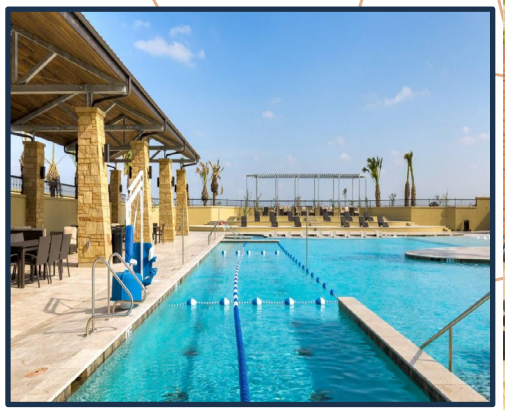


Raised platform area for multiple use for small bands and or ceremonies and weddings with an overhead pergola



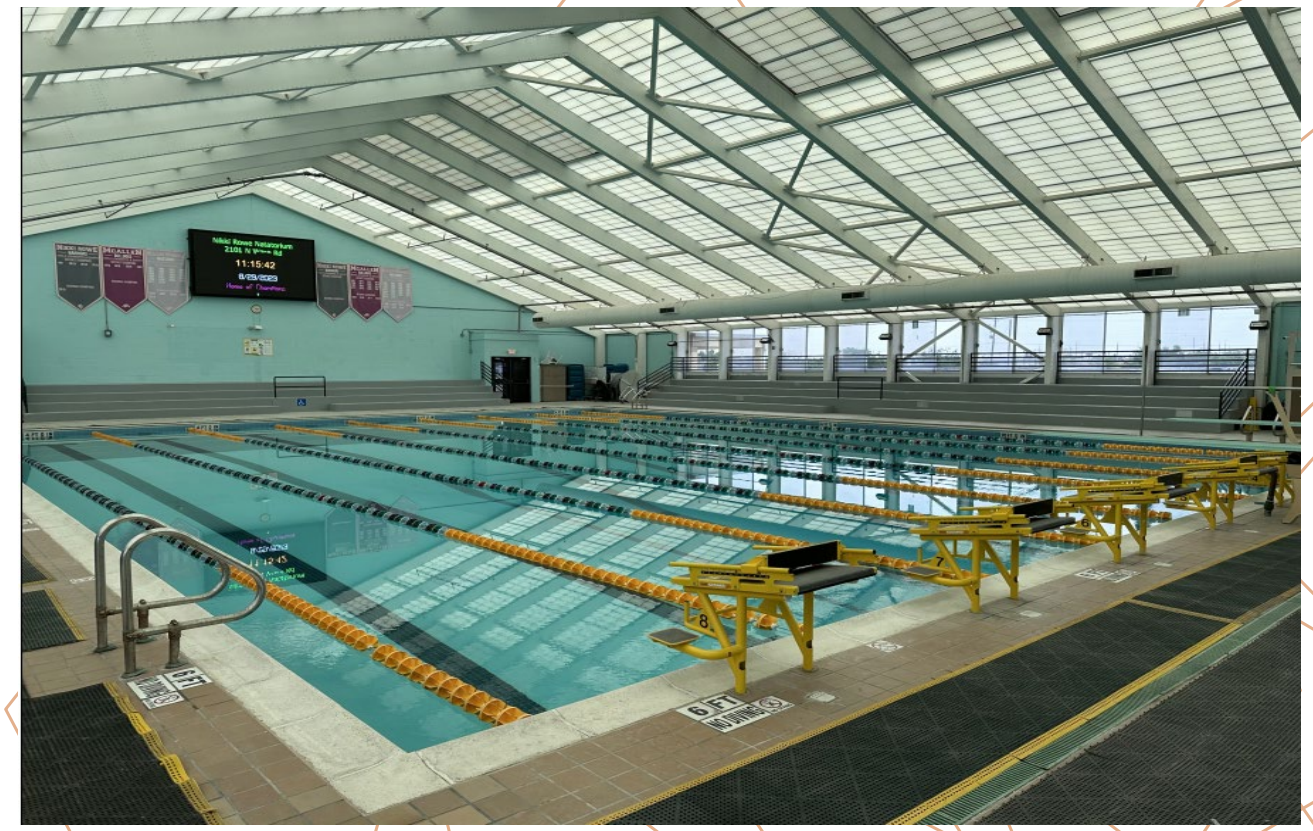


2 Swim Lanes



Nikki Row High School Natatorium

- **Project:** : Nikkie Row High School, McAllen Tx
- **Location:** 2101 N Ware Rd, McAllen T 78501
- **Client:** Nikkie Row High School , School District McAllen Tx, Mr. Trevino 956 605 9296
- **Scope of Work:** Large 8 lane pool inside a Natatorium Building, this was a remodel / renovation and project, complete chip out and replaster and tile, this project was a large pool with a 12-foot-deep end, Also a smaller pool that was 4 feet deep for practice. Changes of the project was to work during school was in session and meet a quick schedule for the pool to be ready for practice and competitions. The pool had so other items that we had to address like multiple leaks and we were able to fix 4 in the floor of the pool and one that was in the foundation of the storage room area adjacent to the coaches' office. Also included was the equipment set, we installed 2 large horizontal filters and 2 pumps 7.5hp for water circulation. Also installed a UV system and !.5 Mil BTU heater. Also the smaller pool was re plumbed and all new equipment as well. This was a fast-pace project that was difficult at times but was able to deliver it ahead of schedule. We were the GC on the project direct contract with the school district.
- **Engineer :** Brannon Corp Aquatics Travis Bozick PE office 903 597 6575, 903 597 2122
- **Cost:** $785,000.00 **Swimming Pool renovation**



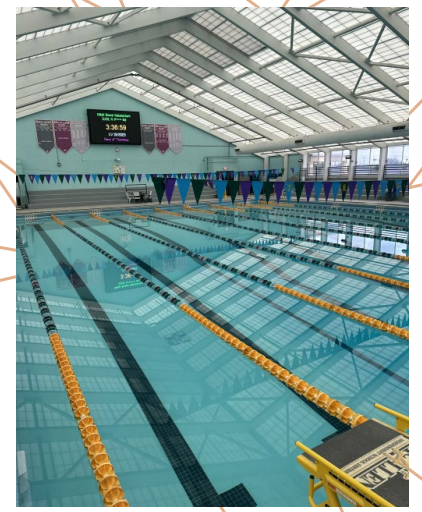










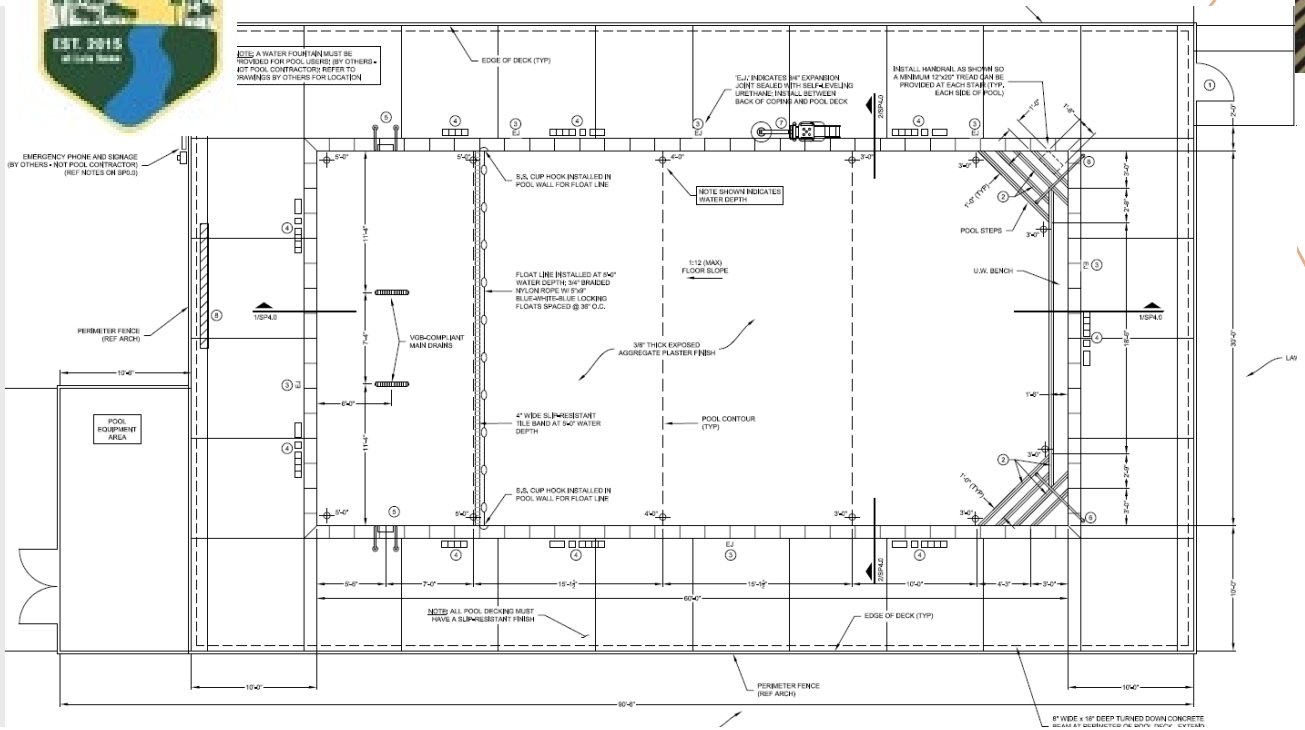


IDEA School District Camp Rio at Historic Lula Sams Nature and Educational Park

- **Project:** IDEA School District, Charter School, grades 1 – 12
- **Location:** Brownsville Texas, 200 South Railroad Rd
- **Scope of Work:** Large Commercial Pool 40 x 65 pool, and 8 foot deep with 15 foot of decking Kool deck around the pool. Recreation pool designed to me a multi use pool and where kids can lean to swim. Location was in the center of a nature park and in the middle of a wooded area, difficulties of the project was to not damage vegetation no more then the foot print of the project. Had to work with clint and environmental and naturalist to be has careful as possible to preserve the wooded area. Installed fencing and Shade Structures and all decking for the pool project
- **Architects:** GMS Architects , Rudy Gomez , Brownsville office 956 496 4900
- **Engineer**: Aqueous, Bryan Ziegler office 903 266 9089 , Aquatic Engineer
- **Cost:** $550,000.00 **Commercial Swimming**

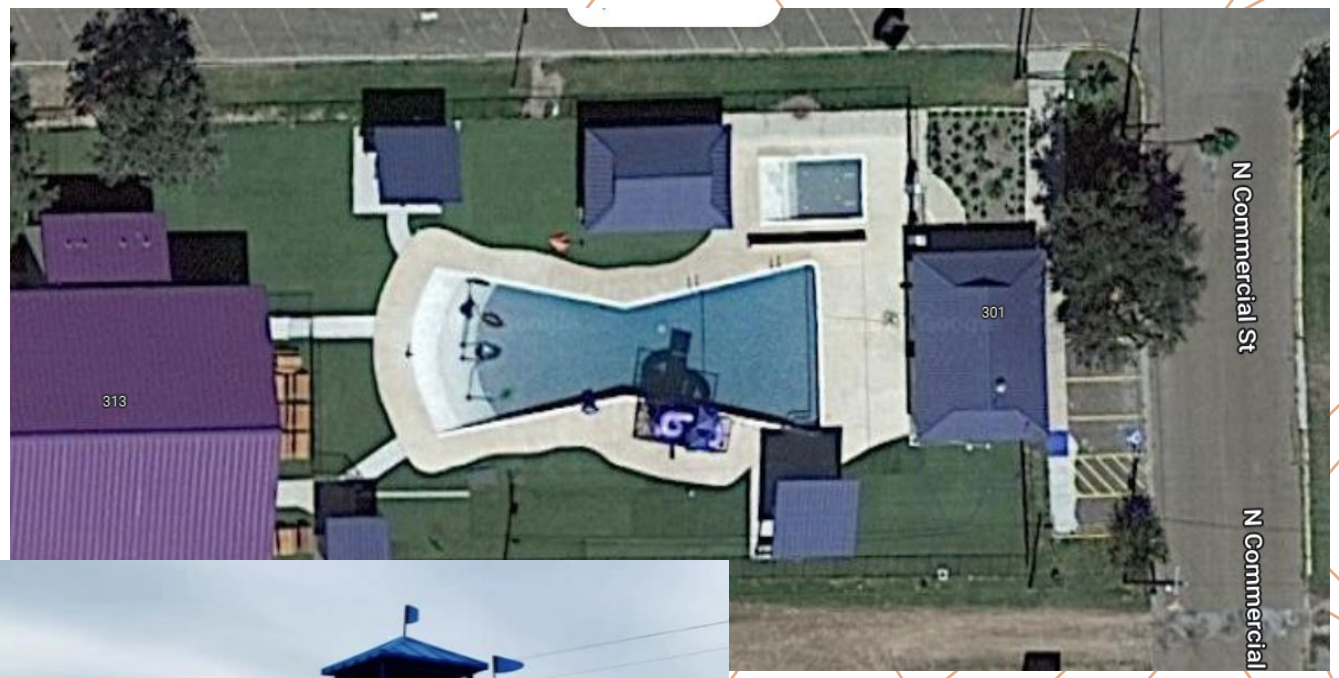


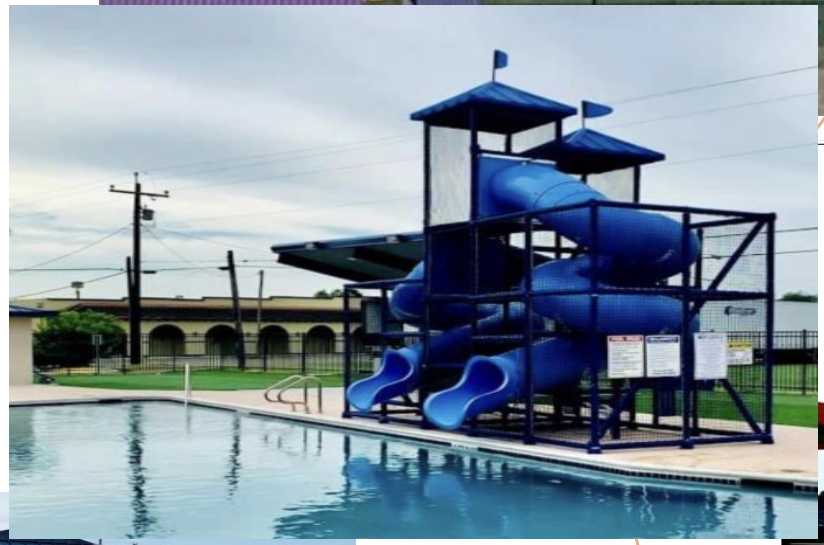




City of Edcouch City Pool Project, Splash Town Pool

- **Project:** City Of Edcouch Pool and **Splash Pad,** Parks Department
- **Location:** 605 N L street, Harlingen Tx 78550
- **Client:** Tri- Gen Contractors GC, George Gonzales 956 533 1919 , City Contact: Manny Dominguez Director of Aquatics and Park Facilities cell 956 261 2940
- **Scope of Work:** Large commercial pool and splash pad built into a New commercial pool and with large slide structure , Splash pad built into the beach entrance of the pool and play area, Also a separated kiddy pool for different age groups. Decking and landscaping and all commercial equipment pool equipment for a Recirculation system for single body of water. Decking is Kool Decking and cast concrete coping.
- **Architects:** Elie Alvarado cell 956 334 4145
- **Engineer**: Aqueous, Bryan Ziegler office 903 266 9089 , Aquatic Engineer
- **Cost:** $935,000.00 **Commercial Swimming pool and Kiddy Pool and Splash Pad and Water slides**









Kiddy Pool



- **Project Las Villas Resort, South Padre Island Tx.**
- **Client:** Paiz Development Group, SpawGlass GC
- **Scope of Work:** Commercial Swimming pool, pool 3,000sqft. Beach entry, 2 large Spas, and raised kid pool area. Also a decorative arbor, bathroom facility and pump room areas. Also an Indoor pool and swim jet pool and rec pool In doors. Inside of main building, Main pool all Kool Deck flooring system. Design and Build Project
- **Cost:** $705,000.00

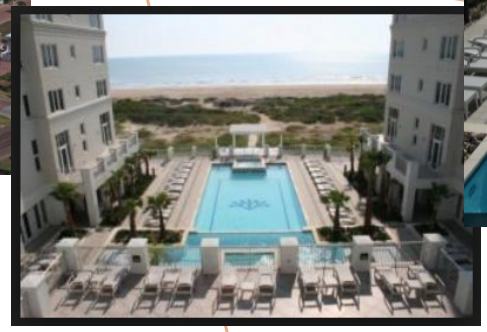


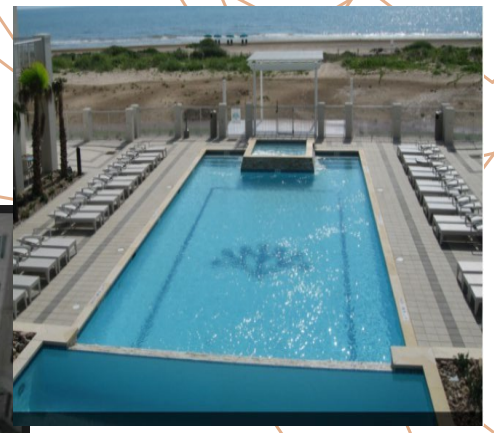




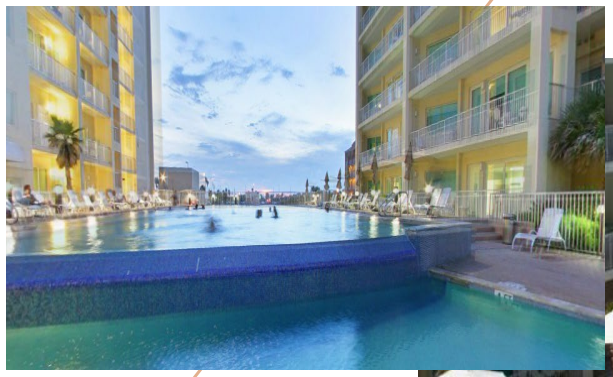
- **Project: Los Corales Resort, South Padre Island Tx.**
- **Scope of Work:** Commercial Swimming pool, pool 3,800sqft, Vanishing edge pool Upper level. Large lower level pool with hot tub. Decking system is brick pavers. Heigh end resort system pool, Custom Mosaic design and floor pattern. That is on two different levels. Specialty tile in the floor of the pool, Extra Large Spa, patio area is Brick Pavers
- Cost: $840,000.00

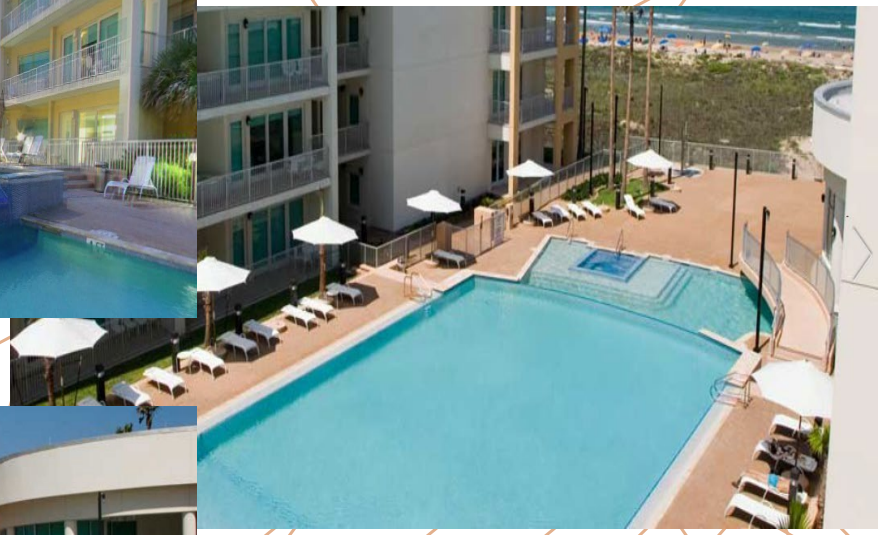


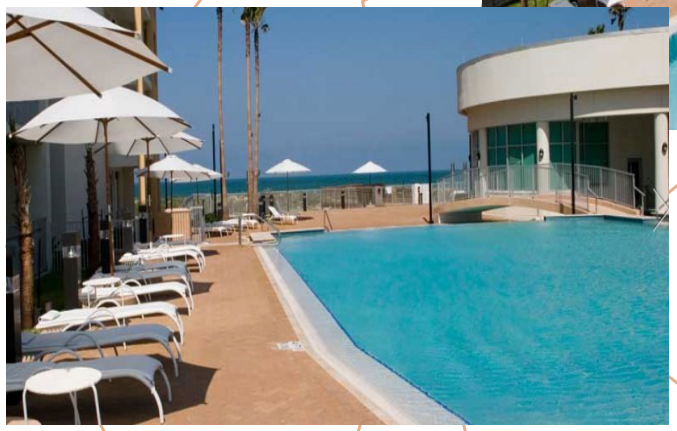


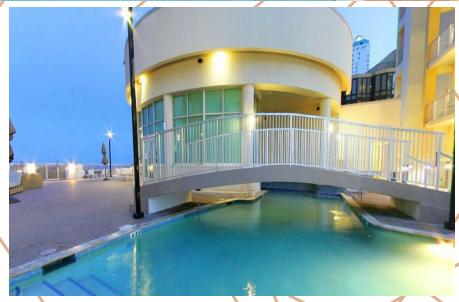


- **Project: Peninsula Condo Resort, South Padre Island Tx**
- **Location:** 304 Padre Blvd. SPI, Tx 78597
- **Client:** SpaGlass General Contractors, Director of operations, Rena Capistran cell 956 535 2370
- **Scope of Work:** Commercial Swimming pool, upper pool 5,600sqft, lower pool 1,400sqft pool Total 7,000sgft, Perimeter overflow gutter system, Vanishing edge pool, with 2 Large Spas hot tubs, and bridge over the pool and swim up bar, patio area brick pavers, with hardscapes and planning and retaining wall for the pool, All the decking is brick pavers, In House Design and Build Project, still the nice pool on SPI. Basically did everything expect the buildings.
- **Architect:** Armando Luis Architect Service, Brownsville
- **Engineer Structural**: David Day C.A.S.A Engineering cell 956 535 2697
- **Cost:** $1,335,000.00

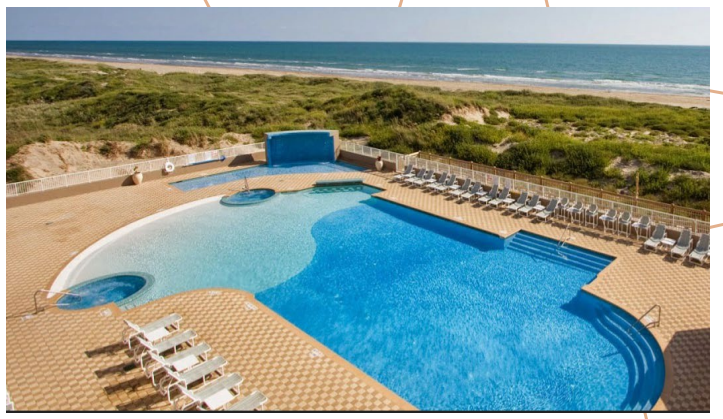








- **Project: Hilton Garden Inn, South Padre Island Tx,**
- **Location:** 7010 Padre Blvd, SPI
- **Client:** Berry Patel Owner , Mayor of SPI Developer, Builder
- **Scope of Work:** New Commercial Swimming Pool , Decking area, 200 ln ft of perimeter flow gutter system pool with 2 Spas hot tubs, Large Beach entry and steps , In addition is a Kiddy pool fountain splash , play area and cascade
- **Engineer Structural**: David Day C.A.S.A Engineering cell 956 535 2697
- **Cost:** $540,000.00





- **Project: Lon C Hill Commercial City Pool & Park**
- **Location:** 605 N L street, Harlingen Tx 78550
- **Client:** City of Harlingen Parks Department, Javier Mendoza Director of Parks, Harlingen, 956 216 5950
- **Scope of Work:** Large Commercial Reconstruction of the pool with all new plumbing and equipment 2 commercial horizontal filters and 2 circulation pumps 7.5 hp. All new Decking and plumbing, re-plasted and retiled city pool project. Also installed shade structures and fencing and grass and landscape around project, basically made the pool area new again
- **Engineering** Brannon Corp Aquatics Travis Bozick PE office 903 597 6575, 903 597 2122
- **Cost:** $835,000.00







- **Project: Margaret M. Clark Aquatic Facility**
- **Location:** 2901 FM 802 Brownsville Tx 78521
- **Client:** City of Brownsville, Director Silvia Gomez, office 956 698 0064
- **Scope of Work:** New Commercial Swimming Pool , Decking area, Addition therapy pool and recreation pool, and 20 meter pool 4 lanes, Commercial Aquatic Equipment, Also large Wheel Chair Entrance for access, 2 pour system floor then walls all cast in place floor and walls part of the building's foundation 2 to 3 foot thick, perimeter overflow system.
- **Cost:** $1,270,000.00

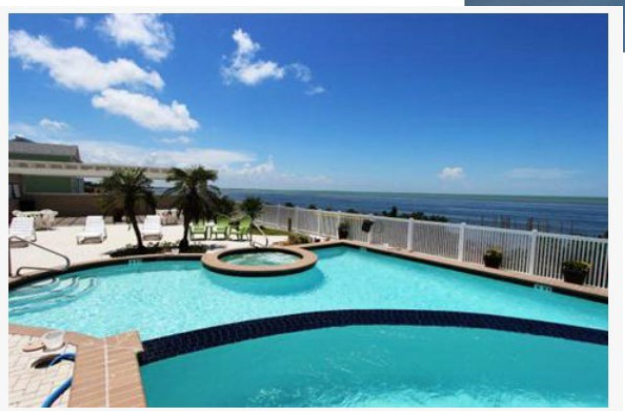
MARGARET M. CLARK
Aquatic Center





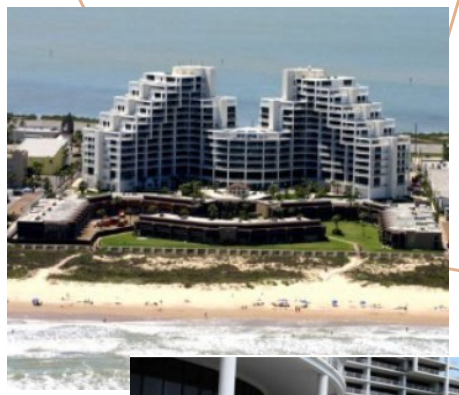
- **Project** Las Joyos at Port Isabel Tx
- **Scope of Work** Commercial Swimming pool, pool 1,100sqft, Raised upper pool with a vanishing edge spilling into the larger lower pool overlooking the bay. Also a 9 foot round Spa decking brick pavers
- **Cost:** $735,000.00







- **Project:** Sunchase IV, South Padre Island Tx.
- **Scope of Work:** Commercial Swimming pool, pool 2,800sqft, Complete Demo of existing pool and remove and constructed new pool. Including retaining walls pavers and pool equipment. Also New Spa and Kiddy Pool separated
- **Cost:** $840,000.00







Santa Rosa Splash Pad Destination Park

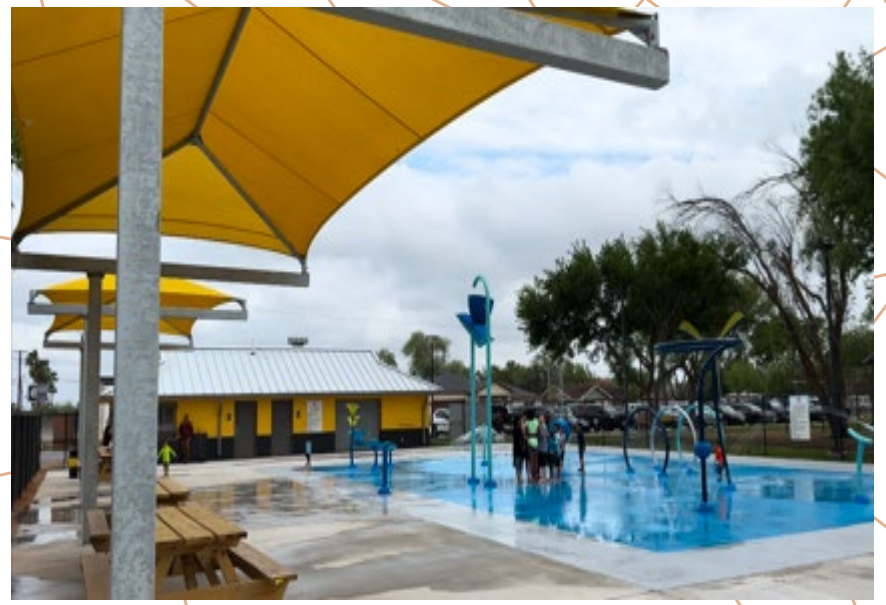
- **Project: :** Santa Rosa Park and Camron County Parks
- **Location:** 401 s Main St 506 FM, Santa Rosa Tx.
- **Client:** City of Santa Rosa Parks Department and Camron County
- **Scope of Work:** Large park Improvements, Splash pad and Decking / sidewalks, this is a full scale new recirculation splash pad with a custom built tank. This was at a existing park and we add this splash to this park. Challenges were to design and build the splash pad in the area needed and use the existing facility to house the pumps and equipment. The park had other work being performed and we had a strict deadline. Vortex equipment
- **Architects**: GMS Architects , Rudy Gomez , Brownsville office 956 496 4900
- **Engineer:** Aqueous, Bryan Ziegler office 903 266 9089 , Aquatic Engineer
- **Cost:** $615,000.00 **Splash Pad and Park Improvements**





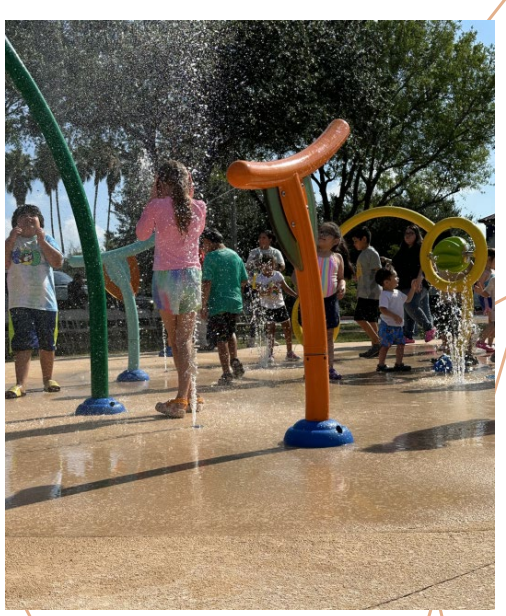






City Of Weslaco Splash Pad Gibson Park

- **Project: :** City of Weslaco Tx Park
- **Location:** 301 S Border Ave, Weslaco Tx 78596
- **Client:** City of Weslaco Parks Department
- **Scope of Work:** Smaller Splash pad installation designed for special needs and smaller kids. This was a special park and splash pad to build for the city. The City had to raise money and allocate funds to do this park improvement. Difficulties where we had to build the pad while the park was to remain open and we had to coordinate with city workers and Parks department to get the project completed. We also Designed build this project and helped the city with the plans and cost. Equipment was Vortex.
- **Architects**: South Texas Pools Design Build, Vortex supplier
- **Engineer:** City of Weslaco City Department,
- **Cost:** $245,000.00 **Splash Pad**







Grand Oping Day, Ribbon Cutting Ceremony, and first day of use , Large Turn of Kids and Parents



Lon C. Hill Park Splash Pad

- **Project: :** City Of Harlingen, Lon C Hill Commercial City Pool & Park
- **Location:** 605 N L street, Harlingen Tx 78550
- **Client:** City of Harlingen Parks Department, Javier Mendoza Director of Parks, Harlingen, 956 216 5950
- **Scope of Work:** Large commercial **Splash Pad** 2,500 sq ft with sidewalk and complete water features for the project, also canopies and picknick areas and fence enclosure. Recirculation system with underground storage tank and commercial equipment, filtration and UV system, and chemistry controlled, also site work and landscaping
- **Architects:** South Texas Pools, Design Build Project.
- **Engineer**: Water tech, water play design team, 1 888 890 6257, and city of Harlingen Engineering, David Day Consultant and structural Engineer 956 535 2697
- **Cost:** $815,000.00 **Splash Pad and Park Improvements**







Parked opened and 1 year later we installed some more walkways and added a textured kool decking finish to the surface and did some up grades to the existing pool located at this area

Reference Sheet / Info

Coliseum Hunsaker, Aquatic Engineers Staci Pye, Engineer, 314 894 1245 stacipye@chh2o.com

Aquatic Design Group ADG, California Gregory Ferrell and Project Lead Rick Jennings 760 473 5792 rjamieson@aquaticdesigngroup.com

Brandstetter, and Carroll Aquatic Engineer, Charlie Schneider cschneider@bciaep.com Phone 859 248 6049

Brannon Corp Aquatics. Travis Bozick PE office 903 597 6575, 903 597 2122 bozick@brannoncorp.com

Aqueous, aquatic engineer, Manager President Bryan Zeigler 903 266 9089 bz@aqueouseengineering.com

Architect Boultinghouse & Simpson & Gates, John Gates 956 630 9494 jgates@bsgarchitects.com

GMS, architecture firm, President Rudy Gomez 956 546 0110 rgv@gmsarchitects.com

Alvarado Architects, architecture firm, President Elie Alvarado 956 334 4145 eli@alvaradoarchitects.com

Architect Sam Garcia 956 212 4930 Designer and master plan Tres Lagos Development Sam@samgarciaarchitect.com

Andrew Heffner Landscape Architect , Heffner Design Group 956 212 3385 aheffner@heffnerdesignteam.com

City of Harlingen, Director of Parks, Javier Mendoza, 956 873 0119 jmendez@myharlingen.us

City of Edcouch, Manny Martinez Park Director, Manny 956 261 2940 Manny.Edcouch@us.org

City of Edinburg, Director of Parks Nicholus Villarreal, 956 381 5631 nicvillarreal@cityofedinburg.com

UTRGV, D Willson Construction GC, Claudio Claudio Velasco claudiov@dwilsonconstruction.com
Project Manger 956 369 7805
Arturo Perez arturop@dwilsonconstruction.com
Superintendent 956 600 9571

Rhodes Enterprise, Mike Rhodes CEO, Tres Lagos Development Owner Mike Rhodes 830 708 4255 Mike@mlrhodes.com

McAllen School District Nikki Row, Mr. Trevino 956 605 9296 ruben.trevino@mcallenisd.net

South Texas POOLS

Show Room / Office
3321 W Expressway 83
La Feria, Tx. 78559

Office 956 797 1190
www.southtexaspools.com

OVERVIEW & SUMMARY

South Texas Pools Business workload on an annual each year is typically average of 120 residential pools a year including New Pool Construction and Renovation Projects. Also, in a typical year we complete 4 to 5 larger pool projects for Hotels, Apartments, and/or Condo projects. Also each year we typically take on at least 2 to 3 larger High School swimming pool project, Municipality pool project, or a Waterpark of some kind, this could be a new project or a renovation.

CORE VALUES

Repairable swimming pool company with 45+ years of experience in the swimming pool and aquatic industry. With a reputation and the experience to take on any size of project for start to completion. A dedicated Management Team with core values in Quality Assurance and Attention to Detail. We understands the fast pace of the construction process and can perform the task at hand and ensure every project is a success and on schedule.

SUMMARY & MISSION STATEMENT

Full Scale Commercial and Residential Swimming Pool Company.
Specializes is all Aquatic related projects, from backyard swimming pools, commercial resort style pools, large municipality projects, and splash pad installations. Dedicated to the aquatic and swimming pool industry.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
South Texas Pools
28897 Orange Grove Rd,
La Feria, TX 78559

SURETY:
(Name, legal status and principal place of business)
Lexington National Insurance Corporation
11426 York Road, 2nd Floor
Cockeysville, MD 21030

OWNER:
(Name, legal status and address)
City of Edinburg,
Edinburg, TX

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Greatest Amount Bid (5% GAB)

PROJECT:
(Name, location or address, and Project number, if any)
Install new Swimming pool Filters and Pumps, Bid 2026-14 Fountain Pool Filtration Re-Bid (#4705), Edinburg, TX

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of July, 2026

	South Texas Pools
	(Principal) *(Seal)*
(Witness)	
	(Title)
	Lexington National Insurance Corporation
	(Surety) *(Seal)*
(Witness)	
	(Title) Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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061110

IMPORTANT NOTICE – THIS POWER OF ATTORNEY IS VOID IF "LNIC Original" WATERMARK IS NOT PRESENT

POWER OF ATTORNEY
Lexington National Insurance Corporation

11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Gregory Klement

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORP. INCORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline

Notary

MEGAN A. SCHWABLINE NOTARY PUBLIC EXPIRES: 01-08-2028 HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 5th day of March, 2026.

Lisa R. Slater, Vice President/Secretary

Attached to bond signed this 28th day of July, 2026

F:\lnic\Power of Attorney form CS 2021 with Watermark Seal

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company. If you don't, you may lose your right to appeal.

Lexington National Insurance Corporation
To get information or file a complaint with your insurance company:

Call: Mark Holtschneider at 410-625-0800
Toll-free: 410-625-0800
Online: lexingtonnational.com
Email: mark@lnic.com
Mail: Lexington National Insurance Corporation,11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

The Texas Department of Insurance
To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439
File a compliant: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: MC 111-1A, P.O. Box 149101, Austin, TX 78714-9091

STATEMENT OF BIDDER'S QUALIFICATIONS

ARTICLE 1—GENERAL INFORMATION

1.01 Provide contact information for the Business:

Legal Name of Business:	South Texas Pools		
Corporate Office	La Feria		
Name:	Royce Norman	Phone number:	956-730-6588
Title:	President	Email address:	royce@southtexaspools.com
Business address of corporate office:	28897 Orange Grove Rd. La Feria Tx 78559.		
Local Office	La Feria Tx.		
Name:	South Texas Pools	Phone number:	956-730-6588
Title:	President	Email address:	royce@southtexaspools.com
Business address of local office:			

1.02 Provide information on the Business's organizational structure:

Form of Business:	☐ Sole Proprietorship ☐ Partnership ☑ Corporation Scorp.		
☐ Limited Liability Company ☐ Joint Venture comprised of the following companies:			
	1.		
	2.		
	3.		
Provide a separate Qualification Statement for each Joint Venturer.			
Date Business was formed:	1982	State in which Business was formed:	
Is this Business authorized to operate in the Project location?		☐ Yes ☐ No ☐ Pending	

1.03 Identify all businesses that own Business in whole or in part (25% or greater), or that are wholly or partly (25% or greater) owned by Business:

Name of business:		Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			
Name of business:		Affiliation:	
Address:			

1.04 Provide information regarding the Business's officers, partners, and limits of authority.

Name:	Royce Normann	Title:	President 100%
Authorized to sign contracts: ☒ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	
Authorized to sign contracts: ☐ Yes ☐ No		Limit of Authority:	$
Name:		Title:	

ARTICLE 2—LICENSING

2.01 Provide information regarding licensure for Business, if applicable:

Name of License:	Pool Construction		
Licensing Agency:			
License No:		Expiration Date:	
Name of License:			
Licensing Agency:			
License No:		Expiration Date:	

ARTICLE 3—DIVERSE BUSINESS CERTIFICATIONS

3.01 Provide information regarding Business's Diverse Business Certification, if any. Provide evidence of current certification.

Certification	Certifying Agency	Certification Date
☐ Disadvantaged Business Enterprise		
☐ Minority Business Enterprise		
☐ Woman-Owned Business Enterprise		
☑ Small Business Enterprise	SBA. Small Business	
☐ Disabled Business Enterprise		
☐ Veteran-Owned Business Enterprise		
☐ Service-Disabled Veteran-Owned Business		
☐ HUBZone Business (Historically Underutilized) Business		
☐ Other		
☐ None		

ARTICLE 4—SAFETY

4.01 Provide information regarding Business's safety organization and safety performance.

Name of Business's Safety Officer:	Royce Norman, Rudy Menendez	
Safety Certifications		
Certification Name	Issuing Agency	Expiration
OSHA 10		

4.02 Provide Worker's Compensation Insurance Experience Modification Rate (EMR), Total Recordable Frequency Rate (TRFR) for incidents, and Total Number of Recorded Manhours (MH) for the last 3 years and the EMR, TRFR, and MH history for the last 3 years of any proposed Subcontractor(s) that will provide Work valued at 10% or more of the Contract Price. Provide documentation of the EMR history for Business and Subcontractor(s).

Year	2024			2025			2026		
Company	EMR	TRFR	MH	EMR	TRFR	MH	EMR	TRFR	MH
South Texas Rock			.01			.01			.01

ARTICLE 5—FINANCIAL

5.01 Provide Annual Gross Revenue (Past Year): ☐ $100,000 or less ☐ $100,000 - $500,000 ☐ $500,000 - $1,000,000 ☑ $1,000,000 - $5,000,000 ☐ $5,000,000 and over

5.02 Will bidder/proposer provide copy of its financial statements for the past two years, if requested by the City of Edinburg? ☑ Yes ☐ No

ARTICLE 6—SURETY INFORMATION

6.01 Provide information regarding the surety company that will issue required bonds on behalf of the Business, including but not limited to performance and payment bonds.

Surety Name:	Aveta – See Bond.	
Surety is a corporation organized and existing under the laws of the state of:		
Is surety authorized to provide surety bonds in the Project location?	☐ Yes ☐ No	
Is surety listed in "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" published in Department Circular 570 (as amended) by the Bureau of the Fiscal Service, U.S. Department of the Treasury? ☐ Yes ☐ No		
Mailing Address (principal place of business):		

Physical Address (principal place of business):			
Phone (main):		Phone (claims):	

ARTICLE 7—INSURANCE

7.01 Provide information regarding Business's insurance company(s), including but not limited to its Commercial General Liability carrier. Provide information for each provider.

See Insurance

Name of insurance provider, and type of policy (CLE, auto, etc.):	
Insurance Provider	Type of Policy (Coverage Provided)
Are providers licensed or authorized to issue policies in the Project location?	☐ Yes ☐ No
Does provider have an A.M. Best Rating of A-VII or better?	☐ Yes ☐ No
Mailing Address (principal place of business):	
Physical Address (principal place of business):	
Phone (main):	Phone (claims):

ARTICLE 8—CONSTRUCTION EXPERIENCE

8.01 Provide information that will identify the overall size and capacity of the Business.

Average number of current full-time employees:	15
Estimate of revenue for the current year:	3 million
Estimate of revenue for the previous year:	5 million

8.02 Provide information regarding the Business's previous contracting experience.

Years of experience with projects like the proposed project:	45 years		
As a general contractor:	Yes	As a joint venturer:	
Has Business, or a predecessor in interest, or an affiliate identified in Paragraph 1.03:			
Been disqualified as a bidder by any local, state, or federal agency within the last 5 years? ☐ Yes ☑ No			

Been barred from contracting by any local, state, or federal agency within the last 5 years? ☐ Yes ☑ No
Been released from a bid in the past 5 years? ☐ Yes ☑ No
Defaulted on a project or failed to complete any contract awarded to it? ☐ Yes ☑ No
Refused to construct or refused to provide materials defined in the contract documents or in a change order? ☐ Yes ☑ No
Been a party to any currently pending litigation or arbitration? ☐ Yes ☑ No
Provide full details in a separate attachment if the response to any of these questions is Yes.

8.03 List all projects currently under contract in Schedule A and provide indicated information.

8.04 List a minimum of three and a maximum of six projects completed in the last 5 years in Schedule B and provide indicated information to demonstrate the Business's experience with projects similar in type and cost of construction.

8.05 In Schedule C, provide information on key individuals whom Business intends to assign to the Project. Provide resumes for those individuals included in Schedule C. Key individuals include the Project Manager, Project Superintendent, Quality Manager, and Safety Manager. Resumes may be provided for Business's key leaders as well.

ARTICLE 9—REQUIRED ATTACHMENTS

9.01 Provide the following information with the Statement of Qualifications:

A. If Business is a Joint Venture, separate Qualifications Statements for each Joint Venturer, as required in Paragraph 1.02.

B. Diverse Business Certifications if required by Paragraph 3.01.

C. Certification of Business's safety performance if required by Paragraph 4.02.

D. Financial statements as required by Paragraph 5.01.

E. Attachments providing additional information as required by Paragraph 8.02.

F. Schedule A (Current Projects) as required by Paragraph 8.03.

G. Schedule B (Previous Experience with Similar Projects) as required by Paragraph 8.04.

H. Schedule C (Key Individuals) and resumes for the key individuals listed, as required by Paragraph 8.05.

I. Additional items as pertinent.

This Statement of Qualifications is offered by:

Business: South Texas Pools
(typed or printed name of organization)

By: Rayne Rasmussen
(individual's signature)

Name: Rayne Rasmussen
(typed or printed)

Title: President
(typed or printed)

Date: 7-28-2026
(date signed)

(If Business is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____
(individual's signature)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address for giving notices:

_____

_____

_____

Designated Representative:

Name: Royce Norman
(typed or printed)

Title: President
(typed or printed)

Address: 28897 Orange Grove Rd.

LA Feria TX, 78559

Phone:

Email:

Schedule A—Current Projects See Resumé

Name of Organization				
Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Schedule B—Previous Experience with Similar Projects See Resumé / Project List.

Name of Organization				
Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner		Project Name		
General Description of Project				
Project Cost		Date Project		
Key Project Personnel	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name				

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Schedule B—Previous Experience with Similar Projects

See Project List.

Name of Organization					
Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Project Owner			Project Name		
General Description of Project					
Project Cost			Date Project		
Key Project Personnel	Project Manager	Project Superintendent		Safety Manager	Quality Control Manager
Name					
Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)					
	Name	Title/Position	Organization	Telephone	Email
Owner					
Designer					
Construction Manager					

Schedule C—Key Individuals

Project Manager			
Name of individual		Rondy Menendez	
Years of experience as project manager		40 years	
Years of experience with this organization		25 years	
Number of similar projects as project manager		20 years	
Number of similar projects in other positions		20 years	
Current Project Assignments	Manages Construction		
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Project Superintendent	Rondy Menendez, Royce Norman		
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

CITY OF EDINBURG

STATEMENT OF BIDDER'S QUALIFICATIONS

Safety Manager Beto Bocanegra			
Name of individual		40 years	
Years of experience as project manager		40	
Years of experience with this organization		40	
Number of similar projects as project manager		40	
Number of similar projects in other positions		100.	
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

Quality Control Manager			
Name of individual			
Years of experience as project superintendent			
Years of experience with this organization			
Number of similar projects as project superintendent			
Number of similar projects in other positions			
Current Project Assignments			
Name of assignment		Percent of time used for this project	Estimated project completion date
Reference Contact Information (listing names indicates approval to contact named individuals as a reference)			
Name		Name	
Title/Position		Title/Position	
Organization		Organization	
Telephone		Telephone	
Email		Email	
Project		Project	
Candidate's role on project		Candidate's role on project	

THE CITY OF Edinburg

CERTIFICATE OF BIDDER'S EXPERIENCE & QUALIFICATIONS

The undersigned bidder certifies that he is, at the time of bidding, and shall be, throughout the period of the contract, licensed by the State of Texas to do the type of work required under terms of the contract documents. Bidder further certifies that he is skilled and regularly engaged in the general class and type of work called for in the contract documents.

The bidder represents that he is competent, knowledgeable and has special skills on the nature, extent and inherent conditions of the work to be performed. Bidder further acknowledges that there are certain peculiar and inherent conditions existent in the construction of the particular facilities which may create, during the construction program, unusual or peculiar unsafe conditions hazardous to persons and property. Bidder expressly acknowledges that he is aware of such peculiar risks and that he has the skill and experience to foresee and to adopt protective measures to adequately and safely perform the construction work with respect to such hazards.

Signed this 28 day of July, 2026

Name of Bidder

Signature of Bidder

President
Title of Signatory

END OF SECTION

EQUIPMENT & MATERIAL SUPPLIERS LIST

PURPOSE: To assist the Owner in determining the ability of each Bidder to properly fulfill the requirements of this proposed contract, the Bidder shall complete the following items. All questions must be answered and the data given must be clear and comprehensive. If necessary, questions may be answered on separate attached sheets as specified by 00420 Statement of Bidder's Qualifications. If, in the course of evaluating the bids, the Owner discovers that answers to these questions are false or misleading then the Owner reserves the right to reject the bid based on non-responsiveness. **This statement must be notarized.**

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Owner in verification of the recitals comprising this Statement of Bidder's Qualifications.

A. EQUIPMENT AVAILABLE FOR THIS CONTRACT: The Bidder shall provide below a list of equipment available for use on this contract:

EQUIPMENT	OWN	RENT/LEASE (Supplier & Phone #)
I own all my Equipment	✓	
No Equipment Needed for this project.	✓	

B. MATERIALS AND MAJOR EQUIPMENT: The Bidder shall provide below a list of manufacturers and suppliers of major equipment and materials proposed on this contract:

ITEM	MANUFACTURER OR SUPPLIER

Executed this: 28 Day of: July 20. 26

By: Royce Norman South Texas Pools

BIDDER

Title: President

NOTARY PUBLIC

State of Texas Comm Tx

County of: Cameron

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

Subscribed and sworn to before me this: 28 July 2026

Teresita Garcia 4820331 April 9-2030

NOTARY PUBLIC

END OF SECTION

CITY OF EDINBURG NON-BRIBERY MODEL FORM

[*Bidder's letterhead*]
South Texas Pools

[*Date*] 7-28-2026

[*Name and address*] 28897 Orange Grove Dr.

Dear [*Name of Owner*] : Royce Norman

The undersigned party certifies that [*Name of bidding company*] South Texas Pools complies with the following criteria:

1. They have not engaged and will not engage in bribery of officials related to potential or active City of Edinburg projects.

2. Respondents shall not offer gratuities, favors or any monetary value to any official or employee of the City for purpose of influencing the selection. Any attempt by any Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds from exclusion from the selection process. Once the project is advertised, there shall be no contact with any city official or employee unless using the formal process through the Purchasing Department. Failure to comply will result in the firm being disqualified from the process.

3. They have corporate policies that clearly prohibit the use of any bribery in a corporate activity.

4. They have neither been convicted of (nor found by a civil judgment to have committed) bribery of domestic officials, fraud, embezzlement, theft, forgery, destruction of records, making false statements to government officials, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty, within five years of the date of this certification.

Royce Norman
Printed name

Royce Norman
Signature

President
Position in bidding company

7-28-2026
Date

PERFORMANCE BOND

Contractor South Texas Pools Name: **[Full formal name of Contractor]** Address *(principal place of business)*: **[Address of Contractor's principal place of business]** 28897 Orange Grove Laferia Tx 78559	**Surety** Name: **[Full formal name of Surety]** Address *(principal place of business)*: **[Address of Surety's principal place of business]**
Owner Royce Norman Name: **[Full formal name of Owner]** Mailing address *(principal place of business)*: **[Address of Owner's principal place of business]** 28897 Orange Grove Laferia Tx 78559,	**Contract** Description *(name and location)*: **[Owner's project/contract name, and location of the project]** Contract Price: **[Amount from Contract]** Effective Date of Contract: **[Date from Contract]**

Bond

Bond **[Amount]** 5%

Date of Bond: **[Date]** 7-28-2026

(Date of Bond cannot be earlier than Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
South Texas Pools *(Full formal name of Contractor)*	*(Full formal name of Surety) (corporate seal)*
By: [signature] *(Signature)*	By: *(Signature) (Attach Power of Attorney)*
Name: Royce Norman *(Printed or typed)*	Name: *(Printed or typed)*
Title: President	Title:
Attest: [signature] *(Signature)*	Attest: *(Signature)*
Name: President *(Printed or typed)*	Name: *(Printed or typed)*
Title:	Title:

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

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Bid Bond

CONTRACTOR:
(Name, legal status and address)
South Texas Pools
28897 Orange Grove Rd,
La Feria, TX 78559

SURETY:
(Name, legal status and principal place of business)
Lexington National Insurance Corporation
11426 York Road, 2nd Floor
Cockeysville, MD 21030

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
City of Edinburg,
Edinburg, TX

BOND AMOUNT: Five Percent of Greatest Amount Bid (5% GAB)

PROJECT:
(Name, location or address, and Project number, if any)
Install new Swimming pool Filters and Pumps, Bid 2026-14 Fountain Pool Filtration Re-Bid (#4705), Edinburg, TX

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of July, 2026

	South Texas Pools *(Principal)* *(Seal)*
(Witness)	*(Title)*
	Lexington National Insurance Corporation *(Surety)* *(Seal)*
(Witness)	*(Title)* Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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IMPORTANT NOTICE – THIS POWER OF ATTORNEY IS VOID IF "LNIC Original" WATERMARK IS NOT PRESENT

POWER OF ATTORNEY

Lexington National Insurance Corporation

11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Gregory Klement

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline

Notary

MEGAN A. SCHWABLINE NOTARY EXPIRES: 01-08-2028 PUBLIC HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 5th day of March, 2026.

Lisa R. Slater, Vice President/Secretary

Attached to bond signed this 28th day of July, 2026

F:\lnic\Power of Attorney form CS 2021 with Watermark Seal

PAYMENT BOND

Contractor South Texas Pools Name: **[Full formal name of Contractor]** Address *(principal place of business)*: **[Address of Contractor's principal place of business]** 28897 Orange Cove Laferia TX 78559	**Surety** Name: **[Full formal name of Surety]** Address *(principal place of business)*: **[Address of Surety's principal place of business]**
Owner Royce Norman Name: **[Full formal name of Owner]** Mailing address *(principal place of business)*: **[Address of Owner's principal place of business]** Same	**Contract** Description *(name and location)*: **[Owner's project/contract name, and location of the project]** Contract Price: **[Amount, from Contract]** Effective Date of Contract: **[Date, from Contract]**

Bond

Bond **[Amount]** 5%0

Date of Bond: **[Date]** 7-28-2020

(Date of Bond cannot be earlier than Effective Date of Contract)

Modifications to this Bond form:

☐ None ☐ See Paragraph 18

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
South Texas Pools *(Full formal name of Contractor)*	*(Full formal name of Surety) (corporate seal)*
By: Royce Norman *(Signature)*	By: *(Signature)(Attach Power of Attorney)*
Name: Royce Norman *(Printed or typed)*	Name: *(Printed or typed)*
Title: President	Title:
Attest: *(Signature)*	Attest: *(Signature)*
Name: *(Printed or typed)*	Name: *(Printed or typed)*
Title:	Title:

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
South Texas Pools
28897 Orange Grove Rd,
La Feria, TX 78559

SURETY:
(Name, legal status and principal place of business)
Lexington National Insurance Corporation
11426 York Road, 2nd Floor
Cockeysville, MD 21030

OWNER:
(Name, legal status and address)
City of Edinburg,
Edinburg, TX

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: Five Percent of Greatest Amount Bid (5% GAB)

PROJECT:
(Name, location or address, and Project number, if any)
Install new Swimming pool Filters and Pumps, Bid 2026-14 Fountain Pool Filtration Re-Bid (#4705), Edinburg, TX

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of July, 2026

	South Texas Pools
	(Principal) *(Seal)*
(Witness)	
	(Title)
	Lexington National Insurance Corporation
	(Surety) *(Seal)*
(Witness)	
	(Title) Attorney-in-Fact

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POWER OF ATTORNEY

Lexington National Insurance Corporation

11426 York Road, 2nd Floor, Cockeysville, Maryland 21030

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Gregory Klement

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of $6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on June 5, 2025:

Be it Resolved, that the Chief Executive Officer, President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, policies, contracts, Consents of Surety, undertakings, indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and also such instruments and documents which the business of the Company may require, and such instruments and documents so executed by such Attorney-in-Fact shall be binding upon the Company as if signed by the Chief Executive Officer and sealed by the Corporate Secretary.

RESOLVED further, that the signature and attestations of the Chief Executive Officer, President or any Vice-President of the Company may be affixed to any such Power of Attorney or to any certificate relating to the Power of Attorney by electronic means or by facsimile, and the seal of the Company may be embossed, stamped, affixed electronically or by facsimile to any such Power of Attorney. Any such power so executed and sealed shall be valid and binding on the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.

LEXINGTON NATIONAL INSURANCE CORP. INCORPORATED 1989 FLORIDA

Ronald A. Frank, Chief Executive Officer

State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, Chief Executive Officer of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commission Expires: 01/08/28

Megan A Schwabline

Notary

MEGAN A. SCHWABLINE NOTARY PUBLIC EXPIRES: 01-08-2028 HARFORD COUNTY, MD

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 5th day of March, 2026.

Lisa R. Slater, Vice President/Secretary

Attached to bond signed this 28th day of July, 2026

F:\lnic\Power of Attorney form CS 2021 with Watermark Seal

AFFIDAVIT OF INSURANCE

THE STATE OF TEXAS §
THE COUNTY OF Cameron § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared Rogue Norman [Affiant], who being by me duly sworn on his oath stated that he is President [Title], of South Texas Pools [Contractor's Company Name]

the Contractor named and referred to within the Contract Documents; that he is fully competent and authorized to give this affidavit and that the attached original insurance certificate truly and accurately reflects the insurance coverage that is now available and will be available during the term of the Agreement.

Rogue Norman
[Affiant's Signature]

SWORN AND SUBSCRIBED before me on 7-28-2026.
[Date]

TERESITA M GARCIA
Notary ID #4820331
My Commission Expires
April 9, 2030

[Notary Seal]

Teresita Garcia
Notary Public in and for the State of TEXAS

Teresita Garcia
[Print or type Notary Public name]

My Commission Expires: April 9-2030
[Expiration Date]

END OF DOCUMENT

FORM OF BUSINESS

Please, fill in the appropriate area describing your firm's form of business and include the relevant attachments.

Corporation:

Corporate Name: South Texas Pools
State of Incorporation: Texas
Mailing Address: 28897 Orange Grove Rd, La Feria Tx 78559

- Certificate of Assumed Name, if operating under a name different than that on the corporate charter (the Certificate must have been issued within the past ten years to be valid)
- Certificate of Good Standing*
- Certificate of Existence (if non-Texas corporation, Certificate of Authority) *

Partnership/Joint Venture:

Partnership/Joint Venture Name: South Texas Pools
Mailing Address: _____

- Copy of the Partnership or Joint Venture Agreement, or Affidavit with the name of the partnership or joint venture, the names of the individual partners or participants in the joint venture, and a statement that the partnership or joint venture is in existence
- Certificate of Assumed Name, (the Certificate must have been issued within the past ten years to be valid)
- If firm is a limited partnership, the Certificate of Limited Partnership
- If any partner or joint venturer is a corporation, the above information relating to corporation must be included as to each sum partner or joint venturer.

Sole Proprietorship

Name: _____
Mailing Address: _____

- Certificate of Assumed Name, if operating under a name different than that of the sole proprietor (the Certificate must have been issued within the past ten years to be valid)

* *Must be furnished upon request of the Owner and must be less than 90 days old.*

Royce Norman
[Typed Name and Title of Authorized Representative]

[Signature of Authorized Representative]

7-28-2026
[Typed Date]

END OF DOCUMENT

Document 00640

CERTIFICATION REGARDING DEPARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The prospective participant certifies to the best of its knowledge and belief that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State, or local department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction: violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Section 1001, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

South Texas Pools
[Typed Name of Company:]

Royce Norman President
[Typed Name & Title of Authorized Representative]

Royce Norman 7-28-2026.
[Signature of Authorized Representative] [Date]

If unable certify the above statements, explanation is attached.

END OF DOCUMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

CONSTRUCTION CONTRACT §

CONTRACT FOR FORMAL BID NO. 2026-14 FOUNTAIN POOL FILTRATION IMPROVEMENTS BETWEEN CITY OF EDINBURG AND

The City of Edinburg, Hidalgo County, Texas, a municipal corporation (hereinafter called **"City"**), and Vendor, (hereinafter **"Contractor"**), entered into an agreement for the Fountain Pool Filtration Improvements.

RECITALS

WHEREAS, the City desires to engage the Contractor for certain Work in connection therewith; and,

WHEREAS, Contractor represents that is has the knowledge, ability, equipment, and personnel to properly provide Work needed by the City; and

NOW, THEREFORE, the City and Contractor do mutually agree as follows:

SECTION I
EMPLOYMENT OF CONTRACTOR

A. City agrees to employ Contractor to provide the following Work as stated in the agreement and Formal Bid No. 2026-14 Notice to Bidders and Bid Form attached as Exhibit "A". Upon receipt of Work to the City's satisfaction, the City agrees to pay Contractor as stated in this Agreement.

SECTION II
WORK OF CONTRACTOR

A. The Contractor agrees to perform the Work in connection therewith, under the terms of this Agreement for the Fountain Pool Filtration Improvements at its own proper cost and expense to furnish all labor, insurance and other accessories and Work necessary to complete the said task in accordance with the conditions and prices stated in Specifications and Formal Bid pertaining to Bid No. 2026 – 14 Fountain Pool Filtration Improvements.

B. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties, and any implications to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not create a joint enterprise, nor does it appoint either party as an agent of the other for any purpose whatsoever. Except as otherwise specifically provided herein, neither party shall in any way assume any of the liability of the other for acts of the other or obligations of the other.

SECTION III
RESPONSIBILITES OF CONTRACTOR

A. Contractor shall perform the Work described in **Exhibits "A".**

B. Contractor shall perform its Work with care, skill, and diligence, in accordance with the applicable professional standards currently recognized by its profession, and shall be responsible for the professional quality, technical accuracy, completeness, and coordination of all reports, plans, information, and other items and Work furnished under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, ordinances, codes and regulations in performing the Work. If Contractor fails to meet applicable professional standards, Contractor shall without additional compensation correct or revise any errors or deficiencies, with or without request to do so by the City.

C. Contractor shall be responsible for the professional quality, technical accuracy, timely completion, and coordination of Work furnished by Contractor under this Agreement. Contractor shall keep the City informed of the Work performed under this Agreement. In connection with the performance of the Work by Contractor, Contractor agrees to promptly and fully disclose to City any information regarding the Work as City may request.

D. Contractor will develop and maintain a detailed schedule for completion of the Work.

E. Contractor will submit monthly progress data for the reporting period. Other information, such as actual hours expended, will be furnished monthly, or as requested, by the City.

G. City's review or approval of reports and other Work furnished hereunder shall not in any way relieved Contractor of responsibility for the technical adequacy of the work. Neither City's review, approval, or acceptance of, nor payment for any of the Work shall be construed as a waiver of any rights under this Agreement of any cause of action arising out of the performance of this Agreement.

H. Contractor shall be and shall remain liable, in accordance with applicable law, for all damages to City caused by Contractor's negligent performance of any of the Work furnished under this Agreement.

I. Contractor's obligations under this clause are in addition to the Contractor's other expressed or implied obligations under this Agreement or state law and in no way diminish any other rights that City may have against Contractor for Contractor's errors or omissions.

SECTION IV
PAYMENT AND FEES

City agrees to pay Contractor for Work herein contracted for as follows:

A. Contractor shall provide an invoice in accordance with City regulations. Invoice shall be submitted to City upon completion and inspection of each project and shall include unit price amounts set forth in the Bid form(s). The total compensation to the Contractor shall not

exceed $. Payment terms shall be net thirty (30) days from receipt of invoice. Invoice shall be completed and processed in accordance with City regulations.

B. Except as specifically authorized by City in writing, Contractor shall not bill City for duplicate Work performed by more than one person. Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the Work required hereunder, including salaries and benefits of employees and subcontractors of Contractor. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and /or annuities to which Contractor and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensations required under this Agreement.

C. City is entitled to impose a set-off against payment based on any of the following:

a. Claims have been made against City based on Contractor's conduct in the performance or furnishing of Work, or City has incurred costs, losses, or damages resulting from Contractor's conduct in the performance or furnishing of Work, including property damage, and non-compliance with Laws and Regulations;

b. Contractor has failed to take reasonable and customary measures to avoid damage, delay, and interference with Work and related work;

c. Contractor has failed to provide and maintain required insurances;

d. City has been required to remove or remediate a Hazardous Environmental Condition for which Contractor is responsible;

e. City has incurred extra charges or cost related to evaluations of proposed substitutes, tests and inspections, or return visits to manufacturing or assembly facilities;

f. Any Work is defective, requiring correction or replacement;

g. City has been required to correct defective Work or has accepted defective Work;

h. Liens have been filed in connection with the Work; or

i. Other items entitle City to a set-off against the payment amount.

D. If City imposes any set-off against payment, City will give Contractor immediate written notice stating the reasons for such action and the specific amount of the reduction, and promptly pay Contractor any amount remaining after deduction of the amount so withheld. City shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by City and Contractor, if Contractor remedies the reasons for such action. The reduction imposed will be binding on Contractor unless it duly submits written notice contesting the reduction with 30 day of receiving City's written notice.

E. All fees payable to Contractor under this Agreement shall be made in full, and without any withholding, deduction, or offset of any state or federal withholding taxes, FICA, SDI, or income taxes, nor shall the City be obligated to pay any of Contractor's employees' taxes. Contractor hereby covenants and agrees that it shall be solely responsible for all taxes, withholding, FICA, SDI, and other similar items (both employee and employer portions) with respect to all fees paid by the City under this Agreement, and agrees to indemnify and hold the City harmless with respect to such taxes and withholding.

F. Contractor and its employees shall not be eligible for, participate in, or be entitled to compensation in lieu of any insurance, benefit, retirement, or other plan or program provided by the City to its employees.

G. The City may, at any time, request Contractor to make changes within the scope of the Services or to perform extra work. If any request by the City for a change or extra work causes an increase or decrease in the cost or the time required for performance of the work, or any change to this Agreement, Contractor shall, within fourteen (14) days from the date it receives the City's request, submit in writing a proposal for accomplishing such changed or extra work. This proposal shall define, if applicable, any increase or decrease in cost or time of completion or other change to this Agreement. The governing body of the City must approve any change orders, pursuant to the City's Code of ordinances and policies and procedures and any other applicable laws of this State, before making the changes. The City will not be liable for any costs incurred by Contractor from performance of a change or extra work prior to issuance of a change order to this Agreement.

H. The total contract price may not be increased because of the changes unless additional money for increased costs is appropriated for that purpose from available funds or is provided for by the authorization of the issuance of time warrants.

I. Prior to and as a condition of final payment to the Contractor following termination or expiration of this Agreement as defined below, the Contractor shall deliver to the City a release in form and substance satisfactory to the City, discharging it and its officers, agents, and employees of all liabilities, obligations, and claims arising out of this Agreement and the performance thereof.

SECTION V
TERM OF AGREEMENT

A. Except as provided below, this Agreement, and the Work to be performed under it, shall commence within ten (10) days after the Notice to Proceed, as set forth in this contract and as specified by the City. Work will continue until the Project is declared complete in a written instrument signed by the City Manager. The city shall have the right, in its sole discretion, to extend the term of this Agreement for an additional period of time. If approved by City, City shall provide Contractor with a written notice of the approval of the extension.

B. City may terminate this Agreement upon giving 30 days' prior written notice thereof to Contractor. In addition, City shall have the right, upon written notice, to cancel this Agreement immediately if, in the City's sole judgment, the Work rendered by Contractor breach

or violate any of the provisions of this Agreement.

C. Upon termination or completion of this Agreement, City shall have no liability to Contractor except for charges for Work performed by Contractor and accepted by the City prior to receipt of notice of termination or cancellation. The terms and conditions in this Agreement that by their sense and context are intended to survive the performance hereof by either of both parties hereunder shall so survive the termination, cancellation or completion of performance of this Agreement.

D. Upon termination or completion of Contractor's Work hereunder or as such other time as may be requested by City, Contractor shall return to City within ten (10) days of termination, completion, or request all documents, records, notebooks, including copies thereof, whether prepared by Contractor or others, in Contractor's possession and related to the Work.

E. The City reserves the right to suspend work on the Work, with or without cause, in whole or in part, upon giving notice to Contractor. Contractor shall resume the Work so suspended when directed to so by the City. The City shall have no liability to Contractor except for charges for work performed by Contractor and accepted by the City prior to receipt of notice of suspension of Work. If only a portion of the Work are suspended, Contractor shall be compensated only for Work of which are not suspended and are actually performed during such suspension.

F. Upon termination of this Agreement or suspension of Work under this Section, the City may take over the work and may obtain the Work of another entity to complete the work under this Agreement.

SECTION VI
TIME OF COMPLETION

Time of completion is **60** days. City and the Contractor recognize that time is of the essence of this agreement and that the City may suffer financial loss if the Work is not completed within the time specified herein.

SECTION VII
SCHEDULE REQUIREMENTS

Whenever, in the sole discretion of the City, the Work falls behind schedule, the Contractor shall, to the extent necessary to meet said schedule, increase its labor force and/or provide overtime, Saturday, and Sunday and/or holiday work, and shall have each Subcontractor do likewise, all at no additional cost to or compensation from City. Further, City shall have the right to offset against any amounts then or thereafter due to the Contractor, or to be reimbursed by the Contractor for, any additional costs City may incur as a direct result of said increase in labor force or overtime, Saturday, Sunday, and/or holiday work.

SECTION VIII
WRITTEN NOTICE OF ISSUE

In the event that any issue arises relating to any of the provisions contained in this Agreement, including, but not limited to potential delays, change orders, time extensions, weather delays, etc., Contractor agrees to notify the City, in writing, immediately, relating to such issue and provide a proposed resolution. Failure to give such notice shall constitute a waiver of any other remedies available to Contractor hereunder.

SECTION IX
NO DAMAGE FOR DELAY

In the event of any delay, not the fault of the Contractor, the Contractor shall be entitled to an extension of time for completion only, and shall not be entitled to any additional payment on account of such delay. Without limiting the foregoing, the Contractor shall not be entitled to payment or compensation of any kind from the City for direct, indirect or impact damages, and/or consequential damages, including but not limited to costs of acceleration arising because of hindrance or from any cause or whatsoever, whether such hindrances or delays be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable.

SECTION X
UNREASONABLE SITE INSPECTION REQUIREMENTS

The Contractor acknowledges that it has taken steps necessary to ascertain the nature and location of the Work and that it has investigated and satisfied itself as to the general and local conditions which can affect the Work and its costs. The Contractor also acknowledges that it has satisfied itself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered or difficulties or access insofar as this information is ascertainable from an inspection of the site, and available documents, including all information from exploratory work done by the City and its design consultants as well as from the Drawings and Specifications made a part of this Contract.

SECTION XI
DUTY TO COORDINATE AMONG SEPARATE PRIME CONTRACTORS

The City reserves the right to engage separate contractors to perform aspects of the Project other than the Work under this Agreement. In such case, contractor shall coordinate sequence and schedule its work together and in cooperation with such other contractors. In the event of any difficulties caused by any such other separate contractor, this Contractor shall look solely for relief to such other contractors and shall not make claim against City.

SECTION XII
CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between City and Contractor concerning the Work consist of this Agreement and the following attachments to this Agreement:

- Invitation to Formal Bid Form
- Instructions to Bidders

- Formal Bid Forms including the Quote, Quote Schedule(s), Information Required of Bidder, and all required certificates and affidavits

There are no Contract Documents other than those listed in this section. The Contract Documents may only be amended by Change Order pursuant to City Regulations and/or laws of this state or as allowed by this Agreement.

SECTION XIII
ASSIGNMENT

No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

SECTION XIV
MINIMUM INSURANCE REQUIREMENTS

Contractor shall be adequately insured and carry liability, workers compensation, automobile insurance an professionals liability for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees. In accordance with city ordinances, Contractor shall be required to hold the following minimum insurance coverage throughout the duration of this Agreement:

A. Workers Compensation-
In accordance with the State statute

B. Comprehensive General Liability
1. Bodily Injury
$250,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 aggregate

-or- $500,000 combined single limits

C. Comprehensive Auto Liability
1. Bodily Injury
$100,000 each person
$500,000 each occurrence
2. Property Damage
$100,000 each occurrence
$100,000 each aggregate

-or- $500,000 combined single limits

D. City's Protective Liability

1. Bodily Injury

$250,000 each person
$500,000 each occurrence

2. Property Damage

$100,000 each occurrence
$100,000 each aggregate

-or- $500,000 combined single limits

E. Professional Liability

1. Professional

$1,000,000 per claim and in the aggregate

F. Evidence of the above insurance coverage is attached as Exhibit "B" and the City shall be listed as an additional insured.

G. Contractor shall not commence work under this Agreement until all insurance requirements have been obtained and proof of such insurance shall have been provided to the City, nor shall Contractor allow any Sub-Contractor to commence work until all insurance as noted above has been so obtained and provided to the City. Approval of the insurance by City shall not relieve or decrease the liability of the Contractor.

H. If at any time and for any reason contractor fails to provide, maintain, keep in force and effect, or deliver to the City proof of, any of the insurance required and such failure continues for ten (10) days after Notice thereof from City to contractor, City may, but shall have no obligation to , procure single interest insurance for such risks covering City (or, if no more expensive, the insurance required by this Agreement), and Contractor shall, with ten (10) days following City's demand and Notice, pay and reimburse City therefor with interest at Prime Rate plus 2%, the Prime Rate being that in place on the date of Notice, from the date of payment by the City until repayment of City in full by Contractor.

I. With respect to each and every one of the insurance policies required to be obtained, kept or maintained under the terms of this Agreement, on or before the date on which each such policy is required to be first obtained and least fifteen (15) days before this expiration of any policy required hereunder previously obtained, Contractor shall deliver evidence reasonably acceptable to City showing that such insurance is in full force and effect.

J. Contractor hereby agrees as follows:

1. To punctually pay or cause to be paid all premiums and other sums, payable under each insurance policy required to be obtained, kept , and maintained pursuant to this Lease;

2. To maintain in full force and effect the policies required to be carried to the

extent so required to be carried pursuant to the terms hereof;

3. To ensure that all Casualty Proceeds are paid to the Party entitled to receive same;

4. Not, at any time, to take any action (or omit to take action) which action (or omission) would cause any insurance policies required to be obtained, kept and maintained under this Lease to be void, voidable, unenforceable, suspended, or impaired in whole or in part of which would otherwise cause any sum paid out under any such insurance policy to become repayable in whole or in part; and

5. Promptly deliver Notice to City of any facts or circumstance of which it is aware which, if not disclosed to its insurers or re-insures, is likely to affect adversely the nature or extend of the coverage to be provided under any insurance policy required hereunder.

SECTION XV
ALTERNATE DISPUTE RESOLUTION/NEUTRAL PARTY

A. If any dispute, controversy, or claim between or among the Parties arrases under this Agreement or is related in any way to this Agreement or the relationship of the Parties hereunder (a "Dispute"), the Parties shall first attempt in good faith to settle and resolve such Dispute by meeting at a mutually agreeable time and place to discuss the Dispute with seven (7) days following the original written notice of any Dispute by the party making such a claim. The Parties shall seek to resolve the Dispute in writing within fourteen (14) days following the original written notice of any Dispute by the party making such a claim.

B. If a mutual resolution and settlement are not obtained at the meeting, the Parties shall participate in good faith in formal mediation, within thirty (30) days following the original written notice of any Dispute, with a mutually agreeable mediator at a mutually agreeable time and place. No settlement reached under this provision shall be binding on the Parties until reduced to a writing signed by a representative of Contractor and the City Manager. Unless the parties expressly agree otherwise, each party shall bear its own costs and legal and expert fees incurred in the mediation, and evenly share the costs of the mediator. If after proceeding in good faith the parties, with the assistance of a neutral mediator, do not resolve dispute within forty-five (45) days following the original written notice of any Dispute, the parties may proceed in accordance with the section below.

SECTION XVI
CONTROLLING LAW, MANDATORY VENUE, AND FEES AND EXPENSES

A. After exhausting the procedures set forth above either party may initiate litigation to resolve the dispute. The Law of the State of Texas shall control the Dispute. Venue is mandatory in State courts located in Hidalgo County, Texas.

B. In the event of any litigation between the parties, the City shall be entitled to its attorneys' fees, cost, and expenses.

SECTION XVII
INDEMNIFICATON

A. To the maximum extent allowed by law, Contractor agrees to and shall indemnify, hold harmless and defend City, its officers, agents, and employees from any and all claims, losses, causes of action and damages, suits and liability of every kind, including all expenses of litigation, court costs, and attorney's fees arising out of or directly connected with the negligent or willful conduct of Contractor, its agents, officers and employees.

B. Contractor agrees to assist City in defense of claims or litigation brought against the City related to this project, including any claims related to design or any other Work provided by Contractor regarding this agreement.

SECTION XVIII
LIMITATION OF LIABILITY

A. Contractor agrees to limit the City's liability arising from City's acts, errors, or omissions such that the total liability of City shall not exceed Contractor's total fees paid by the City to Contractor for the Work. Contractor agrees that City will not be liable for any indirect, incidental, special, or consequential punitive or multiple damages, including without limitation any damages resulting from loss of use, loss of business, loss of revenue, loss of profit, or loss of data, arising in connection with this Agreement, Contractor's performance of Work, or of any other obligations relating to his Agreement, even if City has been advised of the possibility of such damages. The foregoing limitation of liability shall apply to the maximum extent allowed by law for limitation of City's liability, regardless of the cause of action under which such damages are sought.

SECTION XIX
AGREEMENT CONSTRUCTION

A. The headings of the Sections contained in this Agreement are for reference purposes only, and shall not affect the meaning or interpretation of this Agreement. The parties have been advised by counsel in connection with this agreement. This agreement shall be construed and interpreted in accordance with the plain meaning of its language, and not for or against either party, and as a whole, giving effect to all of the terms, conditions, and provisions of this Agreement. Nothing contained in this Agreement shall be deemed to confer any right or benefit on any person who is not a party to this Agreement.

SECTION XX
NO PENDING LITIGATION

A. Contractor represents that there is no action, proceeding, inquiry, or investigation, at law or in equity, be foe any court, arbitrator, governmental or other board or official, pending to the best knowledge of Contractor threated against or affecting the Contractor or any subsidiaries of the Contractor, questioning the validity or any action taken or to be taken by the Contractor in connection with the execution, delivery, and performance by the Contractor of this Agreement to which the Contractor may be a party or seeking to prohibit, restrain, or enjoin the execution, delivery, or performance by the Contractor hereof or thereof, where in an

unfavorable decision, ruling, or finding (i) would adversely effect the validity or enforceability of, or the authority or ability of the Contractor to perform, its obligations under this Agreement to which the Contractor may be party or (ii) would have an adverse effect on the consolidated financial conditions or results of operations of the Contractor or on the ability of the Contractor to conduct its business as presently conducted or as proposed or contemplated to be conducted.

SECTION XXI
SEVERABILITY

A. If any term or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated

SECTION XXII
NOTICE

A. Any notices to be given under this Agreement shall be in writing, (i) sent by registered or certified mail, postage prepaid, return receipt requested or (ii) sent by nationally recognized overnight courier (e.g. Federal Express) with electronic tracking, and addressed to such party as follows:

(a) Notices to the City:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn: City Manager

With a copy to:

City of Edinburg
415 W. University Drive
Edinburg, Texas 78539
Attn: City Attorney

(b) Notices to Contractor:

Attn: Owner

B. Such Notices shall be deemed delivered (i) in the case of U.S. mail in the manner provided above, there (3) business days after posting or (ii) if sent by nationally recognized overnight courier with electronic tracking service, the next business day after depositing same with such overnight courier before the overnight deadline and if deposited with such courier after such deadline, then the next succeeding business day.

SECTION XXIII

NON-APPROPRIATIONS

A. Notwithstanding anything in the contract documents to the contrary, any and all payments which the City is required to make under this contract shall be subject to annual appropriation or other availability of funds, as certified by the Director of Finance.

B. If the City cannot appropriate sufficient funding, then either party has the right to terminate the contract by providing (10) ten days written notice to the other party.

SECTION XXIV
SUCCESSORS AND ASSIGNS

City and Contractor each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Contractor shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XXV
CONFLICT OF TERMS

If any of the terms of this Agreement conflict in any respect with any of the terms of the attached Exhibits, other documents composing the Contract Documents, or any current or future Task Orders and/or Change Orders, the terms of this Agreement shall be controlling.

City and Contractor each bind themselves, their partners, successors, executors, administrators, and assigns to the other party of the Agreement in respect to all covenants of this Agreement. Neither City nor Contractor shall assign, sublet, or transfer interest in this Agreement without written consent of the other.

SECTION XXVI
NO WAIVERS OR ACCORD AND SATISFACTION

A. This Agreement may be amended only by written instrument signed by all parties.

B. No failure or delay of any Party, in any one or more instance (i) in exercising any power, right, or remedy under this Agreement or (ii) in insisting upon the strict performance by the other Party of such other Party's covenants, obligations, or agreements under this Agreement, shall operate as a waive, discharge, or invalidation thereof, nor shall any single or partial exercise of any such right, power, or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power, or remedy or to enforce strict performance, preclude any other or future excise thereof or insistence thereupon or the exercise of any other right, power, remedy. The covenants, obligations, and agreements of a defaulting Party and the rights and remedies of the other Party upon a default shall continue and remain in full force and effect with respect to any subsequent breach, act, or omission.

C. Without limiting the generality of the above, the receipt by City of any Work with knowledge of a breach by Contractor of any covenant, obligation, or agreement under this Agreement shall not be deemed or construed to be a waiver of such breach. No acceptance

of Work or payment to Contractor shall be deemed to be other than on account of the earliest installment of the amount due under this Agreement, nor shall any endorsement or statement on any check, or any letter accompanying any check, wire transfer or other payment, be deemed an accord and satisfaction. City may accept Work or make payment without prejudice to its rights under this Agreement or pursue any remedy provided in this Agreement or provided otherwise by law or equity.

South Texas Pools, Rope Norman

EXECUTED by the parties in triplicate originals on this ____ day of _____, 2026.

CITY OF EDINBURG:

BY:_____

Myra Ayala, City Manager
City of Edinburg
415 W. University Dr.
P.O. Box 1079
Edinburg, Texas 78540
Phone: (956)383-5661
Fax: (956)383-7111

ATTEST:

BY:_____
Clarice Balderas, City Secretary

APPROVED AS TO FORM:

.

BY: _____
City Attorney

CITY OF EDINBURG:

:

BY:_____

Attachments: Exhibit "A" Invitation to Formal Bid Form
Exhibit "B" Certificate of Insurance

EXHIBIT "A" – INVITATION TO FORMAL BID TO CONTRACT BETWEEN CITY OF EDINBURG AND VENDOR FORMAL BID NO. 2026-14

EXHIBIT "B" - INSURANCE CERTIFICATE

TO CONTRACT
BETWEEN CITY OF EDINBURG
AND VENDOR
FORMAL BID NO. 2026-14

CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
CONSENT AGENDA
Agenda Item No: 15.D.
Servers Warranty Renewal

1. **Agenda Item:**
Consider Authorizing the Renewal of the City's Servers Warranty Via Waypoint Solutions Through Department of Information Resources (DIR), Contract Numbers DIR-DELL EMC and DIR-CPO-5792, in the Amount of $41,033.43. [Daniel Vera, Director of Information Technology]

2. **Description:**
In an effort to continue providing efficient and cost-effective purchasing for the City of Edinburg, the City is a member of the following different Cooperative Purchasing Entities in the State of Texas, Houston Galveston Area Council (HGAC), Local Government Purchasing Cooperative (BuyBoard), Sourcewell, Texas Interlocal Purchasing System (TIPS), OMNIA Partners Cooperative, Texas Department of Information Resources (DIR) and the Texas Facilities Commission (TFC). Through the combined efforts of these cooperative entities, members comply with Texas State Procurement Statues while identifying vendors of commodities, goods and services at extremely competitive bid prices.

City staff is requesting the renewal of fourteen (14) server ProSupport Plus Mission Critical warranties. Renewal of the warranties allows the City the necessary resources to ensure the servers continue to operate at maximum efficiency. Any disruption to the City's servers may be detrimental not only to the City's infrastructure but to its ability to service the citizens of Edinburg. Estimated delivery will be realized approximately within one (1) week from the vendor receiving a Purchase Order.

This renewal is through the Department of Information Resources (DIR), contract numbers DIR-DELL EMC AND DIR-CPO-5792, in the amount of $41,033.43, for a term of twelve (12) months.

Funding is available within the Fiscal Year 2025-2026 Information Technology Budget under Account Number 100-1000-513301, Office Maintenance & Contractual - IT.

3. **Staff's Recommendation:**
Approve Authorizing the Renewal of the City's Servers Warranty Via Waypoint Solutions Through Department of Information Resources (DIR), Contract Numbers DIR-DELL EMC and DIR-CPO-5792, in the Amount of $41,033.43.

Reviewed by:
Nelda Ramirez, Assistant City Manager

Prepared by:
Daniel Vera, Director of Information Technology

Attachments:
A. City of Edinburg - City Hall and SWM 2026 Renewal - 1 yr - AAAQ28462-07222026 - Refreshed on 7.22.26

QUOTE

Number AAAQ28462

Date Jul 22, 2026

118 Vintage Park Blvd, W414, Houston, TX 77070
Phone: 832-479-8540

Bill To

City of Edinburg
Danny Vera
415 W. University Drive
Edinburg, TX 78541

Phone 956-388-1805
Email dvera@cityofedinburg.com

Ship To

City of Edinburg
Danny Vera
415 W. University Drive
Edinburg, TX 78541

Phone 956-388-1805
Email dvera@cityofedinburg.com

Account Manager



Becky Reinis
469-964-6283
breinis@waypointsolutions.com

Contract

DIR-Dell EMC

DIR-CPO-5792

Notes:

City Hall and SWM Sites
Support Contract Term: 5/16/2026-5/15/2027

Line	Qty	Description	Unit Price	Ext. Price
1	1	PowerEdge R640 Upgrades and Extensions Prosupport Plus and 4Hr Mission Critical 2VHH853 2VHJ853 2VGG853 2VGF853 2VGJ853 2VGH853	$16,362.55	$16,362.55
2	1	Dell EMC ME4012 Upgrades and Extensions ProSupport Plus Mission Critical: 4-Hour 7x24 On-Site Service with Emergency Dispatch CHVL853 CHVK853 CHZD853 CHZC853	$10,536.64	$10,536.64
3	1	Dell Networking S4128, S4148 Upgrades and Extensions ProSupport Plus:Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch CLTHPK2 HLTHPK2 DHSHPK2 7JTHPK2	$14,134.24	$14,134.24

RETURNS ARE NOT PERMITTED FROM COMMERCIAL CUSTOMERS. YOU CAN VIEW OUR FULL RETURN POLICY AT https://www.waypointsolutions.com/return-policy. PRICES ARE SUBJECT TO CHANGE AND ARE BASED UPON TOTAL PURCHASE. WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, OR INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, OR DAMAGES RELATED TO THIS AGREEMENT.

Line	Qty	Description	Unit Price	Ext. Price

SubTotal	$41,033.43
Tax	$0.00
Shipping	$0.00
Total	**$41,033.43**

RETURNS ARE NOT PERMITTED FROM COMMERCIAL CUSTOMERS. YOU CAN VIEW OUR FULL RETURN POLICY AT https://www.waypointsolutions.com/return-policy. PRICES ARE SUBJECT TO CHANGE AND ARE BASED UPON TOTAL PURCHASE. WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, OR INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, OR DAMAGES RELATED TO THIS AGREEMENT.

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CITY OF EDINBURG - CITY COUNCIL
Meeting Date: August 18, 2026
CONSENT AGENDA
Agenda Item No: 15.E.
Water Line Access Agreement

1. **Agenda Item:**
Consider Authorizing the City Manager to Enter into a Waterline Access Agreement with North Alamo Water Supply Corporation to provide Fire Protection services to Tesoro Phase I Subdivision. [Gerardo Carmona Jr, P.E., Director of Utilities]

2. **Description:**
This agreement authorizes the installation of fire hydrants and associated appurtenances to provide adequate fire protection for Tesoro Phase I Subdivision. The property owner/developer will cover all material and installation cost, while the City will assume responsibility for ongoing maintenance. Tesoro Phase I Subdivision lies within North Water Supply Corporation's Certificate of Convenience and Necessity (CCN) and is located inside the city limits.

3. **Staff's Recommendation:**
Approve Authorizing the City Manager to Enter Into a Waterline Access Agreement with North Alamo Water Supply Corporation to provide fire protection services to Tesoro Phase I Subdivision.

Reviewed by:		**Prepared by:**
Gerardo Carmona, Director of Utilities	Approved - 8/10/2026	Mirelda Garza Ramirez,
Tomas Reyna, Assistant City Manager	Final Approval - 8/10/2026	Administrative Specialist

Attachments:
A. Agreement - Tesoro Phase I Subdivision

LOCATION MAP

N
W E
S
N.T.S.

AZALEA AVE
ASHLEY AVE
DAISY AVE
E DAVIS RD
ASLOMAR ST
CALEDONIA ST
TASSAJARA ST
MISSION ST
SEQUOIA ST
YOSEMITE ST
PFEIFFER ST
E ORYX ST
N SABLE AVE
NOWELL DR
N ADDAX AVE
E SIKA ST
N GAZELLE AVE
N ELAND AVE
N DOOLITTLE RD
ERICA LN
E COPPER COVE ST
SATURN ST
E POMELO ST
PLUTO ST
E KEY LIME ST
NEPTUNE ST
NANCY ST
NEW YORK DR
E MILE 19 N

WATERLINE ACCESS AGREEMENT MAP
TESORO PHASE I SUBDIVISION

REQUESTED BY: UTILITIES DEPT. | **CREATED BY:** ENGINEERING DEPARTMENT - GIS DIVISION | **DATE:** AUGUST 3, 2026

MAP DISCLAIMER:

This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The user of this information agrees to these terms by using the data provided. City of Edinburg and the software developers assume no legal responsibility for the information.

MAP PATH: J:\00_DATA\01_DEPARTMENTS\UTILITIES\01_UTILITIES_ADMINISTRATION\02_WATERLINE_ACCESS_AGREEMENT\2026\08_AUGUST\TESORO PHASE I SUBDIVISION\TESORO PHASE I SUBDIVISION.aprx

AGREEMENT

Richard W. Fryer,
J.D., P.E., LEED AP

FRYER & HANSEN, PLLC
Law Firm
1352 W. Pecan Blvd.
McAllen, Texas 78501

Telephone 956-686-6606
Telefax 956-686-6601
email@FryerandHansen.com

July 23, 2026

Via U.S Postal Service

Myra L. Ayala, City Manager
City of Edinburg
415 W. University Drive
Edinburg, Texas 78541

RE: Waterline Access Agreement - North Alamo Water Supply Corporation, City of Edinburg, Fortis Land Company, LLC - Tesoro Phase I Subdivision

Dear Ms. Ayala:

Enclosed please find four (4) original **Waterline Access Agreements** (***"Agreement"***) for the Tesoro Phase I Subdivision for signature on behalf of the City of Edinburg (***"City"***) along with the signed Form 1295 signed by North Alamo Water Supply Corporation. Please review the Agreement documents, cause them to be executed on behalf of the City in the areas indicated, and provide a City Commissioners' Resolution and/or certified Minutes approving the Agreement.

Once the documents have been signed on behalf of the City, please return the documents (signed Agreements and Resolution and/or Minutes reflecting City's approval of the Agreement) back to this office in the self-addressed envelope provided herein for your convenience.

When the documents have been signed on behalf of the City and returned to this office along with the City's Resolution and/or certified Minutes, we will review the documents and then forward them to North Alamo Water Supply Corporation for further execution. After the documents have been fully-signed by all parties, we will distribute a fully-executed document to each party.

Thank you for your attention to this matter. If you should have any questions, please do not hesitate to call.

Sincerely,

/S/ Richard W. Fryer
Richard W. Fryer

RWF/kb
Enclosures





c:. ./KarensFiles/NAWSC/Edinburg/TesoroPhISubdWAA/City ltr1/RWF/kb

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1492919

Date Filed:
07/23/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
North Alamo Water Supply Corporation
Edinburg, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Edinburg, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
NAWSCWAA26
Waterline Access Agreement -Tesoro Phase I Subdivision

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Fortis Land Company, LLC	McAllen, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Steven P. Sanchez, GM, and my date of birth is 12/11/1956.

My address is 420 S Doolittle Road, Edinburg (city), TX (state), 78542 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Hidalgo County, State of Texas, on the 23rd day of July (month), 2026 (year).

Signature of authorized agent of contracting business entity
(Declarant)

STATE OF TEXAS	§	**BETWEEN:**
	§	**NORTH ALAMO WATER SUPPLY**
	§	**CORPORATION AND CITY OF**
	§	**EDINBURG**
COUNTY OF HIDALGO	§	

WATERLINE ACCESS AGREEMENT
(with City)

WHEREAS, North Alamo Water Supply Corporation (**"NAWSC"**) has a water distribution system which was designed for potable water distribution to rural communities; and

WHEREAS, such system was not designated specifically with the intent of providing water for fire protection purposes; and

WHEREAS, the City of Edinburg (**"City"**) through its own forces or through the forces of those subject to a contract to provide services, may provide fire protection services to its citizens, some of which fall within the area of the Certificate of Convenience and Necessity granted to NAWSC; and

WHEREAS, City, a governmental entity of the State of Texas, may provide fire protection services to its constituents; and

WHEREAS, Section 67.0105 of the Texas Water Code authorizes water supply corporations to contract with governmental entities like the City to supply water for use in fire suppression, and further provides that the act of supplying such water by water supply corporations such as NAWSC, is an essential governmental function. It also provides that the contract for supplying such water must be to the mutual benefit to the contracting parties; and

WHEREAS, pursuant to Section 67.0105, a corporation that provides a governmental entity with a water supply or equipment to carry out the governmental function as described herein may be liable for damages resulting therefrom only to the extent that the governmental entity would be liable if the governmental entity were performing the governmental function directly; and

WHEREAS, NAWSC and City are mindful of the benefits that can be received by the citizens of the City and the members of NAWSC with the availability of water for use in controlling fires and thereby for the protection of life and property; and

WHEREAS, Fortis Land Company, LLC (**"Owner"**) are constructing a subdivision on the property described in **Exhibit "A",** Tesoro Phase I Subdivision (the **"Subdivision"**) and the City requires fire protection for the Subdivision as part of the Subdivision process.

THEREFORE, in exchange for the recitals herein made, the consideration exchanged

and the goodwill generated, NAWSC and City agree as follows:

1. This agreement pertains only to those areas in the Subdivision which also are within the boundaries of the Certificate of Convenience and Necessity granted to NAWSC in HIDALGO County, Texas and only **with respect to those areas specifically listed in** Exhibit "A". No other parts of NAWSC lines shall be affected by this agreement unless specifically set forth in writing by the parties and adopted by official acts of their respective governing bodies.

2. City shall have access to NAWSC lines with no less than six inches (6") in diameter for the purpose of operating and maintaining a fire hydrant system in accordance with industry standards and all federal, state and local codes and as shown in **Exhibit "B"** (**"Fire Hydrants"**). Such Fire Hydrants to be used solely for the governmental purpose of fire-fighting filling stations. No other use of water shall be made under this agreement. City shall determine if the pressure and volume available on such lines are suitable and sufficient. NAWSC shall gratuitously furnish to City's designated engineer, such waterline modeling information as it may have to the extent such information affects the lines and hydrants shown in Exhibit "A"; such information does not constitute any representation or warranty of any condition and is subject to all limitations, disclaimers, etc. found in this agreement.

3. Except as otherwise provided in this paragraph, all City fire hydrants on NAWSC waterlines or any part of NAWSC's system, shall be used for the governmental purposes of fire-fighting filling stations and shall be painted black with a white bonnet (cap) so as to be designated that they may be available for that limited use in a fire emergency and shall be operated by City such that a positive pressure of no less than 30 p.s.i. is maintained in NAWSC's water line at the point of connection between the water line and the fire hydrant. Should City perform annual testing of each hydrants subject to this agreement so as to determine the color coding attributable to each hydrant under City's fire hydrant coding scheme, City may paint the tested hydrants the appropriate color under that color coding scheme for a period of one (1) year following the test, after which a new test must be done or the hydrant shall be painted black with a white bonnet (cap) until the appropriate test is done. Should a tested and color coded hydrant's condition change after being tested and its condition be such that a different color code is appropriate, City will immediately repaint the hydrant accordingly or should a year expire without a hydrant being re-tested, City will immediately paint it black with a white bonnet (cap) and if City fails to so test and paint City's fire hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. By allowing a hydrant subject to this agreement to be painted any color other than black with a white bonnet (cap), NAWSC is not representing or warranting that the hydrant is available and suitable for use in a fire emergency.

4. The Fire Hydrants will be constructed by Owner and owned and maintained by City as set out in Exhibit "B." If concrete is used for additional stability, the hydrant weep holes should not be covered.

5. All water used from NAWSC system will be reported monthly to NAWSC by City. This report will state the estimated amount of water used, the date of use, the location of use and any problems encountered with the Fire Hydrants. Forms will be provided by City.

6. There may be an annual charge by NAWSC for water used in fire protection. Such charge will be established annually by the Board of Directors. However, in no case will water be used for any domestic use, equipment wash-downs or construction purposes or any other purpose other than the actual use in controlling fires and maintaining the Fire Hydrants.

7. Because NAWSC is a rural system that cannot patrol all locations daily, a problem may arise as to the abuse of Fire Hydrants by the taking of water for uses other than fire protection. If this becomes a problem, NAWSC reserves the right to install security devices on all hydrants at the cost of City. Sufficient special wrenches, or keys, will be provided to NAWSC by City at no cost to NAWSC. Should City fail to install the required security devices, NAWSC may install such devices as it deems appropriate at a cost to the City.

8. All Fire Hydrants maintenance, inspection and flushing will be done by City personnel, or those under contract to City, for which City will retain responsibility. A schedule will be set up by City to perform flushing no less frequently than once every six (6) months; maintenance, inspection and testing according to National Fire Protection Association 291 shall be performed by City no less frequently than every twelve (12) months. Such schedule shall be provided to NAWSC in writing no later than thirty (30) days prior to any date shown on the schedule. City will maintain the Fire Hydrants such that they may be used as a temporary water sales point and as a flush valve by NAWSC and if City fails to so maintain the Fire Hydrants, NAWSC may (but is not required to) do so at City's expense, such expense to be paid by City to NAWSC upon demand. NAWSC may use the Fire Hydrants as temporary water sales point and as flush valves in order to assure the sanitary conditions of the potable water. In order to assure the integrity of its system and to maintain the sanitary conditions of the potable water, NAWSC personnel will be present at the times of Fire Hydrants maintenance, inspection and flushing and no such activity will occur without such presence. All Fire Hydrants maintenance, inspection and flushing will be done at City's expense. NAWSC may require such maintenance, inspection, and/or flushing to be made at any time, and after notice of such is given to City, such will be conducted as soon as reasonably possible.

9. All installation and replacement of Fire Hydrants and appurtenances will be performed by those personnel approved by NAWSC and under City's authority and responsibility, but only under NAWSC's inspection for defects in construction that may affect water quality. No installation or replacement of Fire Hydrants and appurtenances may occur without the presence of NAWSC personnel. All expenses involved in the installation and replacement of Fire Hydrants and appurtenances will be borne by City, including a reasonable fee for the presence and administration of NAWSC's personnel.

10. CITY ACKNOWLEDGES AND AGREES THAT NAWSC, BY ALLOWING ACCESS TO ITS SYSTEM, ASSUMES A DUTY TO NOT INJURE A PERSON EMPLOYED BY OR OTHERWISE AUTHORIZED BY CITY TO USE, ACCESS, OR IN ANY WAY BENEFIT FROM THE FIRE HYDRANTS, THE WATER THEREIN OR ANY APPURTENANCES THERETO (THE **"USER"**) BY WILLFUL OR WANTON CONDUCT OR BY GROSS NEGLIGENCE, AND THAT NAWSC ASSUMES NO OTHER DUTY OR STANDARD OF CARE. CITY UNDERSTANDS THAT THE STANDARD OF CARE ASSUMED UNDER THIS AGREEMENT DOES NOT REQUIRE NAWSC TO WARN THE USER OF AN UNSAFE CONDITION OR TO MAKE AN UNSAFE CONDITION SAFE SHOULD NAWSC BECOME AWARE, EITHER ACTUALLY OR CONSTRUCTIVELY, OF A CONDITION WHICH RESULTS IN AN UNREASONABLE RISK TO THE USER. FURTHER, CITY UNDERSTANDS THAT NAWSC MAY CHANGE THE CONDITION OF ITS SYSTEM IN A MANNER THAT MIGHT RENDER THE SYSTEM UNSAFE FOR A USER WITHOUT INCURRING LIABILITY FOR SUBSEQUENT INJURY TO USER BY THE NEW DANGER. CITY AGREES TO USE THE WATER AND SYSTEM AT ITS OWN RISK AND AS IT IS FOUND. NAWSC, WITHOUT ACCEPTING ANY DUTY, GRATUITOUSLY WILL ENDEAVOR TO NOTIFY CITY OF ANY CONDITION THAT MIGHT RENDER THE SYSTEM UNSAFE FOR USE BY CITY SHOULD ITS MANAGER BECOME CONSCIOUSLY AWARE OF SUCH A CONDITION. NAWSC HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE SYSTEM INCLUDING, WITHOUT LIMITATION, THE PIPELINES, HYDRANTS, FLUSH VALVES, APPURTENANCES, WATER AND REAL PROPERTY, THE SUITABILITY THEREOF FOR ANY AND ALL ACTIVITIES AND USES WHICH CITY MAY ELECT TO CONDUCT OR THE EXISTENCE OF ANY HAZARD OR CONDITION; (B) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE SYSTEM OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL ENTITY OR BODY. CITY ACKNOWLEDGES BY USE OF THE SYSTEM THAT IT HAS AND WILL INSPECT THE SYSTEM AND CITY WILL RELY SOLELY ON ITS OWN INVESTIGATION OF THE SYSTEM AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF NAWSC. CITY FURTHER ACKNOWLEDGES THAT THE INFORMATION PROVIDED AND TO BE PROVIDED WITH RESPECT TO THE SYSTEM WAS OBTAINED WITHOUT CONSIDERATION BEING GIVEN AND NAWSC (1) HAS NOT MADE ANY INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; (2) DOES NOT MAKE ANY REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. ACCESS TO THE SYSTEM IS ALLOWED ON AN "AS IS", "WHERE IS", AND "WITH ALL FAULTS" BASIS, AND CITY EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THIS ACCESS, NAWSC MAKES NO WARRANTY OR REPRESENTATION,

EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION OR FITNESS FOR PARTICULAR PURPOSE WITH RESPECT TO THE SYSTEM OR ANY PORTION THEREOF.

CITY AGREES BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, THAT NAWSC SHALL NOT BE RESPONSIBLE OR LIABLE TO THE CITY FOR ANY DEFECT, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE SUBDIVISION, AS CITY MAKES USE OF THE SYSTEM "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS". CITY OR ANYONE CLAIMING BY, THROUGH, OR UNDER CITY, HEREBY FULLY RELEASES NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEY AND AGENTS FROM ANY COST, LOSS LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE SYSTEM. CITY BY THEIR USE OF THE SYSTEM, FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH OF THE EXPRESSED TERMS AND PROVISIONS.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, IN CONSIDERATION FOR USING THE SYSTEM AND AS A MATERIAL INDUCEMENT TO NAWSC FOR ALLOWING SUCH USE, WAIVES THE PROVISIONS OF THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AS WELL AS ALL OTHER STATUTORY PROVISIONS WHICH MIGHT CREATE A CLAIM AGAINST NAWSC AS A RESULT OF THE USE OF NAWSC'S SYSTEM. ACCORDINGLY, CITY BY AND THROUGH THE BELOW SIGNING REPRESENTATIVES WHO HAVE BEEN GIVEN THE APPROPRIATE AUTHORITY BY THEIR GOVERNING BODIES STATE:

> I WAIVE MY RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES CONSUMER PROTECTION ACT, SECTION 17.41 ET SEQ, BUSINESS AND COMMERCE CODE, A LAW THAT GIVES CONSUMERS SPECIAL RIGHTS AND PROTECTIONS. AFTER CONSULTATION WITH AN ATTORNEY OF MY OWN SELECTION, I VOLUNTARILY CONSENT TO THIS WAIVER.

TO THE EXTENT APPLICABLE AND PERMITTED BY LAW, CITY, BY ITS USE OF THE SYSTEM, DIRECTLY OR THROUGH OTHERS, AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS NAWSC, ITS EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, LOSSES, COST AND EXPENSES AND TO PAY ALL EXPERTS' AND ATTORNEYS' FEES AND EXPENSES AND COURT COSTS ASSERTED OR INCURRED BY NAWSC AT

ANY TIME AND IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF THE CONDITION OF NAWSC'S SYSTEM AND THE USE OF THE FIRE HYDRANTS OR THE OPERATION, MAINTENANCE AND MANAGEMENT THEREOF, INCLUDING ANY CLAIMS, SUITS, OR CAUSES OF ACTION ARISING FROM ANY NEGLIGENCE, INCLUDING GROSS NEGLIGENCE OF NAWSC AND ITS AGENTS, OFFICERS AND EMPLOYEES AS THEY RELATE TO THE PROVISION OF WATER AND ACCESS TO NAWSC'S SYSTEM UNDER THIS AGREEMENT.

IT IS THE EXPRESS INTENTION OF THE PARTIES THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT IS TO INDEMNIFY AND PROTECT NAWSC FROM THE CONSEQUENCES OF ITS OWN NEGLIGENCE AND GROSS NEGLIGENCE, EVEN WHEN THAT NEGLIGENCE AND GROSS NEGLIGENCE IS FOUND TO BE THE SOLE CAUSE OF THE INJURY, DEATH OR DAMAGES. CITY ALSO WAIVES ALL RIGHTS TO SUBROGATION AGAINST NAWSC.

11. This Agreement is intended to provide NAWSC with all the protections and limitations from liability allowed by the laws as they exist and will exist, including, but not limited to, Texas Water Code §67.0105, and the common law and all the terms and conditions hereof shall be liberally construed to effectuate this purpose and to sustain the validity of this Agreement. The parties agree that this Agreement shall not be construed in favor of or against either party on the basis that the party did or did not author the Agreement. This Agreement constitutes the entire agreement between the parties.

12. This agreement is effective upon execution by the parties and the recordation of Exhibit "A", with the official records of Hidalgo County and continues until terminated by either party in writing, such termination to occur only after written notice by the terminating party at least two (2) months prior to the termination date. All parties may terminate in the event of a default if such default is left uncured for 30 days after giving written notice.

13. Each person, signing below, warrants and represents to the parties to this Agreement, that he has been given full authority to execute this Agreement, such that it binds the party for which he signs to fully fulfill the terms of this Agreement.

14. This Agreement is not executed for the benefit of any third party and its terms shall not be enforceable by or in favor of any person or entity other than the express parties to the Agreement.

15. NAWSC shall have the right to locate the pipe and accessories necessary to provide water for the Fire Hydrants on the Subdivision at a point to be chosen by NAWSC, and shall have access to the Subdivision and equipment constructed by Owner and/or City at all reasonable and necessary times for any purpose with or in the furtherance of its business operations, and upon discontinuance of service, NAWSC shall have the right to remove any of its equipment from the Subdivision. NAWSC may inspect its valves,

piping, and appurtenances to the supply line as well as the Fire Hydrants on an annual basis for a reasonable fee to be set by NAWSC (initially $200.00), which may be increased based on future costs increases to provide this service. Where applicable, and upon notice, City shall have personnel present as necessary to assist in the inspection. NAWSC shall also have access to the Subdivision for purpose of inspecting for possible illegal connections, cross-connections, potential contamination hazards, and illegal lead materials, and City agrees to annual inspections of its own facilities for these conditions.

16. City shall enforce the following restrictions to ensure the public health and welfare. The following undesirable practices are prohibited by State regulations and by this Agreement:

    a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contaminations shall be isolated from the Fire Hydrants by an air gap or an appropriate backflow prevention assembly in accordance with state regulations.

    b. No cross-connection between the Fire Hydrants and a private water system is permitted. Potential threats to the public drinking water supply shall be eliminated at the service connection by the proper installation of an air gap or an appropriate backflow prevention assembly. Backflow assemblies require annual inspections and testing by a certified backflow prevention assembly tester and documentation of the inspections reflecting proper installation, maintenance, and operation must be provided to NAWSC no later than 30 days after the inspection.

    c. No connection which allows condensing, cooling, industrial process water, or any water of unknown quality to be returned to the Fire Hydrants or the public drinking water supply is permitted.

    d. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.

    e. No solder or flux which contains more than 0.2% lead may be used for the installation or repair of the plumbing in the Fire Hydrants.

17. NAWSC may notify City, as applicable, of any cross-connection or other undesirable practices which have been identified during the initial or subsequent inspection. City shall immediately correct any undesirable practice on the Subdivision. City shall, at its expense, properly install, test and maintain any backflow prevention device required by NAWSC. Copies of all testing and maintenance records shall be provided to NAWSC. Failure to comply with the terms of this Agreement shall cause NAWSC to terminate services or to install, test, and maintain an appropriate backflow prevention device at the service connection at the sole expense of City. Any expenses associated with the enforcement of this Agreement shall be paid to NAWSC upon presentation to City, as applicable.

18. City agrees that the maximum amount of liability to City that may be incurred by NAWSC by virtue of any noncompliance with the terms of this Agreement is limited to the amount of fees paid by City to NAWSC for services provided under this Agreement during the calendar year in which the noncompliance occurs.

19. Any expenses associated with the enforcement of the Agreement shall be paid to NAWSC upon presentation to City, and in compliance with the Texas Prompt Payment Act.

20. Should any amounts to be paid by any party hereto, remain unpaid after the date the payment is due, such unpaid amount shall accrue interest in compliance with the Texas Prompt Payment Act.

21. In the event any litigation arises out of this Agreement between the parties hereto, the non-prevailing party shall pay the prevailing party all reasonable and necessary attorney's fees, expert fees, expenses and costs of court expended or incurred in connection with the litigation pursuant to Section 271.153 of the Texas Local Government Code or similar authority effective at the time of the execution of this Agreement.

22. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.

23. The Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

By signing and delivering this Agreement to the appropriate official of NAWSC, the City authorizes completion of this Agreement by filling in the Effective Date below.

IN WITNESS WHEREOF, EXECUTED by NAWSC and City, acting under the authority of their respective governing bodies in multiple originals effective as of the _____ day of _____, 20____.

THE CITY OF EDINBURG
415 W. University Dr.
Edinburg, Texas 78541

ATTEST:

By:_____,
Clarice Balderas, City Secretary

By: _____,
Myra L. Ayala, City Manager

APPROVED AS TO FORM:

By:_____,
Benito Alonzo, City Attorney

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Myra L. Ayala, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she is the City Manager of City of Edinburg, that she executed the same as the act of City of Edinburg for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of ____ _____ 20____.

_____
Notary Public in and for the State of Texas

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. Doolittle Road
Edinburg, Texas 78542
956-383-1618 (phone)
956-383-1372 (fax)

By: _____
Steven P. Sanchez, General Manager

APPROVED AS TO FORM:

By: _____
Richard W. Fryer,
Attorney for North Alamo
Water Supply Corporation

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Steven P. Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is General Manager of North Alamo Water Supply Corporation, that he executed the same as the act of North Alamo Water Supply Corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ _____, 20_____.

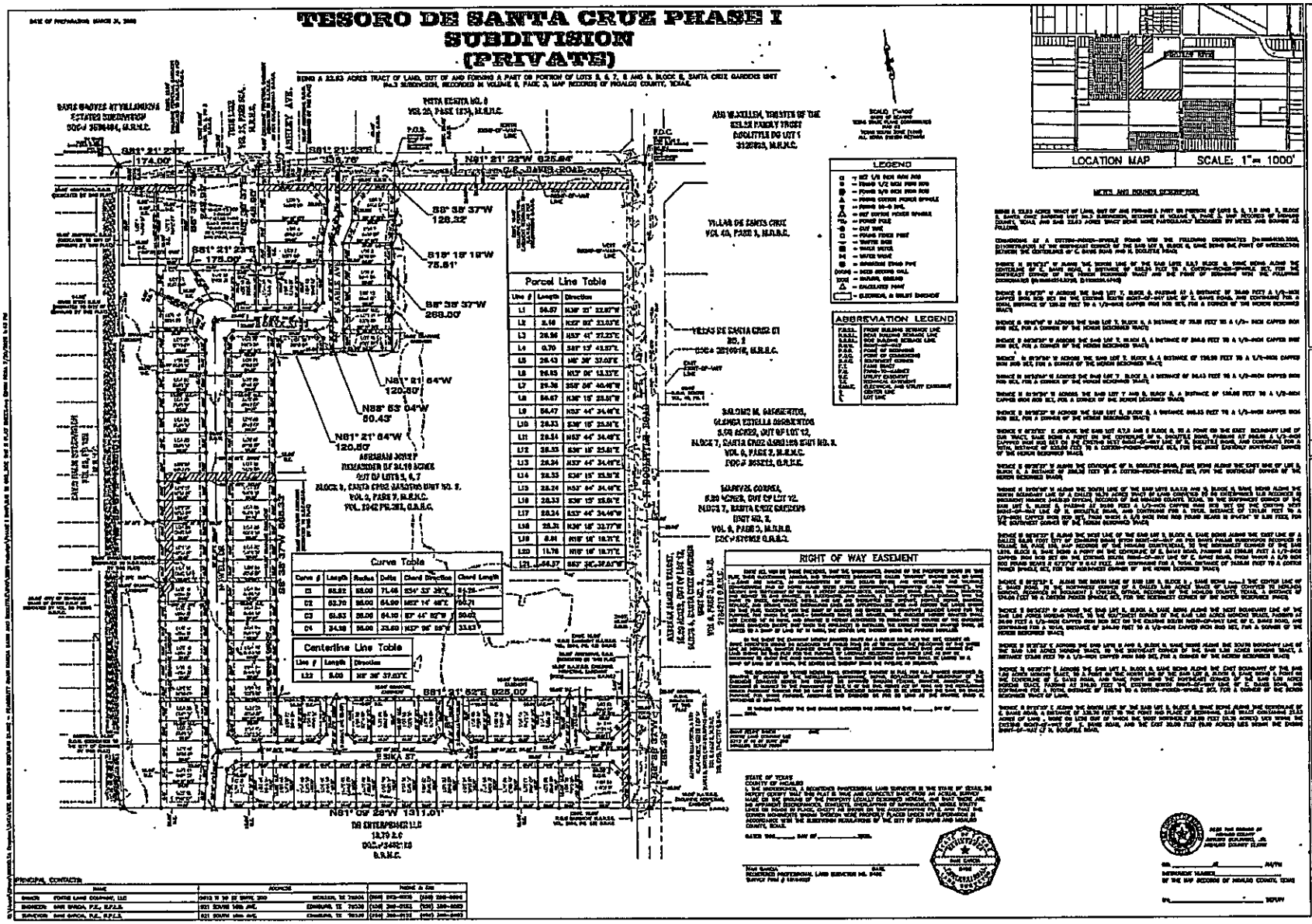
_____
Notary Public in and for the State of Texas

EXHIBIT "A"

A 22.63 Acre Tract of Land, out of and forming a part or portion of Lots, 5, 6, 7, 8 and 9, Block 8, SANTA CRUZ GARDENS UNIT NO. 3 SUBDIVISION, as per Map or Plat thereof recorded in Volume 9, Page 3, Map Records of Hidalgo County, Texas.

TESORO DE SANTA CRUZ PHASE I SUBDIVISION (PRIVATE)

BEING A 22.63 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7, 8 AND 9, BLOCK 6, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 8, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



Parcel Line Table

Line #	Length	Direction
L1	56.57	N39° 21' 22.57"W
L2	5.16	N37° 00' 23.63"E
L3	28.56	N53° 41' 37.23"E
L4	0.70	S81° 13' 41.57"E
L5	26.43	N8° 38' 37.07"E
L6	56.65	N13° 04' 13.33"E
L7	29.36	S59° 56' 40.48"E
L8	56.67	N39° 15' 23.57"W
L9	56.47	N53° 44' 34.48"E
L10	28.33	S36° 15' 25.52"E
L11	28.34	N53° 44' 34.48"E
L12	28.33	N36° 15' 25.52"W
L13	28.34	N53° 44' 34.48"E
L14	28.33	S36° 15' 25.52"E
L15	28.34	N53° 44' 34.48"E
L16	28.33	S36° 15' 25.52"E
L17	28.34	N53° 44' 34.48"E
L18	28.31	N36° 18' 33.77"W
L19	8.91	N19° 18' 18.77"E
L20	11.76	N19° 18' 18.77"E
L21	24.27	S83° 26' 37.07"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	85.82	55.00	71.48	S34° 33' 39"E	80.35
C2	83.70	55.00	64.90	N53° 14' 48"E	79.21
C3	84.83	55.00	64.10	S7° 44' 52"W	80.45
C4	34.98	55.00	23.60	N37° 56' 55"W	33.83

Centerline Line Table

Line #	Length	Direction
L22	5.00	N8° 38' 37.07"E

LEGEND

- = SET 1/2 INCH IRON ROD
- = FOUND 1/2 INCH IRON ROD
- = FOUND 5/8 INCH IRON ROD
- = FOUND CENTER POINT SPINDLE
- = FOUND 60-D NAIL
- = SET CENTER POINT SPINDLE
- = FOUND PIPE
- = CUT 'X'
- = FOUND FENCE POST
- = WATER BOX
- = GAS METER
- = WATER VALVE
- = MONUMENT FOUND PER
- = WOOD RETAINING WALL
- = BRICK, GRAVEL
- = BUILDING POINT
- = CLOSURE, & BALEY BOUNDARY

ABBREVIATION LEGEND

P.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT OF WAY
F.F.	FINISH FLOOR
T.B.M.	TEMPORARY BENCHMARK
E.G.E.	EXISTING GROUND ELEVATION
U.E.	UTILITY EASEMENT
E.C.E.	ELECTRICAL AND UTILITY EASEMENT
C.L.	CENTER LINE
L.L.	LOT LINE

RIGHT OF WAY EASEMENT

NOTES AND BOUNDARY DESCRIPTION

BEING A 22.63 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOTS 5, 6, 7, 8 AND 9, BLOCK 6, SANTA CRUZ GARDENS UNIT NO.3 SUBDIVISION, RECORDED IN VOLUME 8, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 22.63 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

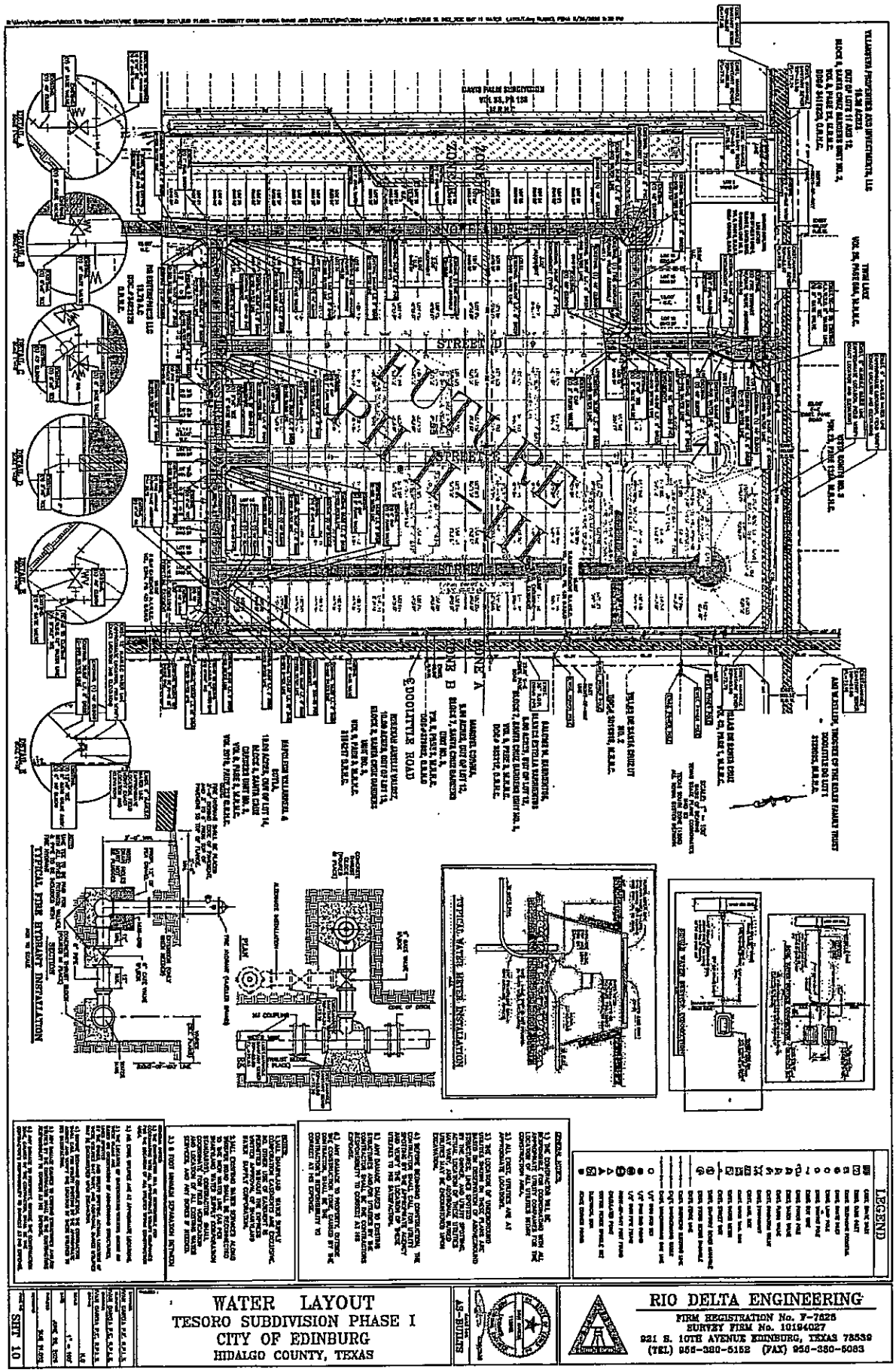
COMMENCING AT A CUT'X' FOUND IN CONCRETE ROAD MARKING THE SOUTHEAST CORNER OF LOT 5, BLOCK 6, SANTA CRUZ GARDENS UNIT NO.3 SUBDIVISION, RECORDED IN VOLUME 8, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, SANTA CRUZ GARDENS UNIT NO.3 SUBDIVISION, RECORDED IN VOLUME 8, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID POINT BEING THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF LAKEVIEW AVENUE (80 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF DANUBE ROAD (80 FEET WIDE); THENCE, N 81° 21' 22" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 6, SAME BEING ALONG THE CENTERLINE OF DANUBE ROAD, A DISTANCE OF 825.66 FEET TO A CUT'X' FOUND IN CONCRETE ROAD, THE SOUTHWEST CORNER OF LOT 5, BLOCK 6, SAME BEING THE EAST CORNER OF LOT 1, BLOCK 1, SANTA CRUZ GARDENS UNIT NO.3 SUBDIVISION, RECORDED IN VOLUME 8, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID POINT BEING THE POINT OF BEGINNING OF THIS TRACT HEREOF, HAVING A GRID COORDINATE (y=16,000,000.000, X=1,000,000.000);

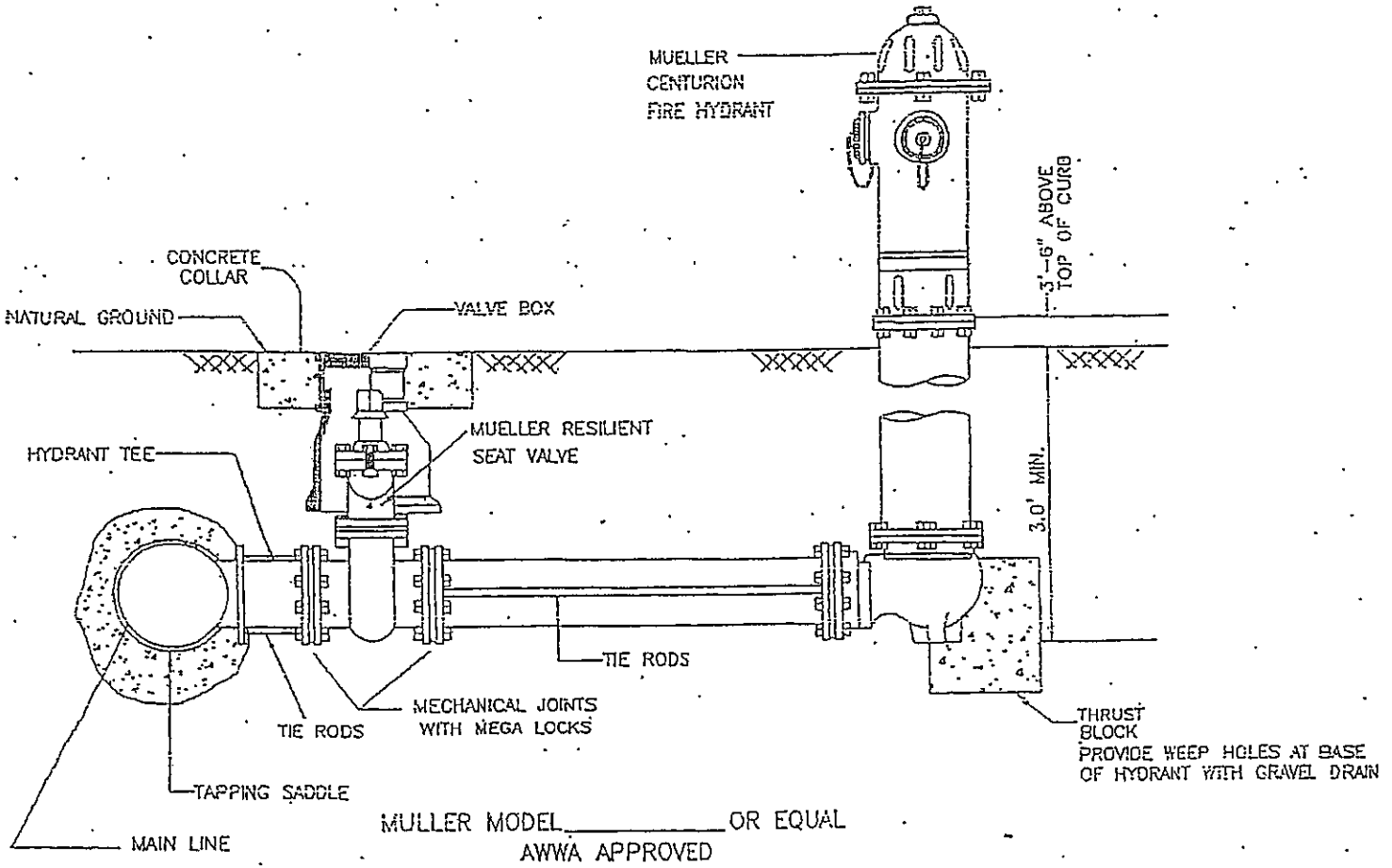
THENCE N 08° 38' 37" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 6, SAME BEING ALONG THE NORTHEAST LINE OF LOT 1, BLOCK 1, SAME SUBDIVISION, A DISTANCE OF 126.32 FEET TO A CUT'X' FOUND IN CONCRETE ROAD, THE NORTH CORNER OF LOT 1, BLOCK 1, SAME SUBDIVISION, AND THE EAST CORNER OF LOT 1, BLOCK 2, SAME SUBDIVISION, RECORDED IN VOLUME 8, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID POINT BEING THE SOUTH CORNER OF LOT 1, BLOCK 6

EXHIBIT "B"

Fire Hydrant Installation

Each fire hydrant run-out shall be equipped with a 6" flanged mechanical joint resilient seated gate valve. This valve may be located adjacent to the mainline or between the mainline and the hydrant. Each fitting (Branch Tee, Gate Valve & Hydrant) shall be separately supported by a concrete thrust block including anchor rods. Care must be taken that the hydrant drain be kept clear when pouring concrete. Mainline Tees shall have mechanical joint, flanged fittings. Mega lugs shall also be used at all mechanical joint fittings.


WATER LAYOUT
TESORO SUBDIVISION PHASE I
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7625
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083
SHT 10
LEGEND
TYPICAL FIRE HYDRANT INSTALLATION
TYPICAL WATER METER INSTALLATION
STREET D
STREET C
STREET B
STREET A
ZONE A
ZONE B
ZONE C
ZONE D
DOOLITTLE ROAD
FUTURE PH II-VIII



MULLER MODEL_____OR EQUAL
AWWA APPROVED

NAWSC FIRE HYDRANT

(NOT TO SCALE)